



ZONAL OFFICE : RECOVERY DEPT. 2nd Floor, Mumbai Samachar Marg, Fort, Mumbai - 400023.

Phone No.: (022) 2218 7401, 22187104, Fax No. : (022) 2218 8550

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS"
through e-auction platform provided at the website <https://www.baanknet.com>

"APPENDIX-IV-A" [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
NOTICE is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below Described immovable property Mortgaged / Charged to the Secured Creditor, the **Symbolic / Physical Possession** of which has been taken by the Authorized Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "A S IS WHAT IS" AND "WHAT E VER THERE IS" on the date mention below for recovery as follows :-

DATE AND TIME OF E-AUCTION : 25.03.2025 From 11.00 AM to 04.00 PM				Encumbrances on property: Nil	
Sr. No.	Description of The Property With Property ID No. (Status of Possession)	Name of The Borrower/ Guarantor/ Mortgagor with Address	Amount of Secured Debt	Reserve Price	Branch Name
				Earnest Money Deposit (EMD) Bid Incremental Amt.	Contact Person:
1.	1. Flat No. A-601, on 6 th Floor, carpet Area 61.93 Sq. Mt. Building no. A Known as "MARVELLA" situated at Survey No. 43/9/1 and 43/9/2 of village Punawale Taluka Mulshi Distt Pune - 411033 Property ID No.: IDIBPRATIKSHA601 (Symbolic Possession) 2. Flat No. A-603, on 6 th Floor, carpet Area 62.12 Sq. Mt. Building No. A Known as "MARVELLA" situated at Survey No. 43/9/1 and 43/9/2 of village Punawale Taluka Mulshi Distt Pune - 411033 Property ID No.: IDIBPRATIKSHA603 (Symbolic Possession)	Mrs. Pratiksha Darshan Thorat and Mr. Darshan Thorat, 1. Flat No. A-601, on 6 th Floor, carpet Area 61.93 Sq. Mt. Building No. A Known as "MARVELLA" situated at Survey No. 43/9/1 and 43/9/2 of village Punawale Taluka Mulshi Distt Pune - 411033. 2. Flat No. A-603, on 6 th Floor, carpet Area 62.12 Sq. Mt. Building No. A Known as "MARVELLA" situated at Survey No. 43/9/1 and 43/9/2 of village Punawale Taluka Mulshi Distt Pune - 411033.	Rs. 1,00,99,309	Rs. 67,38,000/-	Matunga Bazar Branch
				Rs. 6,73,800/-	
				Rs. 50,000/-	
					Branch Manager and Authorised officer Peeyush Dewatwal 9161921038
				Rs. 67,56,000/-	
				Rs. 6,75,600/-	
2.	Flat No. 302, 3 rd Floor, Janal Building, Plot No. 320, Sector-25A, Village Pushpak (Vahaj)/ Ulwe, Taluka Panvel, Dist Raigad - 410206. Property ID No.: IDIBVIVEKPINGALE (Symbolic Possession)	Mr. Vivek Eknath Pingale Room No. 9, Vignaharta Society, Shlok Nagar, Diva East, Dativali Road, Thane, Navi Mumbai - 400612.	Rs. 31,50,711	Rs. 33,83,000/-	Vashi Sector 17 Branch
				Rs. 3,38,300/-	Branch Manager and Authorised officer Surinder Kumar 9915818617
				Rs. 10,000/-	
3.	Flat No. 103, 1 st Floor, Bldg Known as Manas-2 (Meghdoot) Building, Plot No. 06, Sector-26, Village Vashi Kopri, Near Orchid International School and Arihant Tower, MAFCO Road, Navi Mumbai, Distt Thane - 400703. Property ID No.: IDIBMEGHAPATIL (Symbolic Possession)	Mr. Sanjay Akaram Patil & Mrs. Megha Sanjay Patil, Flat No. 103, 1 st Floor, Bldg Known as Manas-2(Meghdoot) Building, Plot No. 06, Sector-26, Village Vashi Kopri, Near Orchid International School and Arihant Tower, MAFCO Road, Navi Mumbai, Distt Thane - 400703.	Rs. 1,14,12,312	Rs. 89,35,000/-	Mumbai Matunga Branch
				Rs. 8,93,500/-	Branch Manager Kumar Vaibhav- 8210894371
				Rs. 50,000/-	Authorized officer Kalpana Purohit- 9819807371
4.	1. Flat No. 505, On 5 th Floor, Building no. A Known as "Marvella" situated at Survey No. 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune - 411033 Carpet area 68.12Sq mt. Property ID No.: IDIBINGLE505 (Symbolic Possession) 2. Flat No. 506, On 5 th Floor, Building No. A Known as "Marvella" situated at Survey no 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune 411033 Carpet area 65.12 Sq mt. Property ID No.: IDIBINGLE506 (Symbolic Possession)	Mr. Sandeep Pandhari Ingle & Mrs. Aarti Sandeep Ingle, 1. Flat No. 505, On 5 th Floor, Building no. A Known as "Marvella" situated at Survey No. 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune - 411033 Carpet area 68.12Sq mt. 2. Flat No. 506, On 5 th Floor, Building no. A Known as "Marvella" situated at Survey No. 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune - 411033 Carpet area 65.12 Sq mt.	Rs. 1,09,26,962	Rs. 73,98,000/-	Matunga Bazar Branch
				Rs. 7,39,800/-	
				Rs. 50,000/-	
					Branch Manager and Authorised officer Peeyush Dewatwal 9161921038
				Rs. 70,77,000/-	
				Rs. 7,07,700/-	
	Flat No. 1503 having carpet area	Mr. Shivaji Ramanna Talwar &			Mumbai Bhandup

1. Flat No. 505, On 5th Floor, Building no. A Known as "Marvella" situated at Survey No. 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune - 411033 Carpet area 68.12Sq mt. Property ID No.: IDIBINGLE505 (Symbolic Possession)	Mr. Sandeep Pandhar Ingle & Mrs. Aarti Sandeep Ingle, 1. Flat No. 505, On 5th Floor, Building no. A Known as "Marvella" situated at Survey No. 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune - 411033 Carpet area 68.12Sq mt. 2. Flat No. 506, On 5th Floor, Building no. A Known as "Marvella" situated at Survey No. 43/9/1 and 43/9/2 of Village Punawale Taluka Mulshi, Distt Pune - 411033 Carpet area 65.12 Sq mt. Property ID No.: IDIBINGLE506 (Symbolic Possession)	Rs. 73,98,000/- Rs. 7,39,800/- Rs. 50,000/- Rs. 70,77,000/- Rs. 7,07,700/- Rs. 50,000/-	Matunga Bazar Branch Branch Manager and Authorised officer Peeyush Dewatwal 9161921038
5. Flat No. 1503 having carpet area of 29.94 Sq mt. on 15th Floor in the wing C Dynamic Crest Building No. 3 known as Everest, Kalyan Shil Road, Khidkali, Thane - 421204 Property ID No.: IDIBSHIVAJITALWAR (Symbolic Possession)	Mr. Shivaji Ramanna Talwar & Mrs. Jayshree Shivaji Talwar, Flat No. 1503 having carpet area of 29.94 Sq mt. on 15th Floor in the wing C Dynamic Crest Building No. 3 known as Everest, Kalyan Shil Road, * Khidkali, Thane - 421204.	Rs. 44,14,308 Rs. 34,74,000/- Rs. 3,47,400/- Rs. 10,000/-	Mumbai Bhandup Branch Branch manager Kundan Kumar Jha 8291415875 Authorized officer Kalpana Purohit- 9819807371
6. Apartment No. C-5/4/2-1, Second Floor, Building No. C-5/4, "Shree Siddhivinayak Owner's Association", Sector No. 18, Near Panvel Post Office, New Panvel East, Village & Tal. Panvel, Dist. Raigad - 410206. Property ID No.: IDIBSANJAYBAIKAR (Symbolic Possession)	Mr. Sanjay Namdeo Baikar & Mrs. Bharati Sanjay Baikar, Apartment No. C-5/4/2-1, Second Floor, Building No. C-5/4, "Shree Siddhivinayak Owner's Association", Sector No. 18, Near Panvel Post Office, New Panvel East, Village & Tal. Panvel, Dist. Raigad - 410206.	Rs. 57,86,921 Rs. 44,43,000/- Rs. 4,44,300/- Rs. 10,000/-	Kharghar Sector 2 Branch Branch Manager Shyam Kumar Thakur- 7738152095 Authorized officer Kalpana Purohit- 9819807371
7. Flat No. 202, 2nd Floor, Kamdhenu CHSL, Plot No. 25, Sector 11, Panvel Matheran Road, New Panvel East, Taluka- Panvel Dist. Raigad - 410206 admeasuring built-up area 746 sq. ft. Property ID No.: IDIBVRISE (Physical Possession) Inspection Date: 23.03.2026	M/s. V-rise Enterprises, Prop-rizun Saurabh Sharma (Borrower) Address 1: Ayur Shop No. 2/9, Sai Satnam CHS Plot No. 19 Sector No. 25, Nerul East (Seawood 5), Navi Mumbai - 400706. Address 2: F-6, Super Chambers, Gauri Darshan Building, Sector No 11, New Panvel - 410206. 2. Rizun Saurabh Sharma (Borrower, Mortgagor & Guarantor) Flat No. 202, 2nd Floor, Hope House Kamdhenu Building, Plot No. 25, Sector 11 Panvel Matheran Road, New Panvel, Raigad - 410206. 3. M/s. Sri Patanjali, Prop - Nipun Saurabh Sharma (Borrower) Ayur Shop No. 2/9, Sai Satnam CHS Plot No. 19 Sector No. 25, Nerul East (Seawood 5), Navi Mumbai - 400706. 4. Nipun Saurabh Sharma (Borrower & Guarantor), Flat No. 202, 2nd Floor, Hope House Kamdhenu Building, Plot No. 25, Sector 11, Panvel Matheran Road, New Panvel, Raigad - 410206.	Rs. 84,67,111/- Rs. 54,31,000/- Rs. 5,43,100/- Rs. 50,000/-	New Panvel Branch Branch Manager Sandeep Kumar - 7738152073; Authorized Officer: Kalpana Purohit - 9819807371

Bidders are advised to visit the website <https://www.baanknet.com> of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.baanknet@psballiance.com

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>

Date: 06.03.2026

Place: Mumbai

Sd/-
Indian Bank, Authorized Officer