

APPENDIX-IV-A" [See proviso to rule 9(1)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIS

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

SR NO. 1:

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 possession of which has been taken by the Authorised Officer of Indian Bank, SAM Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.10.2025 for recovery of Rs. 2,00,90,745.00 (Rupees Two Crore Ninety Thousand Seven Hundred forty five only) (as on 21.09.2025) due to the Indian Bank, SAM Branch, Secured Creditor, from

1. **Seema Jaiprakash Bhayani (Borrower)**, Address: Combined Flat No 101& 102 1st floor Trihans CHSLChikuwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092

2. **Jaiprakash J Bhayani (Borrower)**, Address: Combined Flat No 101& 102 1st floor Trihans CHSLChikuwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092

3. **Amit Jaiprakash Bhayani (Borrower)**, Address: Combined Flat No 101& 102 1st floor Trihans CHSLChikuwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed Description of the Property

Residential Combined Flat No 101& 102 1st floor Trihans CHSLChikuwadi Village Shimpoli/Eksar , Borivali West Mumbai-400092 Towards North = ROAD Towards South =Aditya Apartment Towards East =Siddhivinayak Plaza Building Towards West =A1 Aditya Building. Built Up area is 1470 Sq Ft (136.57 Sq.Mt.) (4 BHK+ Dressing Room), CMM Order in Recept.

Encumbrances on property : Not Known to us

Reserve Price : Rs.2,97,67,000/- (Rupees Two crore ninety seven lakhs sixty seven thousand only)

EMD Amount : Rs.29,76,700/- (Rupees twenty nine lakhs seventy six thousand seven hundred only)

Bid incremental amount : Rs.1,00,000.00 (Rupees one lakh only)

Date and time of e-auction : 17.10.2025 11:00 AM to 04:00 PM

Property ID No. : IDIB399177177

Bidders are advised to visit the website (<https://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 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://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://baanknet.com>

Date:22.09.2025

Place:Mumbai

Authorised Officer
(Deepak Kumar Vaishnav)
Contact No. 9950075555

QR CODE

Document
(Sale Notice Image)

Bank Website
www.indianbank.in

E-auction
website

Property
Location

Photos of
Property



Contact Person: 1. (Deepak Kumar Vaishnav -9950075555)

2. (Pramila Kingare-9527704709)

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 possession** of which has been taken by the Authorized Officer of Indian Bank, SAM branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.10.2025 for recovery of Rs 5,81,46,680.00 (Rupees Five crore eighty one lakhs forty six thousand six hundreds eighty only) as on 22.09.2025 further interest and cost from 23.09.2025 due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s Seema Enterprises Prop. Mrs. Seema Jaiprakash Bhayani, M/s Sagar Clothing Proprietor- Mr. Jaiprakash J. Bhayani, M/s Reneate Garment Proprietor- Mr. Amit Jaiprakash Bhayani and M/s Veeraj Creations Proprietor- Mr. Jaiprakash J. Bhayani).

Mrs. Seema Jaiprakash Bhayani, Flat No.101 & 102, 1st Floor, Trihans CHSL, Chikuwadi, Village Shimpoli/Eksar, Borivali West, Mumbai-400092.

Jaiprakash J Bhayani, Address: Combined Flat No 101& 102 1st floor Trihans CHSL, Chikuwadi Village Shimpoli/Eksar, Borivali West Mumbai-400092

Mr. Amit Jaiprakash Bhayani, Flat No.101 & 102, 1st Floor, Trihans CHSL, Chikuwadi, Village Shimpoli/Eksar, Borivali West, Mumbai-400092

M/s Sagar Clothing, Proprietor- Mr. Jaiprakash J. Bhayani, Flat No.101 & 102, 1st Floor, Trihans CHSL, Chikuwadi, Village Shimpoli/Eksar, Borivali West, Mumbai-400092.

M/s Veeraj Creations, Proprietor- Mr. Jaiprakash J. Bhayani, Flat No.101 & 102, 1st Floor, Trihans CHSL, Chikuwadi, Village Shimpoli/Eksar, Borivali West, Mumbai-400092.

Mr. Jaiprakash J. Bhayani, Flat No.101 & 102, 1st Floor, Trihans CHSL, Chikuwadi, Village Shimpoli/Eksar, Borivali West, Mumbai-400092.

M/s Seema Enterprises, Proprietor- Mrs. Seema Jaiprakash Bhayani, 1st Status House, Behind Lathia Rubber Industries, Andheri Kurla Road, Saki Naka, Andheri East, Mumbai-400072.

M/s Reneate Garment, Proprietor- Mr. Amit Jaiprakash Bhayani, 1st Status House, Behind Lathia Rubber Industries, Andheri Kurla Road, Saki Naka, Andheri East, Mumbai-400072.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property

Shop No. 9, Ground Floor, Inder Tower CHSL, 579 K S Gadgil Marg, Gokhale Road, CS No.1/1554 of Lower Parel Division, Dadar West, Mumbai-400025. The owner of the property M/s Veeraj Creations Prop. Mr. Jaiprakash J. Bhayani. Super Built up area 605 sq ft. On or towards East: By Congress Bhavan On or towards West: By Gokhale Road On or towards North: By Nandanvan Building On or towards South: By Building. **CMM Order in Receipt**

Encumbrances on property : Not Known to us

Reserve Price : Rs.2,75,12,000/- (Rupees Two Crore Seventy Five lakhs Twelve thousand only)

EMD Amount : Rs.27,51,200/- (Rupees twenty seven lakhs Fifty One thousand Two hundred only)

Bid incremental amount : Rs.1,00,000.00 | Property ID No. : IDIB399177665

Date and time of e-auction : 17.10.2025 11:00AM to 04:00 PM

Bidders are advised to visit the website (<https://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 EMD status, please email to support.baanknet@psballiance.com.

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Date: 23.09.2025

Place: Mumbai

Authorised Officer
(Deepak Kumar Vaishnav)
Contact No. 9950075555

Bank Website
www.indianbank.in

E-auction
website

QR CODE
Document
(Sale Notice Image)

Property
Location

Photos of
Property



Contact Person: 1. (Deepak Kumar Vaishnav -9950075555)

2. (Pramila Kingare-9527704709)