## Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and **Branch Office at:- CTS NO 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the web-site: **www.iiflonehome.com**

| Borrower(s) / Co-Borrower(s) / Guarantor(s) | Demand Notice Date and Amount | Description of the Immovable property/ Secured Asset | Date of Physical Possession | Reserve Price |
|---|---|---|---|---|
| Mr. Raju Mohan Dalvi Angel Music Mrs. Vidya Raju Dalvi Mrs. Vidya Raju Dalvi **(Prospect No- 861130)** | **02/05/2022** **Rs.3209084/-** (Rupees Thirty Two Lakh Nine Thousand and Eighty Four Only) **Bid Increase Amount Rs.25000/-** (Rupees Twenty Five Thousand Only) | All that part and parcel of the property bearing Flat No 107, area admeasuring 45.53 Sq. Mtrs., 1st Floor, Sr No 7. H No 1A/1B/2, Building 1, Ganga Kunj Coop Hsg. Soc Ltd, Kalas, Haveli, Pune, 411015, Maharashtra, India | **25/06/2025** **Total Outstanding As On Date 10/02/2026 Rs.3994678.57/-** (Rupees Thirty Nine Lakh Ninety Four Thousand Six Hundred Seventy Eight and Fifty Seven Paise Only) | **Rs.1850000/-** (Rupees Eighteen Lakh Fifty Thousand Only) **Earnest Money Deposit (EMD) Rs.185000/-** (Rupees One Lakh Eighty Five Thousand Only) |

| Date of Inspection of property | EMD Last Date | Date/ Time of E-Auction |
|---|---|---|
| 23-Mar-2026 1100 hrs -1400 hrs. | 25-Mar-2026 till 5 pm. | 27-Mar-2026 1100 hrs-1300 hrs. |

**EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only.Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.**
**For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount.**

**TERMS AND CONDITIONS:-**

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.com** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. **Bidders are advised to go through the website https: //www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.**
7. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:-care@iiflonehome.com, Support Helpline Numbers:@1800 2672 499.**
8. **For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com**
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

**15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

**Place:-: Pune Date: 06-03-2026** **Sd/- Authorised Officer, IIFL Home Finance Limited.**

## SBI State Bank of India

**STRESSED ASSETS MANAGEMENT BRANCH, SECUNDERABAD**

**H.No.5-9-76, 2nd Floor, Prabhat Towers, Opp. Amravathi LHO, Chapel Road, Gunfoundry, Hyderabad-500001. E-mail ID: team4samb.sec@sbi.co.in, Tel: 8309858480 & 9000890579 & 9004890903**

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

**Appendix - IV-A [See rule 8(6)] r/w 9(1)**

**E-Auction Sale Notice For Sale Of Immovable Asset Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8(6) r/w 9(1) 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 **physical possession** of which has been taken by the Authorized Officer of **State Bank of India,** the Secured Creditor, on behalf of the consortium member banks will be sold on **"AS IS WHERE IS" "AS IS WHAT IS"** and **"WHATEVER THERE IS"** basis on **25-03-2026** for recovery of **Rs.2140,12,32,046.99 (Rupees Twenty One Hundred and Forty Crore Twelve Lakhs Thirty Two Thousand Forty Six and Ninety Nine Paisa Only)** to **SBI** and future interest from **01.04.2025** at contractual rate and **Rs.1177,17,23,277.45 (Rupees Eleven Hundred Seventy Seven Crores Seventeen Lakhs Twenty Three Thousand Two Hundred Seventy Seven and Forty Five Paisa Only)** to IDBI Bank, Chapel Road, Hyderabad and future interest from **01.07.2024** at contractual rate together with incidental expenses, costs, charges, etc due to the secured creditors from **M/s. Apex Encon Projects Pvt. Ltd.,** and its Guarantor(s) as mentioned below:

**1.** The Liquidator, **Apex Encon Projects Pvt. Ltd.,** High Court of Judicature at Hyderabad, For the State of Telangana and the State of Andhra Pradesh, Corporate Bhawan, 1st Floor, Bandlaguda (Nagole), Thattiannaram Village, Hayathnagar Mandal, Ranga Reddy District, Hyderabad-500068. **2. M/s. Apex Encon Projects Private Limited,** D.No.1-54-11, Plot No.51, Sector 1 HIG, M.V.P. Colony, Visakhapatnam, Andhra Pradesh-530017. **3. Smt. N Padmavathi,** Legal Representative of **late Sri Nekkanti Rama Rao,** Village Nelliparthi, Mandal Salur, District Vizianagaram-535591. **4. Smt. Nekkanti Padmavathi,** Ex-Director **M/s. Apex Encon Projects Pvt. Ltd.,** Praveenya Institute of Marine Engineering and Maritime Studies, Modavalasa, Thgarapuvalasa, Andhra Pradesh-531162. **5. Sri Nekkanti Venkata Anjaneya Varma, S/o. Pevenkanna Nekkanti,** Director **M/s. Usha Madhuri Enterprises Pvt. Ltd.,** 2-45, Burjivalasa, Kottuparuvu, Andhra Pradesh-535593. **6. Sri N.Anjaneya Varma, S/o. Nekkanti Venkata Narayana,** Flat No.1802, 'G' Block, Apna Sarovar, Nallagandla, Lingampally, Hyderabad-500019. **7. Sri PhaniRatna Kumar Potluri,** Plot No.78 & 79, Surayanagar Colony, Karkhana, Secunderabad-500015. **8. Sri Veeravenkata Satyanarayana Bobba,** Quarter No.313-8, Sector 7, Ukkunagaram, Vizag-530032. **9. Sri Viswanatha Raju Dantuluri, S/o. Suryanarayana Raju Dantuluri,** Flat No.404, H.No.11-9-16/B16, Vishnu Apartments, Near Jagannadha Swamy Temple, Dasapalla Hills, Visakhapatnam-530003. **10. Sri N.Krishna, S/o. Satti Raju,** H.No. 1-207, NeliparthiVill, Salur Mandal, Dist. Vijayanagaram, Andhra Pradesh-535591. **11. Sri N.Subba Rao, S/o. Satti Raju,** H.No.1-208, Neliparthi Vill., Salur Mandal, Dist. Vijayanagaram, Andhra Pradesh-535591.

**Note: IDBI Bank Ltd.,** who is the member of the Consortium, has given their consent to **State Bank of India, Stressed Assets Management Branch, Secunderabad** to proceed under SARFAESI Act as a Consortium Leader.

The property mentioned below are mortgaged jointly to **SBI & IDBI** and both the Banks are having pari-passu charge over the said property.

The reserve price and the earnest money to be deposited as mentioned below:

**Reserve Price (RP): Rs.3,57,00,000/-; EMD Amount (10% of The Reserve Price): Rs.35,70,000/-**

**Incremental amount: Rs.1,00,000/-**

**Auction Date and time: Auction Date: 25-03-2026 & Time: 11.00 A.M. to 04.00 P.M.**

**(Short description of the Immovable property with known encumbrances, mentioned as under)**

**SCHEDULE OF PROPERTY:**

| Sl.No. | Address of Security Charged Covered Under Auction |
|---|---|
| 1 | Semi-finished building in land admeasuring 652 Square Meters located at Plot No. 63 at Survey No.169 (pt) CTS No. 1627 (pt) Maroshi Village Royal Palms Goregaon (E) Mumbai in the name of **M/s Apex Encon Projects Pvt. Ltd.** (Lease deed 1315/2010 dt 16.12.2010) |

Auction sale is proposed to conduct through e-auction portal **(https://baanknet.com).** For detailed Terms and Conditions of the sale, please refer to the link provided in **State Bank of India,** the secured Creditor website **www.sbi.co.in** and e-auction portal **https://baanknet.com.**

We invite attention to the provisions of Sub-section (8) of section 13 of the SARFAESI Act which speaks about the time available to the borrower/ guarantor to redeem the secured asset.

**Date: 04-03-2026** **Sd/- Authorized Officer**
**Place: Hyderabad** **State Bank of India, SAM Branch, Secunderabad**

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एक परिवार एक बैंक

**Stressed Asset Management Branch, Mumbai:-** 4th Floor, Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai - 400001. **Tele :** 022- 22630885 / 22658384
**E-mail :** bom1447@mahabank.co.in / brmgr1447@mahabank.co.in
**Head Office:** Lokmangal,1501, Shivajinagar, Pune-5.

## 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 provision 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 properties mortgaged/ charged to the Bank of Maharashtra, the **Physical/Symbolic Possession** of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is What is" and "Whatever there is" basis in e-auction on **27.03.2026 between 11.00 a.m. to 3.00 p.m.** for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

| Name of Borrower/ Co-Borrower | Name of Director/ Partners/ Guarantor | Amount Due in Actual | Short description of the Immovable Property with known encumbrances | Reserve Price Earnest Money (EMD) Bid increment Amount |
|---|---|---|---|---|
| **Borrower: M/s. Devansh Industries,** (A partnership firm of Late Mr. Virendra Ganatra and Mr. Bharat Ganatra) | **Legal Heirs of Late Mr. Virendra H. Ganatra Namely:** **1. Mrs. Vasuben Harilal Ganatra** (Mother) **2. Mrs. Vijaya Jyoti Narsaya Murti** (Wife) **3. Master Devansh Virendra Ganatra** (Through his guardian Mrs. Vijaya Jyoti Narsaya Murti) **Mr. Bharat Ganatra** | **Rs. 9,75,33,984/-** plus unapplied interest w.e.f **31.07.2014** and expenses or other incidental charges thereof. | Shop No. 18, Ground Floor, DEEP LAKSHMI TOWER, Mumbai Central Red Cross Road, Bearing C.S. No. 1870 (pt), Byculla Division, Mumbai Central, Mumbai- 400 011. Built up Area :762 sq ft. (Encumbrances Not known) **(Under Physical Possession)** | **Reserve Price: Rs. 171.45 lakh EMD: Rs. 17.15 lakh Bid increment Amount: Rs. 1.00 Lakh** |
| **M/s. Kraft Impex** | **1. Mr. Ravindra Hastmal Jain 2. Mr. Rajiv Pramesh Yadav** | **Rs. 8,29,59,479.80/-** plus interest and expenses w.e.f. **31.05.2022;** less recovery, if any | Industrial land and Building constructed on Grampanchayayt House No. 1132/B, Plt No. 7, S. No. 17/5, Village Asangaon, Tal-Shahapur, Dist Thane Pin - 421601. (Encumbrances Not known) **(Under Physical Possession)** | **Reserve Price: Rs. 165.36 Lakh EMD: Rs. 16.54 Lakh Bid increment Amount: Rs. 1.00 Lakh** |
| **Borrower:- M/s. Micronet Traffic & Control Systems Pvt. ltd. Address :-** 12, Kailash Commercial Complex, LBS Marg, Vikhroli, Mumbai - 400083 | **Director:-** **1. Mr. Pradip Nalavde 2. Mrs. Smita P. Nalavade** **Guarantors:-** **1. Legal Heirs of Late Shri Pradeep Kashinath Nalawade 2. Mrs. Smita Pradeep Nalawade 3. Mr. Mahadeo Vishwanath Rane 4. Mrs. Aparna Mahadeo Rane 5. Mr. Arundati Mahadeo Rane** | **Rs. 5,53,93,999/-** plus unapplied interest wef **01.08.2014** and expenses or other incidental charges thereof and less recovery if any | Flat No. 106, 1st Floor, Jai Mata Di Building, S. No. 134, H. No. 2 at Kalwa Thane, admeasuring 480 sq ft.Built up area in the name of Pradeep Nalawade. Encumbrances: Not Known | **Reserve Price: Rs. 28.56 Lakh EMD: Rs. 2,85,600/- Bid increment Amount: Rs. 1.00 Lakh** |
| **M/s. RHJ Tubes Pvt. Ltd.** | **1. Mr. Naresh Ramesh Dhakad 2. Pooja Naresh Dhakad 3. M/s. Krishna Associates** (Corporate Guarantor) | **Rs. 14,99,90,882.58/-** plus interest and expenses w.e.f. **28.09.2024;** less recovery, if any | Entire 3rd Floor of the building named "Kalina MCGM Market" admeasuring carpet area 2726 sq.feet situated at S.N.-448, CTS No. 5876, Kalina Kurla Road, Village- Kole Kalyan, Santacruz (East), Mumbai - 400029 along with 6 demarcated allotted parking spaces in the name of M/s. Krishna Associates (Encumbrances Not known) **(Under Symbolic Possession)** | **Reserve Price: Rs. 816.23 lakh EMD: Rs. 81.63 Lakh Bid increment Amount: Rs. 1.00 Lakh** |

| Sr. | Particulars | Date & Time |
|---|---|---|
| 1. | **Date and time of E- Auction** | 27.03.2026 between 11.00 a.m. and 3.00 p.m. |
| 2. | **Last Date of Submission of Bid with EMD** | Before commencement of E-auction (as per psbaanknet rules) |
| 3. | **Inspection Date & Time** | 20.03.2026 between 11.00 pm to 05.00 pm (On Prior appointment) |
| 4. | **Contact person: Santosh Kajale - 9766024933, Mrs. Rupa Singh 9910036660, Mr.Tushar Bhelkar-8999525411** | |

Bank has **Physical Possession** with No known encumbrance. However, dues/charges/ encumbrances, if any, due on the respective property, shall be borne by the bidder. E-auction shall be conducted through the MSTC E-Bikray. Bidders must log in on the website – **"https://baanknet.com/** In this regard, the Bidders may please register on psb alliance baanknet website well in advance to avoid last minute anxiety / rush.
For detailed terms and conditions of the sale, please refer to the link **"https://www.bankofmaharashtra.in/properties_for_sale.asp"** provided in the Bank's website.

**Date: 05.03.2026** **Sd/-**
**Place: Mumbai** **Asst. General Manager & Authorized Officer, SAM Branch, Mumbai**

## RBL BANK LTD.

RBL BANK apno ka bank

**Administrative Office:** 1st Lane, Shahpuri, Kolhapur-416001.
**Branch Office at:** RBL Bank Limited, 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

### Securitisation Notice under S. 13(2) of SARFAESI Act, 2002

We, **RBL Bank Limited** the secured creditor of Applicant & Co-Applicant mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to **RBL Bank Ltd.** In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities.

We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within 60 days from the date of the notice.

| Loan Account Nos., Name of the Borrowers, 13(2) Notice details and Symbolic Possession Date | Mortgaged Property Details |
|---|---|
| 1. **Mr. Chandan Uttam Tahiliani** (Co-Applicant & Mortgagor) 2. **Mr. Uttam Gobindram Tahiliani** (Co-Applicant & Mortgagor) 3. **Mr. Vinayaka Chandan Tahiliani** (Co-Applicant) **Addresses for Correspondence** 1. A-702, Vandana CHS Ltd. S.V.P Nagar, Four Bunglows, Near Varsova Telephone Exchange, Azad Nagar, Andheri (West), Mumbai - 400 053. 2. 27 F, Laxmi Industrial Area, Near Link Road, Andheri (West), Mumbai - 400 053. Loan Account Number : 809001572123 Loan Amount : Rs.90,00,000/- NPA Date : 05/02/2021 13(2) Notice dated : 26/02/2026 13(2) Notice amount : Rs. 69,24,917/- | **Description of Mortgaged Property** **Property Owned by Mr. Chandan Uttam Tahiliani & Mr. Uttam Gobindram Tahiliani** All That Piece and Parcel of Residential Property bearing Flat No. 702, Wing A, 7th Floor of Vandana Co-operative Housing Society Limited of MHADA (admeasuring about 1004 Sq. feets Carpet area), constructed on land bearing Survey No. 120 of Andheri village, Near Varsova Telephone Exchange, Andheri West Mumbai 400 058 **Which is bounded and surrounded by…** On or towards East - 7.50 mtrs Wide Road is situated On or towards South - Plot No. 5 is situated, On or towards West - Land bearing R.S.No. 938/2, On or towards North - Sub Plot No.1/B/4, |

Now the authorized officer of **RBL Bank Ltd.** do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act.

Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent.

**Sd/-**
**Place : Mumbai** **RBL Bank Ltd.**
**Date : 05/03/2026** **Authorized Officer**

IDBI BANK
CIN: L65190MH2004GOI148838

**Regd. Office:** IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
**Branch Office:** IDBI Bank Ltd., Dosti Pinnacle, GF, Plot No. E-7,Road No. 22, Wagle Industrial Estate, MIDC, Thane(W),Mumbai ,Pin-400604. **M. No.:** 7208025656/9326096187
**Email :** shankar_i@idbi.co.in & mehtab.k@idbi.co.in, **Website:** www.idbibank.in

### PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1)- Aarti Ajit Pawar and Swapnil Uttam Gavas

**SALE OF IMMOVABLE PROPERTY MORTGAGED AS SECURITY**

E-auction Sale Notice of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) or 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the Secured Creditor, the physical possession of which has been taken by Authorised Officer of IDBI Bank Ltd., Secured Creditor will be sold on "As is where is basis", "As is what is basis", Whatever there is basis", & "No Recourse Basis" **on March 05, 2026.**

| Sr. No. | Borrower/ Mortgagor | Brief description of Property | Physical possession date | Reserve Price (Rs.lakh) | EMD (Rs.) | Loan Outstanding |
|---|---|---|---|---|---|---|
| 1. | Aarti Ajit Pawar & Swapnil Uttam Gavas | Flat Number. 1503, 15th Floor, Wing B, 'Celestial Building' Tank Road, Bhandup (West), Mumbai-400078. Carpet Area 412 Sq. Ft (As per ATS), 371 Sq Ft (As per physical measurement) | 04.10.2024 | 80.25 | 9 | As on 04.03.2026 Rs.97 lakh (plus expenses, charges and further interest thereon with effect from 04.03.2026 |

| | | |
|---|---|---|
| 2. | DATE OF INSPECTION | **12.03.2026 (11.00 am to 4.00 pm) [WITH PRIOR APPOINTMENT]** |
| 3. | Last Date of Submission of Bids along with EMD | **20.03.2026 till 4.00 PM** |
| 4. | Date of E-Auction & Time | **23.03.2026 From 11.30 AM to 12.00 PM** |

**Gist of the terms & conditions appearing in Bid Document:**

1. The sale of Secured Assets is on **"as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.1,00,000/-
3. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website : **www.bankeauctionwizard.com** and shall take place on 12.03.2025 at 11.00 am to 12.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/s ANTARES SYSTEMS LIMITED, #24, Sudha Complex, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. Contact person Email : **sushmitha.b@antaressystems.com / pooja.m@antaressystems.com (M) 8951944383 / 9686196751, (L) - 080-40482100** ( For Technical and Bidding Process).
4. Bidders are advised to go through the website: **www.bankeauctionwizard.com** for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
5. Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Wagle Industrial Estate, MIDC, Thane(West), Payable at Mumbai or to be remitted to Account No. 23734915010026, IFSC Code: IBKL0000237, Branch Name : **Account No. 23734915010026, IFSC Code: IBKL0000237,** IDBI Bank Limited, Jheel Darshan, MHADA Complex, A. S. Marg (Powai to Andheri Road) , Powai, Mumbai, Pincode : 400076 Maharashtra. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder., by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W), Maharashtra – 400604., on M. No.: 7208025656/9326096187, Email : **Shankar_i@idbi.co.in** and can also be downloaded from **www.idbibank.in**
13. Contact the AO, IDBI Bank Limited, Wagle Industrial Estate, MIDC, Thane(W), on M. No. **9326096187,** Email: **Shankar_i@idbi.co.in** at the above address in person during March 12, 2026 to March 23, 2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc,.
14. Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

**Please note if there is any conflict or inconsistency between the regional version and the English version, the English shall be the governing and prevailing version.

Place: Thane Sd/-
Date: 05.03.2026 Authorized Officer, IDBI Bank Ltd

## E-AUCTION SALE NOTICE

### EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

**CIN: U67100MH2007PLC174759**

**Retail Central & Regd. Office:** Edelweiss House, Off CST Road, Kalina, Mumbai 400098

**E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")**

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to **Edelweiss Asset Reconstruction Company Limited** acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That **EARC**, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of **15 days** is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

**DETAILS OF SECURED ASSET PUT FOR AUCTION:**

| S. No. | Loan Account No/ Name of the Selling Institution | Name of Borrower/ Co-Borrower/ Guarantor | Trust Name | Total Outstanding Dues INR as on 11-02-2026 | Reserve Price INR | Earnest Money Deposit (EMD) in INR | Date and Time of Auction | Type of Possession |
|---|---|---|---|---|---|---|---|---|
| 1. | 1339820 [450-0000786] & 546524 [500-006892] DHFL / Edelweiss Housing Finance Limited | 1.Nilesh Yashwant Shelar (Borrower) 2.Yashwant Abaji Shelar (Co-Borrower) 3. Sarika G Raut (Co-Borrower) | EARC-TRUST SC 371 | ₹ 32,36,651.69/- & ₹ 5,62,909.16/- | ₹ 13,00,000/- | ₹ 1,30,000/- | 24-03-2026 & 11.30 AM | Physical |
| | **PROPERTY DESCRIPTION:** All That Piece And Parcel Of The Property Bearing Flat No. 01, On The Ground Floor, Kanishka Apt, 530 Sq.Ft. Built Up Near Water Supply Office, Belavli, Badlapur West, City: Thane State: Maharashtra Pincode:421503. **Note:- Earlier auction was held on Jan 24 but failed due to want of bidders.** | | | | | | | |
| 2. | '618008497, '619218634/ HDFC Bank Ltd | 1.DHENDE SHAHAJI POPATRAO (Borrower) | EARC TRUST-SC 469 | Rs. 38,19,150.47 & Rs. 3,25,419.28/- | ₹ 16,50,000.00/- | ₹ 1,65,000.00/- | 24-03-2026 at 11:30 AM | Physical |
| | **PROPERTY DESCRIPTION:** Jewel Arista Wing H, Flat-404, Floor-4, Nr Msedcl Power Station, Sonivall, Badlapur-[W], Dist. Thane 421503. Area Of Flat Admeasuring Carpet Area 643 Sq.Ft. **Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder** | | | | | | | |
| 3. | 638138031, '639082423 / HDFC Bank Ltd | YADAV RAMESH RAJNATH (Borrower) SANJU DEVI (Co Borrower | EARC TRUST-SC 469 | Rs. 13,71,732.07 & Rs. 1,03,433.27/- | ₹ 15,50,000.00/- | ₹ 1,55,000.00/- | 24-03-2026 at 12:30 PM | Physical |
| | **PROPERTY DESCRIPTION:** Flat-101, Floor-1, Unimont Empire C, S No 22/3, Cts N0.3530, Near Bsnl Telephone Exchange, Village Varose, Taluka- Khalapur, Khopoll-410203. Area Of Flat Admeasuring Carpet Area Of 19.273 Sq.Mtrs. **Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder** | | | | | | | |
| 4. | '611465075 / HDFC Bank Ltd | Mr. GAWANDE VIJAY RAMDAS (Borrower) | EARC TRUST-SC 469 | Rs. 23,61,316.28/- | ₹ 14,00,000.00/- | ₹ 1,40,000.00/- | 24-03-2026 at 1:30PM | Physical |
| | **PROPERTY DESCRIPTION:** Flat No. 204, 2nd Floor, Sai Darshan Complex-C, Plot 1-10, S. No. 485, Matushri Nagar, Near Morya Hills, Neral (W), Tal. Karjat; Dist. Raigad -410101. **Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder** | | | | | | | |

**IMPORTANT INFORMATION REGARDING AUCTION PROCESS:**

| | | |
|---|---|---|
| 1 | EMD Demand Drafts (DD) shall be drawn in favor of **"EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT"** payable at Mumbai. | |
| 2 | EMD Payments made through RTGS shall be to : **Name of the Account No.** EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" **Account No :** 000405158602 ; **Name of the Bank -**ICICI BANK ; **IFSC Code :** IFSC ICIC0000004 | |
| 3 | Last Date of Submission of EMD | Received 1 day prior to the date of auction |
| 4 | Place for Submission of Bids | 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098 |
| 5 | Place of Auction (Web Site for Auction) | E-Auction **(https://auction.edelweissarc.in)** |
| 6 | Contact Person with Phone Nos. | Customer care: 1800 266 6540 |
| 7 | Date & Time of Inspection of the Property | As per prior appointment |

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. **https://auction.edelweissarc.in**

**Date: 06.03.2026** **Sd/- Authorized Officer**
**Place: MUMBAI** **For Edelweiss Asset Reconstruction Company Limited**

Edelweiss Asset Reconstruction

## IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. II

**(Ministry of Finance)**
3rd Floor, Telephone Bhavan, Strand Road, Colaba, Mumbai-400005
**ORIGINAL APPLICATION NO. 1349 OF 2024**

**EXHIBIT: 11**

**HDFC BANK LIMITED** **...APPLICANT**
**VERSUS**
**MOHD MOHSIN & ANR.** **...DEFENDANTS**

**SUMMONS**

WHEREAS O.A. No. **1349 of 2024** was listed before Hon'ble Presiding Officer on **15/04/25.**
WHEREAS this Hon'ble Tribunal is pleased to issue summons on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs.25,01,447.83/- (Rupees Twenty Five Lakh One Thousand Four Hundred Forty Seven and Paise Eighty Three Only).** (Application along with documents etc. are Annexed).
Whereas the service of summons could not be effected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal.
In accordance with sub-section (4) of section 19 of the Act, you, the Defendants are directed as under:-

1. To show cause within 30 thirty days of the service of summons as to why relief prayed for should not be granted.
2. To disclose particulars of properties of assets other than properties and asset specified by the applicant under serial Number 3(A) of the Original Application.
3. You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under serial Number 3(A) of the Original Application, pending hearing and disposal of the application for attachment of the properties.
4. You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is created and/ or other assets and properties specified disclosed under Serial no. 3A of the Original Application without the prior approval of the Tribunal.
5. You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank or financial institution holding security interest over such assets.
6. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before DRT II on **05/06/26** at **11:00 a.m.** Failing which the application shall be heard and decided in your absence.

Given /Issued under my hand and the seal of this Tribunal on this **17th** day of **Oct, 2025.**

SEAL **Sd/-**
**Registrar**
**DRT - II, Mumbai**

To, Next Date extended upto 05/06/26
**1. MOHD MOHSIN**
Having address at Simran