shares of Rs.50/- each, bearing distinctive Nos. 246 to 250 represented by Share Certificate No. 50 dated 1st December 1976 issued by Haji Ali Rewa Premises Co-operative Society Ltd. along with one open car parking space in the compound of the said building all within the Registration District and Sub-District of Mumbai City.

Dated this 2nd day of March 2026
Federal & Company
Partner
Advocates & Solicitors for the Purchaser/s

ValueTrust Capital Services Private Limited. The Mortgagors notice are given a last chance to pay dues with further interest till March 18, 2026, April 02, 2026 before 05:00 PM else these secured assets will be sold as per above schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before March 18, 2026, April 02, 2026 before 04:00 PM. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before March 18, 2026, April 02, 2026 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. – Auction" payable at the branch office address mentioned on top of the article.

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit https://www.icicihfc.com/

Date: March 04, 2026
Place: Palghar, Nagpur, Panvel, Amravati, Sangli, Thane

Authorized Officer,
"ICICI Home Finance Company Limited",
CIN Number:- U65922MH1999PLC120106

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ity Interest Act, 2002(No.54 of 2002) the following borrowers, to repay the

...te of ...d Notice	Date of possession	Type Of Possession
1-2025	26-02-2026	Symbolic
1-2025	26-02-2026	Symbolic
1-2025	26-02-2026	Symbolic
11-2025	26-02-2026	Symbolic

...ed has taken **SYMBOLIC Possession** ...ession date mentioned above against

...s will be subject to the charge of the

Authorised Officer
...C HOUSING FINANCE LIMITED

...t to EGL Business Park, Challaghatta, ...ws, Pokhran Road, Thane West-400610.

ENFORCEMENT OF ...) RULES 2002.

...(4) of the SARFAESI ACT. The Borrower in ...e held on **"AS IS WHERE IS BASIS"** and

...	Last date TIME & Place for submission of Bid
...26 ...M	**04.04.2026, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**
...usiness Square" being situated at Sharanpur ...e, **Towards North:** Shop No.M-69.	
...26 ...M	**04.04.2026, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**
...e Building known as "Shree Gajanan Vaibhav ...der: **Bounded by: Towards East:** Passage,	

...rough the Bank's approved service provider ...online training on e-auction, prospective

...Bank authorized officers Mr. Ranjan Naik ...should make their own independent inquiries ...ers/ Guarantor's/ Mortgagors about e-auction ...ncillary expenses before the date of auction,

...d Officer, Jana Small Finance Bank Limited

IDBI BANK

CIN: L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005.
Branch Office: IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road,Deonar, Mumbai-400088.
Mr.Rahul S Kulkarni: 7021954882,Mr. Pradeep Mukherjee: 9935092459

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

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 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 **physical possession** of which has been taken by the Authorised Officer of IDBI Bank Ltd. the Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **20.03.2026**, for recovery of Bank's outstanding dues (**details mentioned below**) to the IDBI Bank Ltd. Secured Creditor from the Borrowers/Guarantors (details mentioned below). The reserve price and the earnest money deposit (EMD) are mentioned against each immovable properties as mentioned under.

Last date of Submission of Bid /(EMD): 18.03.2026 (Till 4:00 PM).
Date of E-Auction: 20.03.2026 (From 11:00 AM to 4:00 PM).
Possession Type : Physical Possession
Brief description of properties and other details are mentioned hereunder:

Sr. No	Borrower(s) Name	Property Description	Outstanding Dues	Reserve Price	EMD	Inspection Date
1	Mr. Ibadul Rehman Khan And Mrs. Sufiya Ibadul Rehman Khan	Flat No. 801, A-Wing, Bldg- 2/A, Mahada Colony, A.S Marg, Code No 300, Village Tunga, Powai ,Mumbai, Maharastra 400076, Carpet Area - 476 Sq Ft. (1BHK)	Rs. 11902063/-	Rs. 87.00 Lakh	Rs. 8.70 Lakh	11.03.26 (11 am - 2 pm)
2	Mr.Pravin P Bhadange and Mrs. Priti S Kadam (Also known as Priti Pravin Bhadange)	Flat No.204, 2nd Floor, F - Wing, Bhumi Gardenia CHSL, Sector-17, Kalamboli, Navi Mumbai, Maharastra - 410218. Carpet Area 347.Sq ft (1BHK)	Rs. 5822062/-	Rs. 38.35 Lakh	Rs. 3.83 Lakh	12.03.26 (11 am - 2 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.10000/-**
3. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders up to 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.baanknet.com** and shall take place on **20.03.2026 at 11.00 PM to 4.00 PM**, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East,Mumbai 400037. Contact person Email: **support.baanknet@psballiance.com Phone no 8291220220** (For Technical and Bidding Process).
4. **Bidders are advised to go through the website: www.baanknet.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 remitted into the **e-wallet of the PSB Alliance portal** after completion of one-time user registration by the interested bidders. The amount of EMD paid by the interested bidders shall carry no interest.
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. The same shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Sion Trombay Road, Deonar, Mumbai-400088 ,Payable at Mumbai or to be remitted to **IDBI Bank Limited, Account No. 76534915010026, IFSC Code: IBKL0000765, Branch :** Sion Trombay Road, Deonar, Mumbai by way of RTGS in favour of IDBI Bank Ltd, Deonar , Maharashtra, 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 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 Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road,Deonar, Mumbai-400088 , on M. No.: **9935092459/7021954882**, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from **www.idbibank.in.**
13. Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Email: rahul.kulkarni@idbi.co.in at the above address in person during 04-03-2026 to 18-03-2026 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 15 days from the date of this notice** by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place : Mumbai | Date : 04.03.2026

Sd/-, Authorized Officer, IDBI Bank Ltd