



Annexure -13
FORM NO. 22
[See Regulation 37(1)]
BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RP No. 48 OF 2019

Date of Auction Sale : 08/04/2025

PROCLAMATION OF SALE : IMMOVABLE PROPERTY

PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52(1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

CENTRAL BANK OF INDIA

VS

MR. FAIZMAHAMAD Y. PATHAN & ANR

To,

CD-1. MR. FAIZMAHAMAD Y. PATHAN

RESIDING AT : GALA NO. 210, ARIHANT COMPLEX,

BHIWANDI-WADA ROAD, AHED NO. 1, S. NO. 120/1,

PURNA VILLAGE, BHIWANDI-421302, DIST-THANE.

AND ALSO AT -

FLAT NO. A-1701-1702, "A" WING, NEELKANTH HEIGHTS COMPLEX,

OPP. TO UPVAN LAKE, POKHRAN ROAD-2, THANE (W)-400610.

CD-2. MRS. SWATI ABRAHAM PHILPOSE,

RESIDING AT : B- 31, DREAM FLOWER CHS LTD.,

NIKKI NAGAR, KOLIWALI, KALYAN (W)-421301.

1. Whereas Recovery Certificate No. RC NO. 48 OF 2019 in O.A. NO. 644 of 2017 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of **Rs. 2,55,01,810.00 (Rupees Two Crores Fifty Five Lakh One Thousand Eight Hundred Ten Only)** along with interest and the costs from the CD, and the CD, failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

2. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **08/04/2026 between 1:00 PM to 2:00 PM** by auction and bidding shall take place through Online through the website : <https://www.bankauctions.com>. The details of authorised contact person for auction service provider is, Name : **MR. BHAVIK PANDYA C1 India Pvt Ltd., Mobile No. 8866682937 Email- support@bankauctions.com**.

3. The details of authorised bank officer for auction service provider is, Name : **MRS. RASHMI KUMARI, Mobile No. 9167940802, Email :- bthman0638@centralbank.co.in**

4. The sale will be of the properties of defendants/CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule attaching each lot.

5. The Property is being sold on **"AS IS WHEREAS IS BASIS" AND IS WHAT IS BASIS"**.

6. The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate* interest-costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.

7. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

8. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions :-

9. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

10. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

11. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.

12. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/they is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

13. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of Demand Draft (DD)/Pay order in favour of THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL (DRT-III), MUMBAI to be deposited with R.O. DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III) or by Online through RTGS/NEFT/directly into the **Account No. 062711010000195** the name of **UNION BANK OF INDIA** of having IFSC Code No. **UBIN0806277** and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit.

14. The said DD/Pay order or original proof of payment through RTGS/NEFT, along with self-affected copy of identity (Voter I-card/driving licence/passport) which should contain the address for future communication, and self-attested copy of pan card must reach to the office of Recovery Officer, DRT-III, Mumbai. latest by 16.03.2026 before 4.30 pm. The EMD or original proof of EMD received thereafter Shall not be considered.

15. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows :

Sr. No.	Details of Property	EMD Amount (in Rs.)	Reserve Price (in Rs.)	Bid Increase in the multiple of (in Rs.)
1.	GALA BEARING GODOWN GALA NO. 210 ADMEASURING ABOUT 4285 SQ.FTS. ON 2ND FLOOR OD SHED NO. 1 AT ARIHANTCOMPOUND SITUATED AT PURNA WITHIN THE VILLAGE LIMITS OF BHIWANDI TALUKA, DIST-THANE, G.P.H. NO. 582/210 PURNA CONSTRUCTED ON LAND BEARING S. NO. 120 HISSA NO. 1& 2, AT VILLAGE PURNA, DIST-THANE	82,500/-	8,25,000/-	10,000/-

16. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-auction Form. One a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit it is the sole responsibility of the bidder to have an active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

17. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

18. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.

19. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) @2% up to Rs. 1,000/- and @1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).

20. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

21. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).

22. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

23. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

24. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

25. NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the website [\[www.drt.gov.in\]](http://www.drt.gov.in)

Schedule of Property :			
Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable
1.	GALA BEARING GODOWN GALA NO. 210 ADMEASURING ABOUT 4285 SQ.FTS. ON 2ND FLOOR OD SHED NO. 1 AT ARIHANT COMPOUND SITUATED AT PURNA WITHIN THE VILLAGE LIMITS OF BHIWANDI TALUKA, DIST-THANE, G.P.H. NO. 582/210 PURNA CONSTRUCTED ON LAND BEARING S. NO. 120 HISSA NO. 1& 2, AT VILLAGE PURNA, DIST-THANE, MAHARASHTRA. AS PER V/R AREA IS 705 SQ FT. SALE PROG. IS DECIDED AS PER V/R.	NOT KNOWN	NOT KNOWN

Note : As on Auction Date i.e. 08/04/2026, The total amount of Rs. 7,70,15,329/- (APPROX) is outstanding against the CDs. Date of inspection of the properties as mention above has been fixed as 30/03/2026 between 11AM to 4PM. Last date of uploading of EMD and bid documents been fixed as 06/04/2026 up to 4:30 pm.

Given under my hand and seal on this date 13/02/2026.

SEAL

Sd/-
(MUKESH CHAND MEENA)
RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

STATE HIGHWAYS AUTHORITY OF JHARKHAND

Government of Jharkhand

e-procurement Notice inviting RFP for
Engineering, Procurement & Construction (EPC)

Ref No: SHAJ/Tech/CW/Jainamore to Phusro/2026/147Date: 27.02.2026

1. State Highways Authority of Jharkhand, Ranchi invites Request for Proposal for Engineering Procurement & Construction basis from eligible bidders for **"Widening & Strengthening work of Jainamore (Tilka manjhi chowk) to Phusro (Nirmal mahato chowk) (MDR-077) from 2 lane to 2 lane paved shoulder on EPC mode**. The approximate cost of the work is **Rs 125.45 Crore**.

2. The interested bidders who have experience in execution of similar works and required technical & financial strength may obtain Request for Proposal (RFP) document for Engineering, Procurement & Construction document from e-tendering portal www.jharkhandtenders.gov.in from **12.03.2026 (03:30 P.M.) to 13.04.2026 (upto 12:30 P.M.)**. The complete RFP Application shall be submitted online by **13.04.2026 (upto 12:30 PM)** on e-tendering portal www.jharkhandtenders.gov.in All the details regarding this RFP will be available on the above mentioned website. It will opened on **15.04.2026 (at 12:30 PM)**.

3. The contractors are required to submit non-refundable **Tender Fee** of Rs. 50,000/- (Rs. Fifty thousand only) & **Bid Security (EMD)** of **Rs. 1.26 Crore (Rupees One Crore Twenty Six Lakh Only)**. Tender fees and Earnest money Deposit(EMD) shall be deposited online as per Information technology & E-Governance Department order no 120 dated 03.10.2023.

4. **No claim shall be entertained on account of disruption of internet services being used by bidders. Bidders are advised to upload their bids well in advance to avoid last minute technical snag. The cost of the work and Bid Security (EMD) may change.**

Sd/-
Member (Technical)
State Highways Authority of Jharkhand
Deen Dayal Nagar
(Near Office of Executive Engineer, NH Division, Ranchi)
Booty Road, Ranchi-834008. Ph: 0651-2361306,
E-mail: membertechnical.shaj3@gmail.com

PR.NO.373743 State Highway Authority of Jharkhand(25-26):D

Branch Office: ICICI Bank Ltd., Ground Floor, Acruti Centre, MIDC, Near Telephone Exchange, Opp Acruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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 ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Kalpesh Keshav Dongarkar (Borrower) Mrs. Anandi Keshav Dongarkar (Co-Borrower) Lan No. LBUMUM00005199557	Flat No. 401, 4th Floor, "Galaxy Garden-Building No. 10", Near Pashane Road, Next To Dhruv Residency, Survey No. 242 (Old S. No. 218/18, 22, 219/1, 2, 5, 6, 7, 8, 201/4, 5, 222/3, 7, 8, Plot No. 1 To 59, Village Pashane, Pashan Road, Vangani, Tal - Karjat, Raigad- 411011, Admeasuring an area of Admeasuring About 21.423 Sq Mtrs Carpet Area	Rs. 13,26, 089/- As on February 23, 2026	Rs. 4,00, 000/- Rs. 40,000/-	March 07, 2026 From 11:00 AM To 02:00 PM	March 23, 2026 From 11:00 AM onward
2.	Mrs. Swati Girish Akre (Borrower) Mr. Girish Kamalakar Akre (Co-Borrower) Lan No. LBUMUM00002844413	Flat No. 004, Ground Floor, Wing A1, Rose Building, Nirman Nano City, Survey No. 58 (Plot No. 1 to 23), (Earlier Survey No. 44/1+3B), Near Anand Park, Village Bopele, Kolhore Road, Neral East, Tal. Karjat, Dist. Raigad- Karjat- 410201, Admeasuring an area of 235 Sq.ft, Carpet Area	Rs. 16,67, 668/- As on February 23, 2026	Rs. 3,00, 000/- Rs. 30,000/-	March 07, 2026 From 02:00 PM To 05:00 PM	March 23, 2026 From 11:00 AM onward
3.	Mrs. Mayadevi Suryabhan Khadse (Borrower) Mr. Ramesh Hasmukh Jethwa (Co-Borrower) Lan No. LBUMUM00005193916 LBUMUM00005193922	Flat No.203, 2nd Floor, Aaryaa Apartment, Ambernath Badlapur Road, Near Hanuman Mandir, Belowall Gaon, Kulgaon, Badlapur West, Dist. Thane- 421203, Admeasuring an area of 600 Sq Fts I.e. 55.74 Sq Mtrs Built Up Area	Rs. 33, 61, 700/- As on February 23, 2026	Rs. 11,50, 000/- Rs. 1,15, 000/-	March 09, 2026 From 11:00 AM To 02:00 PM	March 23, 2026 From 11:00 AM onward
4.	Mr. Peeraram Acharam Choudhary (Borrower) Mrs. Rekha Peeraram Choudhary (Co-Borrowers) Loan Account No- LBUTNE00006024417	Flat / Unit No. A- 310, 3rd Floor, Wing A, Dev Harmony, Survey No. 97, Hissa No.43, Survey No. 99, Hissa No.6, Village Shirgaon, Badlapur East, Taluka Ambernath, Thane- 421503, Admeasuring an area of Admeasuring About 18.91 Sq Mtr + 7.16 Sq Mtr of Exclusive Facility Area Along With The Right to Use.	Rs. 19,59, 471/- As on February 23, 2026	Rs. 11,50, 000/- Rs. 1,15, 000/-	March 09, 2026 From 02:00 PM To 05:00 PM	March 23, 2026 From 11:00 AM onward

The online auction will be conducted on the website (URL Link-<https://disposallhub.com>) of our auction agency M/s. NexXen Solution Private Limited. The Mortgagors/ Notices are given a last chance to pay the total dues with further interest by March 20, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before March 20, 2026 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before March 20, 2026 before 05:00 PM, along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before March 20, 2026 before 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at "Mumbai".

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8104548031/ 9833699013/ 9168688529

Please note that Marketing Agency 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt. Ltd., 5. Girsarsoft Pvt. Ltd., 6. Hecto Prop Tech Pvt. Ltd., 7. Arca Emart Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd., have also been engaged for facilitating the sale of this property.

The Authorised 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 www.icicibank.com/n4p4s

Date : February 28, 2026
Place: Mumbai

Authorized Officer
ICICI Bank Limited

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. Nityananda Sundaray: 9009911977) & (Mr. Avinash Adhangle: 9892202324)

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 **18-03-2026**, 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.

Brief description of properties and other details are mentioned hereunder:

Sr No	Customer name	Property Description	Possession Type	Outstanding balance	Reserve Price	EMD	Dealing Officer details
1	MR. EDULLAH SAMSER AZMI & MRS. SHAZIDA BANO	FLAT No.707, 2-BHK, 7th Floor, A Wing, MANNAH APARTMENT, NR Dhabir Temple, S.NO.183 (149), H.NO. 1, ROHA, RAIGAD-402109, MAHARASHTRA. CARPET-640 Sq Ft. & SBUA-884 Sq Ft.	Physical	Rs.43,92,029/- (as on 13-01-2026)	Rs.26.52 Lakh	Rs.2.65 Lakh	Mr.Nityanand (9009911977)
2	MR.SAPKAL KISAN DHONDIAB & MRS.MEENAKSHI KISAN SAPKAL	Flat No.102, B-2 Wing, Building No.2, Commanders Heera Siddhi Homes, Survey No. 16/1, Village-Karade, Rasayani, Panvel, Maharashtra-410206. (1BHK with Carpet-336 Sq.Ft.)	Physical	Rs.45,09,288/- (as on 24-02-2026)	Rs.19.35 Lakh	Rs.1.93 Lakh	Mr.Nityanand (9009911977)

Property No.	Inspection Date (with prior appointment)	Last Date of Submission of Bids along with EMD	Date of E-Auction & Time
Sr No.1	13-03-2026 (11 am - 1 pm)	17-03-2026 (up to 4 pm)	18-03-2026 (11 am to 4 pm)
Sr No.2	12-03-2026 (11 am - 1 pm)	17-03-2026 (up to 4 pm)	18-03-2026 (11 am to 4 pm)

Gist of the terms & conditions appearing in Bid Document:

- 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.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is **Rs.10,000/-**.
- 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 an auction platform at website: www.baanknet.com and shall take place on **18-03-2026 at 11.00 am to 4.00 pm, unlimited extension of 5 minutes** each. Intending Bidders shall hold a valid e-mail address, please contact M/SPS Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai-400037. Contact person Email: support.baanknet@spalliance.com Phone No. **8291220220** (For Technical and Bidding Process).
- 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.
- Earnest Money deposit (EMD) 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.18934915010026, IFSC Code: IBKL0000189, Branch:** Tapal Naka, Old Panvel, Navi Mumbai, 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), Aadhar 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.
- 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.
- 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.
- 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.
- 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.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- 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.
- 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, or on Mobile No. **9009911977 or 9892202324 or 7021954882**, Email: rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbibank.in.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.7021954882, Email: rahul.kulkarni@idbi.co.in at the above address in person during **01-03-2026 to 17-03-2026** 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,

Place: Mumbai
Date: 28-02-2026

Authorized Officer
IDBI Bank Ltd

101, First Floor, Om Supreme Building, Near D-Mart Kalyan (West)- 421301
Email: Kalyan@canfinhomes.com
Ph : 0251-2304040/7625079218
CIN : L85110KA1987PLC008699

APPENDIX- IV-A
[See proviso to rule 9 (1)]

Sale notice for sale of immovable properties

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. 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 Can Fin Homes Ltd., Kalyan Branch, will be sold by holding e-auction on "As is where is", "As is what is", and "Whatever there is" on 21/03/2026, for recovery of **Rs. 32,82,288/- (Rupees Thirty Two Lakh Eighty Two Thousand Two Hundred Eighty Eight Only)** due to Can Fin Homes Ltd. from Mrs POORVI GAMRE (Borrowers) and Mr PRASHANT GAMRE (Co Borrowers), as on 27/02/2026, together with further interest and other charges thereon. The reserve price will be **Rs. 16,00,000/- (Rupees Sixteen Lakh Only)** and the earnest money deposit will be **Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only)**

Description of the immovable property

All that piece or parcel of self contained FLAT NO-B-301, THIRD FLOOR, ADMEASURING 825 SQFT AVIGHNA RESIDENCY, "B-WING", SURVEY NO 19/1A/2A/2, 19/1A/2A/3, 19/1A/2A/4, 19/1A/2A/5, NEAR LAXMI GROUP, VILLAGE BOPELE, TAL KARJAT DIST RAIGAD, MAHARASHTRA admeasuring 825 50. Feets carpet area.

BOUNDED ON THE: North by INTERNAL ROAD South by: OPEN PLOT
East by: OPEN PLOT West by: INTERNAL ROAD

Encumbrance : Nil

The detailed terms and conditions of the sale are provided in the official website of Can Fin Homes Ltd., (<https://www.canfinhomes.com/SearchAuction.aspx>). Link for participating in e-auction : www.bankauctionwizd.com
Date:27/02/2026
Place:Kalyan

Sd/-
Authorised Officer
Can Fin Homes Ltd.

**OFFICE OF THE COMMISSIONER FOR TAKING ACCOUNTS
HIGH COURT OF JUDICATURE AT BOMBAY**

ROOM NO. 505, 5TH FLOOR, G.T. HOSPITAL COMPOUND, OPP. L.T. MARG
POLICE STATION, MUMBAI - 400 001.
Tel. No. 22673570 / E-mail: commfortakacc.bhc@nic.in

Date :