

RBL BANK LIMITED,
V/S.

...APPLICANT

M/S NEW PARAS' OPTICS & ORS.

... DEFENDANTS

NOTICE

- Whereas the application has been made to this Tribunal. The Copy of Which is enclosed herewith. This is to give you notice, as to why relief asked for should not be granted. Take notice that the said application will be taken up for hearing by the Tribunal at 11.00 a.m. of at. such time immediately thereafter according to the convenience of the Tribunal on 22/05/2026.
 - You are required to appear in person or by a Pleader/Advocate duly instructed at the aforesaid time and file your reply, if any.
 - Take Notice that in default of, your appearance on the day mentioned herein before, the proceeding will be heard and determined in your absence.
- Given under my hand and the seal of this Tribunal on this 20th day of January, 2026.



[Signature]
Registrar
DRT II, Mumbai

Name & address of all the Respondents.

1. M/S NEW PARAS' OPTICS

2. MR. PARAS MANHARLAL SHAH

3. MR. HETAL PARAS SHAH

Shop No. 4/5, Building, No. A4, Sector-6, shanti Nagar, Mira Road (East), Thane-401107.

Also at:- A1/20, 3rd floor, Iswar Bhuvan Building, Near Sanjivani Hospital Podar Road, Malad East, Mumbai-400097.

Also at:- Flat No. 102,3,4 shubham-I, Bhatti Bunder, Agashi, Virar (West) Thane-401301

IN THE BOMBAY CITY CIVIL COURT AT MUMBAI

N.M.NO.IN 5334/2025.

S.C. SUIT NO. 1755 OF 2025

Rakesh Parshuram MeherPlaintiff

VERSUS

Sudhakar Pandurang Gaware and Others ...Defendant

AFFIDAVIT IN SUPPORT OF NOTICE OF MOTION

I, Rakesh Parshuram Meher, age 45 years, Occupation: service, Indian Inhabitant, Residing at 619, Mahatma Phule SRA CHS Building, Free Press Journal Marg, Opposite Raheja Chamber, Nariman Point, Mumbai 400-021 AND Annabhau Sathey Nagar, Killa Galli, Udgir, District Latur - 413517, do hereby state on solemn affirmation state as follows:

- I say that I have filed suit for the reliefs of declaration. and injunction as more particularly mentioned in the Plaint.
 - I, for the sake of brevity confirm, repeat and reiterate the contents of plaint as part and parcel of present affidavit.
 - At the cost of repetition, I say that the office of Defendant No. 3 at the instance of the application filed by the Defendant No. 1 has initiated the eviction proceeding under section 33 of the Slum Act against the Plaintiff.
- Resulting whereof, the Plaintiff is constrained to file present suit seeking reliefs of declaration of his exclusive ownership over the suit property along with other reliefs as more particularly mentioned therein.
- Notwithstanding the foregoing, the Plaintiff vide present notice of motion also seeks an ad-interim and interim reliefs in terms of stay on the eviction proceeding initiated by the office of Defendant No. 3 against the Plaintiff under section 33 of the Slum Act and also seeks a relief of temporarily restraining the Defendant No. 1, his legal heirs, transferee, assignors, and/or any person claiming through him from interfering and/or obstructing the peaceful and uninterrupted possession of the Plaintiff at the suit property.
 - I say that the balance of convenience lies in favor of the Plaintiff and hence, the ad-interim and interim reliefs as prayed herein below if granted, no prejudice will cause to the Defendants., However, the Plaintiff will suffer irreparable injury which cannot be compensated in terms of money, if no ad-interim and interim relief is granted in favor of the Plaintiff.
 - In view of the foregoing reasons, I hereby pray before this Hon'ble Court to kindly allow the notice of motion as prayed in the interest of justice and equity.
- Date: 23.07.2025
Plaintiff
Advocate for Plaintiff



IDBI BANK LIMITED,

Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021.

Tel.No.: 022-6127 9350 / 6127 9377 / 6127 9342

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6) & Rule 9(1))**

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) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis on 18.03.2026 for recovery of dues, due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower(s). The reserve price and earnest money deposit will be as under:

Sr No	Borrower / Mortgagee & Loan account no	Brief Description of Property	Physical Possession date	Reserve Price (Price in Rs)	EMD (Price in Rs)	Loan Outstanding	Date of Inspection
1	M/s Gaurang Textiles Pvt Ltd (Borrower), Mr Devendra B Jain (Mortgagor) & Mr Navinchand B Jain (Mortgagor) (Loan A/c No-0039651100003018, 0039673200000532, 0039673200000240, 0039673200000648, 0039673200000541 & 0039672200000693)	Flat No-301, 3rd Floor, B-Wing, Meru Apartment bearing C.S.No.770 of Mazgaon Division, Dr Ambedkar Road, Chinchpokli, Mumbai, Maharashtra-400012. Carpet Area-678.00 sq. ft	05.08.2025	2,90,00,000/-	29,00,000/-	As on 01.02.2026, Rs. 8,55,76,617.95 plus interest thereon w.e.f. 02.02.2026	12.03.2026 (04:30 PM to 05:30 PM)
2	Dhirendra D Tiwari (Borrower) & Pooja Chauhan (Co-Borrower) Loan A/c. No- 0004675100041812 & 0004675100041867	Flat no. 303, 3rd Floor, Wing -C, Valsalya CHSL, Plot No 01 Sr.No. 41, CTS No 3/A/1, Sector-8, RSC 24, Village Charkop, Kandivali (West), Mumbai - Maharashtra - 400067. Carpet Area - 617.95 Sq. ft. (As per sale agreement)	15.11.2025	130,00,000/-	13,00,000/-	As on 31-01-2026 Rs. 13307548.20 (plus further interest from 01-02-2026)	11.03.2026 (04:30 PM TO 05:30 PM)
3	Deepal Jawahar Jhaveri (Borrower) Loan A/c. No- 0100675100005470 0100675100005524, 0100675100005777	Flat No 102, 1st Floor, C Wing Bhoomi Saraswati CHSL, Bhoomi Enclave, Mahavir Nagar, Dahanukarwadi, Kandivali West, Mumbai, Maharashtra- 400067. Total Area - 720 sq. ft (BUA - 550 sq ft and Terrace - 170 sq. ft.) As per sale agreement	13.08.2025	1,32,00,000/-	13,00,000/-	As on 31-01-2026 Rs. 15780100.69 (plus further interest from 01-02-2026)	11.03.2026 (03:00 PM TO 04:00 PM)
4	Abdulrehman Siddiqui (Borrower) Loan A/c. No- 0004675100035671 & 0004675100035750	Flat no. 1803, 18th floor, Building No. 02, D B OZON, Near Cheack Naka, Western Express Highway, Village - Mahajanwadi, Mira Road (East) Dist. - Thane - 401107, Maharashtra. Carpet Area 460.80 Sq. ft. (As per sale agreement)	16.09.2025	74,00,000/-	7,40,000/-	As on 31-01-2026 Rs. 8711569.52 (plus further interest from 01-02-2026)	11.03.2026 (01:30 PM TO 02:00 PM)
5	Mr Mahesh Malekar (Borrower) & Mrs Dipali Mahesh Malekar (Co-Borrower) (Loan A/c No.: 1000675100005111)	Flat No: 204, 2nd Floor, Shree Shashwal CHSL, A-4, Building No-2, Avenue A-4, Virar West, Palghar, Maharashtra-401303. Carpet Area-400.Sq Ft	05.07.2025	28,50,000/-	2,85,000/-	As on 01.02.2026, Rs 47,45,739.86 (plus further interest from 02.02.2026)	11.03.2026 (10:30 AM TO 11:00 AM)
6	Mr. Sandeep Desai (Borrower) & Mr. Pares Desai (Co-Borrower) Loan A/c no.: 0039675100005572 & 00396751000056142	Flat No-902, 9th Floor, Building No-02, Wing-J, Cosmos Regency, HDIL Layout, Chikhali Dongare Road, Near Acropolis Complex, Virar West, Dist-Thane, Maharashtra-401303 Carpet Area-575 Sq. ft. (As per sale agreement)	24.12.2024	34,00,000/-	3,40,000/-	As on 01-02-2026, Rs 64,22,092.65 (plus further interest from 02-02-2026)	11.03.2026 (11:00 AM TO 12:00 PM)
7	Mrs. Neha Hemant Agrawal (Borrower) & Mr. Hemant/Mohan Agarwal (Co-Borrower) Loan A/c No.: 0579675100001526	Flat No-A4 Siddhichity Morning Star CHSL, Kharvali, Badlapur (East), Thane, Mumbai-421503, Maharashtra Carpet Area-694.49 Sq. ft. (As per sale agreement),	05.10.2024	22,00,000/-	2,20,000/-	As on 01-02-2026, Rs 62,04,094.69 (plus further interest from 02-02-2026)	12.03.2026 (11:00 AM TO 12:00 PM)
8	Sale of Bid/ Tender Document 07.03.2026 to 17.03.2026 (Till 4.00 P.M)						
9	Last Date of Submission of Bid along with EMD 17.03.2026 (Till 4.00 PM)						
10	Date and Time of e-auction 18.03.2026 (11.00 A.M to 12.00 P.M with unlimited extension of 5 min).						
11	For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and IDBI Bank's website i.e. www.idbi.com/www.idbibank.com For any clarification, the interested parties may contact, Shri. Arjun Thakur, DGM (M) 9850443331 (T) 022-6127-9342 (e-mail) - arjun.thakur@idbi.co.in or Shri Tuhiin Shome, AGM (M) 8981282408 (T) 022-6127-9377 (e-mail)- tuhiin.shome@idbi.co.in or Shri Umesh Kumar Kori, AGM (M) 7000275146 (T) 022-6127-9253 (e-mail)- umesh.kori@idbi.co.in or Shri Shailish Verma, Manager (M) 9527184260 (T) 022-6127-9350 (e-mail)-shailish.verma@idbi.co.in or Shri Nitin Singh, Manager (M) 853999774 (T) 022-6127-9236 (e-mail)- nitin.singh@idbi.co.in. For e-auction support, you may contact PSB Alliance Pvt Limited, Mob:- M.No- 8291220220/e-mail-support.baanknet@psballiance.com.						

Place : Mumbai
Date : 02.03.2026Sd/-
Authorised Officer, IDBI Bank Ltd.