

 IDBI BANK CIN: L65190MH2004GO1148838		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 provision 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 18.07.2026 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/ Mortgagor & Loan account no	Brief Description of Property	Physical Possession date	Reserve Price (Price in Rs)	EMD (Price in Rs)	Loan Outstanding	Inspection Date & Time with Prior Appointment
1	Mr. Kevin Lalit Nepani (Borrower) Loan A/c. No- 0187675100013013 & 0004675100029014	Flat No-110, 1st Floor, Type-E, Bldg No-6, Grandeur, Majestic Meadows, Phase-1, Opp. Nakoda Dham Jain Temple, Dhekale Village, Palghar, Maharashtra-401102. Carpet Area- 242 sq. ft. (As per Index II)	08-08-2025	26,00,000/-	2,60,000/-	As on 01.06.2026 Rs.55,30,429.39 (plus further interest from 02-06-2026)	10-07-2026 (3:00 PM- 04:00 PM)
2	Mr. Kevin Lalit Nepani (Borrower) Loan A/c. No- 0187675100013013 & 0004675100029014	Flat No-111, 1st Floor, Type-E, Bldg No-6, Grandeur, Majestic Meadows, Phase-1, Opp. Nakoda Dham Jain Temple, Dhekale Village, Palghar, Maharashtra-401102. Carpet Area- 242 sq. ft. (As per Index II)	08-08-2025	26,00,000/-	2,60,000/-	As on 01.06.2026 Rs.55,30,429.39 (plus further interest from 02-06-2026)	10-07-2026 (3:00 PM- 04:00 PM)
3	Mr. Abdul Majeed (Borrower) Loan A/c. No- 0726675100014182	Flat No. 704, 7th Floor, A wing, Mannat Apartment, Gawlawadi Road, Roha, Raigad - 402109 Carpet Area- 625 sq. ft. (As per Index II)	06-11-2025	35,00,000/-	3,50,000/-	As on 01.06.2026 Rs.54,20,461.66 (plus further interest from 02-06-2026)	10-07-2026 (1:00 PM- 02:00 PM)
4	Shri Deepak V Mudaliar (Borrower) & Smt. Manisha Deepak Mudaliar (Co-Borrower) Loan A/c. No- 0004675100034195 & 0004675100034186	Flat No.104, 1st Floor, C- Wing, Versatile Valley, Dombivli (E), Village- Nilje, Taluka-Kalyan, Katoli Toll Naka, Dist- Thane, Maharashtra - 421204. Carpet Area - (As per Sale Agreement)- 412.15 sq.ft	17.03.2026	55,00,000/-	5,50,000/-	As on 31.05.2026 Rs. 62,99,207/- (plus further interest from 01-06-2026)	09-07-2026 (2:00 PM- 03:00 PM)
5	Shri Hemant Ratnakar Prabhu (Borrower) and Smt. Gayatri Ratnakar Prabhu (Co-Borrower) Loan A/c. No- 0004675100040363 & 0004675100040521 & 0452675100009225 & 0452675100009232	Flat No. 008, Ground Floor, Building Type- E, Grandeur in Majestic Meadows Phase-I, Gut No. 2/2E, 1/1B, 96/2, 1/1A, Opp- Nakoda Dham Jain Temple, Village - Dhekale, Tal & Dist- Palghar, Maharashtra - 401404	06-02-2026	26,00,000/-	2,60,000/-	As on 31.05.2026 Rs. 7499452/- (plus further interest from 01-06-2026)	10-07-2026 (3:00 PM- 04:00 PM)
6	Shri Hemant Ratnakar Prabhu (Borrower) and Smt. Gayatri Ratnakar Prabhu (Co-Borrower) Loan A/c. No- 0004675100040363 & 0004675100040521 & 0452675100009225 & 0452675100009232	Flat No.009, Ground Floor, Building Type- E, Bldg No 3. Grandeur in Majestic Meadows Phase-1, Opp- Nakoda Dham Jain Temple, Village - Dhekale, Tal & Dist- Palghar, Maharashtra - 401404	06-02-2026	26,00,000/-	2,60,000/-	As on 31.05.2026 Rs. 7499452/- (plus further interest from 01-06-2026)	10-07-2026 (3:00 PM- 04:00 PM)
7	Shri Tarang Vijay Ingale (borrower) and Smt. Sammati t Ingale (Co-Borrower) Loan A/c. No- 0004675100038818 & 0004675100038827 & 0100675100007399 & 0004675100038942 & 0100675100007436	Flat No. 1810, 18th floor, Marathan Nextown- Emerald, village- Desai, Taluka- Thane, Kalyan- Shil Road, Mothi Desai Gaon, Dombivli (E), Dist- Thane, Maharashtra-421204. Carpet Area - (As per Sale Agreement)- 630.12 sq.ft	13.02.2026	90,00,000/-	9,50,000/-	As on 31.05.2026 Rs. 1,72,78,878/- (plus further interest from 01-06-2026)	09-07-2026 (3:30 PM- 04:30 PM)
8	Shri Tarang Vijay Ingale (borrower) and Smt. Sammati t Ingale (Co-Borrower) 0004675100038818 & 0004675100038827 & 0100675100007399 & 0004675100038942 & 0100675100007436	Flat No. 406, 4th floor, Building No- G, Marathon Nextown Emerald, Kalyan Shilphata road, Mothi Desai Road, Opp Padle Gaon Bus Stop, Dombivli (East), Dist- Thane (Maharashtra)- 421204. Carpet Area - (As per Sale Agreement)- 417.54 sq.ft	26.08.2025	60,00,000/-	6,00,000/-	As on 31.05.2026 Rs. 1,72,78,878/- (plus further interest from 01-06-2026)	09-07-2026 (3:30 PM- 04:30 PM)
9	Sale of Bid/ Tender Document		19.06.2026 to 17.07.2026 (Till 4.00 PM)				
10	Last Date of Submission of Bid along with EMD		17.07.2026 (Till 4.00 PM)				
11	Date and Time of e-auction		18.07.2026 (11.00 A.M to 12.00 Noon with unlimited extension of 5 min).				
5	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. Rajesh Prasad, DGM (T) 022-6127-9342 (e-mail) - rajesh.prasad@idbi.co.in or Shri, or Shri Umesh Kumar Kori, AGM (M) 7000275146 (T) 022-6127-9253 (e-mail)- umesh.kori@idbi.co.in or Shri Shailesh Verma, Manager (M) 9527184260 (T) 022-6127-9350 (e-mail)-shailesh.verma@idbi.co.in or Shri Nitin Singh, Manager (M) 8539999774 (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. This is 30 days' Notice under Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s)/ Guarantor(s)/Mortgagor(s) in the Loan.						
Place : Mumbai			Sd/- Authorised Officer, IDBI Bank Ltd.				
Date : 11.06.2026							

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)		Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint, Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.			
DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.					
Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/Co-Borrowers/ Guarantor's/ Mortgagors as mentioned in column NO.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.					
Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs./ as on
1	1) Priyanshi Hospital and Maternity, Mr. Dr. Anuj	Loan Account No. 45678640000751 Loan Amount:	Mortgaged Immovable Property: Schedule Property: All that piece and parcel	Date of NPA:	Rs.53,80,006.01