

PUBLIC NOTICE



Branch Office: ICICI Bank Ltd. 4/10, Mythree Tower, Bommanhalli Hosur Main Road Bangalore- 560068

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA).

A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	Shridhar Ramchandra Padige/ Dr.No.659, Chsl Building No12 Sardar Nagar No1 Mhb Colony Sion, Mumbai, Maharashtra- 400022/ LBVPM00007272043/ TBVPM00007269973	Larger Property All That The Totally Ad-measuring 90 (Eighty) Acres Comprising of The Land Admeasuring Ac.62-70 Cents In Survey Number 1/P In Yendada Village And Ac.17-30 Cents In Survey Number 386/P In Madhurawada Village, Both Situated In Chinagadili Mandal, Vishakhapatnam District, Andhra Pradesh And Bounded on The Boundaries of Survey Number 1/P In Yendada Village-Survey Number 1/P In Yendada Village/East By-Private Property;- Private Property;/ West By- Private Property;- Private Property;/ North By- 100 Ft Road Connecting NH-5 And Beach Road;-Private Property;/ South By- Private Property;- 100 Ft Road Connecting NH-5 And Beach Road/ Schedule A Property All That Piece And Parcel of The Land Admeas Ring 62 Acres 70 Cents Bearing Survey Number 1/P, Situated In Yendada Village of Chinagadili Mandal, Visakhapatnam District, Andhra Pradesh And Bounded on The: East By: Private Property; West By: Private Property; North By: 100 Ft Road Connecting NH-5 And Beach Road; South By: Private Property; Schedule A1 Property All That Piece And Parcel of The Land Admeasuring 24 (Twenty-Four) Acres And 62 (Sixty-Two) Cents Bearing Sy. No. 1/P, Situated In Yendada Village of Chinadili Mandal, Visakhapatnam District, Andhra Pradesh And Bounded on The: East By: Private Property; West By: Private Property; North By: 100 Ft Road Connecting NH-5 And Beach Road; South By: Private Property; Block No. 1 of Schedule A1 Property All That Piece And Parcel of The Land Admeasuring 5,159 Acres Bearing Survey Number 1/P, Situated In Yendada Village of Chinagadili Mandal, Visakhapatnam District, Andhra Pradesh And Bounded on The: East By: Private Property; West By: Remaining Portion of Survey Number 1/P Yendada Village; North By: 100 Ft Road Connecting NH-5 And Beach Road; South By: Private Property; Schedule B1 Property (Description of The Said Apartment/ Flat, Car Parking Space (S) And The Undivided Share of Land Being Conveyed) An Undivided Share of 23.33 Square Yards of Property In 24963 Square Yards Being Constructed on Block No. 1 of Schedule A1 Property (Which Excludes The Area That May Be Transferred To The Competent Authority, As Per The Norms) Bearing Property No. A-2202 (Consisting of 2 Bedrooms) Admeasuring 1595 Sq. Ft of Super Built-Up/Sealeable Area Inclusive of The Area of Balconies And Common Areas And Having Carpet Area of 1020 Sq.ft Situated on The 22nd Floor (Above The Ground Level) of A Tower, In Building Being Constructed on Block No. 1 of Schedule A1 Property Along With Exclusive Right To Own And Use one Covered Car Parking Space In The Block-1 of The Residential Apartment Project; East By: Open To Sky West By: Corridor & Open To Sky North By: Open To Sky South By: Open To Sky	19.05.2026 Rs. 29,04,420.00/-	06.03.2026

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: June 20, 2026
Place: Mumbai

Sincerely Authorised Officer
For ICICI Bank Ltd.

PUBLIC NOTICE

Notice is hereby given that, **MRS. FEHMINA YASEEN SHAIKH** is the owner and in possession of the land bearing **Survey No.88, Hissa No.6, Area admeasuring 0.59.00 H.R., P.K. 0.04.00 H.R., Assessed at Rs.0.98 Ps.,** lying, being and situate at Village – **DAHISAR**, Tal. Vasai, Dist. Palghar. My clients are desirous of purchasing the aforesaid property from the owner, and accordingly, negotiations in respect thereof are presently underway. All persons having any claims, right, title or interest against or to the said property or any part thereof, by way of sale, exchange, lease, lien, mortgage, charge, let, gift, tenancy, easement, inheritance, share, possession, pre-emption, bequest, assignment or encumbrance of whatsoever nature are requested to make the same known to the undersigned within 15 days from the publication of this notice, otherwise my clients shall proceed to conclude the negotiations and further proceed to enter into transaction for purchase of the said property and thereafter no claims shall be entertained and, such claims, if any, shall be found it shall be considered as waived.

Advocate for Purchaser
ADV. POONAM MARNE
Add: Flat No.103, 1st Floor, A' Wing, Yashwant Pride, Opp. Vasai Court, Vasai (W), Tal. Vasai, Dist. Palghar – 401201



GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai – 400020.
Tel No- 022-43041900. corporate@gichfl.com Website : www.gichflindia.com

- GICHFL BORIVALI BRANCH : 401, 4th Floor, Soni Shopping Center, Above Om Jewellers, L.T.Road, Borivali(W), Mumbai-400092. BRANCH MAIL: borivall@gichflindia.com
- GICHFL VIRAR BRANCH : 111 To 114 First Floor, Shree Ram Square, Shree Ram Nagar Complex, Vartak Road, Opp. Giriraj Tower Near Dongarapada Talav, Above Blue Tokai Coffee Shop, Virar (West) - 401303. Branch Mail: virar@gichflindia.com Authorised Person : CONTACT : SANTOSH KHAVARE - 9819906655
- GICHFL BOISAR BRANCH : 235, Second Floor, Harmony Plaza, Opp. SBI, Tarapur Road, Boisar (W) - 401501. Branch mail: boisar@gichflindia.com
- GICHFL THANE BRANCH : 1st Floor, Horizon Tower, Above Kalyan Janata Saha Bank Ltd, Bhakti Mandir Road, Near Hariniwas Circle, Panchpakadi, Thane west -400602

Branch Email : thane@gichflindia.com Authorised Person : Contact : DATTARAM GAWADE .9821505626

E-AUCTION SALE NOTICE

E-AUCTION DATE : 22-07-2026 / Last Date for Bid Submission : 21-07-2026

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Loan File No./ Name of the Borrower/ Co-Borrower/ Guarantor Branch Name	Property Address/ Property Area (Built Up In Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 18.06.2026 (Incl.POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0630600000593 / PRABHUKUMAR MADAN GOND / BOISAR	Gut No: 19A,Building Name: Pavan Vihar Complex Bldg 02,House No: 301 Wing B, Floor No: Third, Plot No: 19A, Street Name: Boisar Chillar Road, Street No: ,Sector Ward No: Type A1, Land Mark: Nagzari Naka, Village: Nagzari- Boisar East, Location: Boisar, Taluka: Palghar, State: Maharashtra, Pin Code: 401501, Police Station: Boisar East, North By: Bldg No 6, South By: Bldg No.1, East By: Internal Road, West By: Bldg No 3, Built-Up Area (Sq Ft) : 256	07.08.2025	18.03.2026	879704/-	884160/-
2	MH0580600001177 / PARASMAL DALCHAND JAIN/DINESHKUMAR DALCHAND PALRECHA / BORIVALI	Gut No: Gaotthan House No. 11, Building Name: Aarambh Apartment, House No: A-402, Floor No: 4th, Plot No: Gaotthan House No. 11, Street Name: Agashi Road, Land Mark: Agashi Road, Village: Agashi, Location: Virar (W), Taluka: Vasai, State: Maharashtra, Pin Code: 401303, Police Station: Virar West, North By: B Wing, South By: Agashi Road, East By: Haridwar Plaza, West By: Jos Apartment, Built-Up Area (Sq Ft) : 415	07.08.2018	10.03.2026	1976725/-	2300760/-
3	MH0580600000596 / TUFAL AHMED H KHAN/FAISAL AHMED TUFAL AHMED KHAN/ SAEEDAPARVIN TUFAL AHMED KHAN / BORIVALI	Gut No: B/122, Building Name: Shiv Ambhu Chsl Express View Apt, House No: B/304, Floor No: 3rd, Street Name: S G Barve Marg, Sector Ward No: Eastern Express Highway, Land Mark: Nr Rohidas Hall, Village: Chembur, Location: Chembur, Taluka: Kurla, State: Maharashtra, Pin Code: 400071, Police Station: Chembur, North By: Hotel Kurla Resi, South By: Malanda Apt, East By: Ext. Exp. H. W., West By: Internal Road, Built-Up Area (Sq Ft) : 372	03.05.2016	27.03.2026	7001377/-	7466040/-
4	MH0580600000337 / CHITRA TEKBAHADUR SINGH/TEKBAHADUR MANBAHADUR SINGH / BORIVALI	Gut No: Cts No. 1627, Building Name: Piccadilly II, House No: H-115, Floor No: 1st, Plot No: Cts No: 1627, Land Mark: Royal Palms, Village: Maroshi, Location: Goregaon East, Taluka: Borivali, State: Maharashtra, Pin Code: 400063, Police Station: Goregaon East, North By: Hotel Star, South By: Road, East By: Bungalow, West By: Road, Built-Up Area (Sq Ft) : 232.93	12.01.2019	09.10.2025	4709802/-	2474460/-
5	MH0340610009378 / SUVESH CHANDRA CHAUDHARY/KIRAN DEVI CHAUDHARY / VIRAR	Gut No: 28 3 1 30 3, Building Name: Vrindavan City Complex Vrindavan, House No: 04 Wing C, Floor No: 4th, Plot No: Type C Bldg No 03, Street Name: Viraj Shiram School, Sector Ward No: Kurgaoan, Land Mark: Viraj Shiram School, Village: Kurgaoan, Location: Boisar, Taluka: Palghar, State: Maharashtra, Pin Code: 401501, Police Station: Boisar West, North By: B Type South By: Open Space, East By: Open Space, West By: A Type, Built-Up Area (Sq Ft) : 276	07.10.2025	18.03.2026	708773/-	1191600/-
6	MH0340610007098 / RAMHARSH RAMRAJ YADAV / VIRAR	Gut No: 169, Building Name: Piccadilly III CHSL, House No: 711 Bldg K, Floor No: 7th, Plot No: 169, Street Name: Aarey Milk Colony, Sector Ward No: Royal Palm, Land Mark: Near Mayur Nagar Last St, Village: Marol, Location: Aareymilk Colony, Taluka: Mumbai, State: Maharashtra, Pin Code: 400065, Police Station: Goregaon East, North By: Open Space, South By: Open Space, East By: Internal Road, West By: Lake View Bldg, Built-Up Area (Sq Ft) : 227	22.10.2018	30.03.2026	6082159/-	2534130/-
7	MH0340610007787 / MIZANOOH SALAM SAIKH/MEHBOOB SALAM SHAIKH / VIRAR	Gut No: 242 Hissa No 1, Building Name: Aastha Sahavas, House No: 004 Wing I, Floor No: Ground, Plot No: 242 Hissa No 1, Street Name: Achole Road, Sector Ward No: Near Water Tank, Land Mark: Near Evershine Last Stop, Village: Achole, Location: Nallosapare E, Taluka: Vasai, State: Maharashtra, Pin Code: 401209, Police Station: Nallosapara East, North By: A Wing, South By: H Wing, East By: Chawl, West By: Internal Road, Built-Up Area (Sq Ft) : 247	07.10.2025	18.05.2026	784323/-	1598400/-
8	MH0230610002500 / YOGESH SURESH PUSHLIKAR / SUREKHA S PUSHLIKAR / THANE	Building Name: New Gaurav Galaxy CHS Ltd, House No: 201/Bldg No.2, Floor No: 2nd Fr, Street Name: Laxmiben Chhedda Marg, Sector Ward No: Gaurav Garden Complex, Land Mark: Nr. Manthan Hotel, Village: Nallosapara-W, Location: Nallosapara (W), Taluka: Vasai, State: Maharashtra, Pin Code: 401203, Police Station: Nallosapara North By: Gaurav Empire, South By: Bldg No.1, East By: Gaurav Garden, West By: Vini Heights, Built Up Area 582 Sq.ft.	04.09.2017	11.08.225	7515880/-	4033260/-

DATE OF E-AUCTION & TIME : 22.07.2026 at the Web-Portal (www.auctionbazaar.com) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 21.07.2026 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed covers/ or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction is being held on 'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis', and will be conducted "Online". The E-Auction will be conducted through GICHF approved E-auction service provider "ARCA EMART PRIVATE LIMITED"
- The intending bidders should register their names at portal www.auctionbazaar.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider ARCA EMART PRIVATE LIMITED, AuctionBazaar.com, 6-3-1090/11, II Floor, Part 2B, Uma Hyderabad House Rajbhavan Road, Samajiguda, Hyderabad – 500082 Telangana, India. Auction Bazaar Helpline: 83709 69696 / 79970 43999 Email ID : Email IDs: contact@auctionbazaar.com / support@auctionbazaar.com, Property Enquiries CONTACT DETAILS : SANTOSH KHAVARE - 9819906655 / DATTARAM GAWADE -9821505626
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/ bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposits (EMD) @ 10% of the above said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 00511101000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT ADDRESS : UBI, 239 BACKBAY RECLAMATION NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021, IFSC Code - UBIN0800511.
- The said Deposits shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal www.auctionbazaar.com along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price....
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrowers/, Mortgagors/ and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the E-Auction Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", Whatever there is" and without any recourse basis.
- In case the borrowers/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
- Minimum Bid increment value is Rs.10,000/-

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider ARCA EMART PRIVATE LIMITED and website www.auctionbazaar.com

For GIC Housing Finance Ltd.

Sd/-
Authorised Officer

Date : 20.06.2026
Place : BOISAR, VIRAR, BORIVALI, THANE



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. Tel No.8578003111, 9009911977

E-Auction Public Notice

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A(See Proviso to rule 8(b) & 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(b) & 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 properties 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" AND "WITHOUT RECOURSE" basis on 09-07-2026, for recovery of dues (details mentioned below) to 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.	Borrower/Mortgagor & Loan A/c No.	Brief Description of Property	Physical Possession date	Loan Outstanding	Reserve Price	EMD	Inspection Date
1	Mr.G.HARUN RASHEED & Mrs.ASTHANA HARUN RASHEED (LAN : 0023675100039455, 0023675100039880, 0023675100039516, 0023778000000426)	Flat No.301, 3rd Floor, Wing-B, Building No-1, Bay View Residency, Village-Tupgaon, Kalapur, Raigad, Maharashtra 410206. Carpet Area- 570 Sqft approx.	05-07-2025	Rs.4037812.77/- (plus further interest and expenses thereon w.e.f. 09-07-2025)	Rs.26,00,000/- (Rupees Twenty Six Lakh Only)	Rs.26,00,000/- (Rupees Twenty Lakh Only)	06-07-2026 (11 am - 1 pm)
2	Mr.SINGH G RAMESH & Mrs. SINGH SHANTI RAMESH (LAN : 122967510003728, 0189675100018540, 122967510003766, 0189675100019017, 0189778000000426)	Shop No.5, Ground Floor, Nirman Sai Darshan Building, Final plot No. 410/1, of village Old Panvel – Panvel – Dist Raigad – 410206. Carpet- 248 Sqft approx.	22-05-2025	Rs.6941949.88/- (plus further interest and expenses thereon w.e.f. 09-01-2024)	Rs.7,40,000/- (Rupees Seventy Four Lakh Only)	Rs.7,40,000/- (Rupees Seven Lakh Forty Thousand Only)	06-07-2026 (3 pm - 5 pm)
3	Sale of Bid/Tender Document : 24-06-2026 to 08-07-2026						
4	Last date of submission of Bid along with EMD : 08-07-2026 up to 4 pm						
5	Date and Time of e-Auction: 09-07-2026 from 11 am to 4 pm						

Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets 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.25000/-.
- 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 will be on e-auction platform at website: www.banknet.com and shall take place on 09-07-2026 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/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.banknet@psballiance.com Phone No.8291220220 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.banknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale process.
- Earnest Money deposit (EMD) shall be remitted into the e-Wallet of PSB Alliance portal after completion of one time user registration by the interested bidders. The amount towards 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 after 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 to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed 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 mortgagors in favour of Secured Creditors, the details thereof 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. To the best of knowledge and information of the Authorised Officer, there are no other encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid.
- 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, on Mobile No.: 8578003111 or 9009911977 or 8544111711, Email: sanir.malayaz@idbi.co.in and can also be downloaded from www.idbi.bank.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.8544111711, Email: sanir.malayaz@idbi.co.in at the above address in person during 24-06-2026 to 08-07-2026 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.
- This is 15 days notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan.

Place: Mumbai

Date: 20-06-2026

Authorized Officer

IDBI Bank Limited



KOTAK MAHINDRA BANK LIMITED

Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai -400 051.
Corporate Identity No. L65110MH1985PLC038137.
Branch Office at, Admas Plaza, 2nd Floor, 166/16, CST Road, Koliwari Village, Kunchi Kurve Nagar, Hotel Hare Krishna, Santacruz East, Mumbai - 400099.

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

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 proviso to Rule 8(b) & 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), Guarantor (s) and / or Mortgagor (s), that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 27th July 2026 for recovery of Rs. 60,26,492/- as on 07th May 2026 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower / Mortgagor(s) / Guarantor(s) namely Ekdant Housing Through Their Partner Mr. Ashok V. Prasad (Borrower/Mortgagor), Mr. Ashok Vishanji Prasad (Co-Borrower) & Mr. Hashmukh Surji Shah (Co-Borrower) having Loan Account No. LAP17749555 with CRN - 77375483. The details/ description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Sr. No.	Name of the Mortgagors	Details Of Immovable Property put for E - Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
1.	Ekdant Housing Through Their Partner Mr. Ashok V. Prasad (Borrower/Mortgagor)	All That Piece And Parcel Of Shop No.2 & 3 Of Building Type A, 'Anmol Mansion', Opposite Kadambari Society Dr. Lazaras Road, The Property Measuring 1043 Square Feet Of Carpet Area, On Land Bearing C. T.S. No. 57, Tika No. 12 And In The Boundaries Panchpakadi, Post Tukdi And Taluka Thane, Within The Regn And Sub-Regn, District Thane Within The Municipal Corporation For City Of Thane.	25th of July 2026 till 5.00 P.M.	27th of July 2026 between 11.00 A.M. to 12.00 P.M.	Rs. 4,83,00,000/- (Rupees Forty-Crore Eighty Three Lakhs Only)	Rs. 48,30,000/- (Rupees Forty-Eight Lakhs Thirty Thousand Only)
2.	Mr. Ashok Vishanji Prasad (Co-Borrower)					
3.	Mr. Hashmukh Surji Shah (Co-Borrower)					

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 13th July 2026 between 01:00 pm to 04:00 pm through his authorized representative/agent.

Important Terms & Conditions of Sale: 1) The E-Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankauctions.com> on 27th of July 2026 from 11.00 A.M. to 12.00 P.M. with unlimited extensions of 5 minutes during each. 2) For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd. through Mr. Dharam Krishna – Mobile +91-9948182222; email: andhrags1@india.com. 3) The intending bidders may visit the Bank's official website: <https://www.kotak.com/bankmahindra-bank> for details about E-Auction and for the terms and conditions of sale. 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. 5) It is requested that the interested Bidders/ are required to generate the login ID and password from the portal <https://www.bankauctions.com/> before uploading the bid and other documents. 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidders/ on the portal