

WESTERN RAILWAY

VARIOUS WORKS

Divisional Railway Manager (WA), Western Railway, 6th floor, Engg. Deptt., Mumbai Central, Mumbai - 400 008. invites E-Tender

Sr. No.	Tender Notice No. & Date	Work and Location	Approx. cost of work in ₹	EMD ₹
1.	BCT/26-27/78 dt.24/06/2026	Mumbai Central - Providing improvement to valley gutter, Shed, down-take pipe with choked-up rainwater line at MMCT CFO Yard (Composite tender).	₹ 3,07,50,566.21	₹ 6,15,000.00
2.	BCT/26-27/79 dt.24/06/2026	Bandra (East And West Railway Colony):- Need based repair on day to day basis for a period of 730 days.	₹ 1,10,71,935.74	₹ 2,21,400.00
3.	BCT/26-27/80 dt.24/06/2026	Wadala Railway Colony:- Need based repair on day to day basis for a period of 730 days.	₹ 1,06,88,629.97	₹ 2,13,800.00

For all above tenders, Date & Time of submission: Till 21.07.2026, 15:00 hrs. Date & Time of opening: On 21.07.2026 at 15:30 hrs. Note:- For further details please visit our website www.lreps.gov.in.

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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
M. No.: 9130013885 / 7021954882 Email: teejo@idbi.co.in, rahul.kulkarni@idbi.co.in
www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1) RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION

Sale of Immovable properties mortgaged as security for availing financial assistance
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(6)/9(1)* of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No Recourse basis" on 15th July 2026.

Inspection date: As indicated below in table With Prior Appointment.

Last date of Submission of Bid: 13th July 2026 (Till 4:00 PM).

Date of E-Auction: 15th July 2026 (From 11 AM to 12:00 PM).

Brief description of properties and other details are mentioned hereunder:

Sr. No	Borrower/Mortgagor/Guarantor name Brief Description of Properties	Reserve Price	EMD	Outstanding Balance	Date of inspection
1	Shri. Dipak Dhondu Phondake and Smt. Ratnali Ravindra Bhosale Flat No.406, 4th floor, Building No.11, Sai Empire Complex S.No. 359, H. No. 2 of Village virar Kargil Nagar, Manvelpada Road, near M. Baria Estate Virar (East) Vasai Palghar Maharashtra Pin Code: 401305 Flat 1 BHK, (Built Up Area 388 Sq.Ft)	₹ 15,80,000/-	₹ 1,58,000/-	₹ 28,91,000/- as on 1.05.2026	07-07-2026 11:00 AM to 12:00 PM with prior appointment
2	Shri. Prakash Khanu Sonawane & Smt. Meera Prakash Sonawane Guarantor: Shri. Sambhaji Sharad Naik Flat No. 202, 2nd Floor, Ganjanjay Co-op. Hsg. Soc. Ltd., Plot No B-184, Sector 20, CBD Belapur, Navi Mumbai, District Thane - 400 614 Flat 1 BHK, (Built Up Area 485 Sq.Ft)	₹ 33,00,000/-	₹ 3,30,000/-	₹ 45,30,000/- as on 1.05.2026	09-07-2026 11:00 AM to 2:00 PM with prior appointment
3	Shri. Satpute U Kumar Property 1: Flat No.001, Ground floor, C-Wing, Avantika Complex CHSL, Chandansar Road, Behind RK Hotel, Virar (E) 401303 - 2 BHK (Built Up Area 612 Sq. Ft)	₹ 45,00,000/-	₹ 4,50,000/-	₹ 1,36,90,000/- as on 1.05.2026	07-07-2026 12:30 PM to 1:30 PM with prior appointment
4	Shri. Satpute U Kumar Property 2: Flat No. 103, first floor, C-Wing, Avantika Complex CHSL, Chandansar Road, Behind R.K. Hotel, Virar (E), 401303 - 2 BHK (Built Up Area 588 Sq. Ft)	₹ 45,00,000/-	₹ 4,50,000/-	₹ 1,36,90,000/- as on 1.05.2026	07-07-2026 12:30 PM to 1:30 PM with prior appointment
5	Smt. Poonam Bhoiraj Pandey & Shri. Bhoiraj Roonnarayan Pandey Unit No. 4B-47, 4th floor, "Phoenix Bazaar", Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai - 400 070 - Built Up Area 37.70 Sq. mtrs	₹ 1,15,00,000/-	₹ 11,50,000/-	₹ 2,56,88,000/- as on 1.05.2026	06-07-2026 11:00 AM to 2:00 PM with prior appointment
6	Smt. Poonam Bhoiraj Pandey & Shri. Bhoiraj Roonnarayan Pandey Unit No. 4B-49, 4th floor, "Phoenix Bazaar", Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai - 400 070 - Built Up Area 33.78 Sq. mtrs	₹ 97,00,000/-	₹ 9,70,000/-	₹ 2,56,88,000/- as on 1.05.2026	06-07-2026 11:00 AM to 2:00 PM with prior appointment
7	Smt. Aanya Anwind Giree Bungalow No. 03, 2 BS Type Ambawadi Bungalow Scheme, S.No. 30, 29 of Village Waliv, Near Vitthal Rakhumai Temple, Vasai East, Taluka Vasai, District Palghar - 401208 - Built Up Area: 125.46 sq. mtrs.	₹ 90,00,000/-	₹ 9,00,000/-	₹ 2,95,85,000/- as on 1.05.2026	10-07-2026 11:00 AM to 2:00 PM with prior appointment

Possession Type: Physical Possession
Dealing Officer Name & Contact: Shri. Teejo Thomas Contact: 9130013885

Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where basis", "as is what is basis", "whatever there is basis" and "no recourse basis", and will be conducted "online" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location & Identity of the property, inspection of the public records in the Sub Registrar's Office / Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, income tax, excise duty, labor dues, electricity and maintenance dues etc. of the Secured Asset. The successful bidders shall have to bear all the outgoing i.e. municipal taxes, maintenance / society charges, electricity charges, water charges, Stamp duty, registration charges (if applicable), if any and all other incidental charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. IDBI Bank will not be held responsible for any charge, lien, liabilities etc. of whatsoever nature pending upon the properties as mentioned above.
- 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](http://www.baanknet.com) and shall take place on 15-07-2026 at 11:00 am to 12:00 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).
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Bidders are advised to go through the [website: www.baanknet.com](http://www.baanknet.com) for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. Bid increase amount is Rs.10,000/-
- 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 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.
- 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 Sale Certificate will be issued only in the name of successful bidder and only after receipt of entire Sale Price.
- 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.: 9130013885/7021954882, 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 29-06-2026 to 13-07-2026 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 : 29-06-2026

Sd/-, Authorized Officer, IDBI Bank Ltd

6921 to 6925 (both inclusive) under the Certificate No. 1555 issued on 01.05.19 ("the Shares") and is the absolute owner Flat No. 4 admeasuring about 767 Sq. carpet area ("the Flat") in building no. 16 the Society situated at Lamington Road, Mumbai 400 008, more particularly described in the schedule hereunder written.

The said Seller has further represented that all original chain of title documents with respect to said Flat are lost and/or misplaced and the same are not traceable despite diligent search.

The Seller, has registered a police complaint with Nagpada Police Station, Mumbai for loss of all original title documents with respect to the said Flat. The said complaint is registered at Serial No. 49638/2026 dated 18.05.2026.

The Seller has also published public notice in The Free Press Journal and Mid - Day (Gujarat), both published on 23.05.2026 calling upon any person in possession of Original Allotment Letter issued by the Society in favour of Smt. Talreja Lajwanti (i) original agreement executed by Smt. Talreja Lajwanti C. in favour of Shri Ambalal R. Kuvadia (HUF) or having any claim of interest, demand, right, title in respect of above Flat and Shares. The Seller has represented that, their advocates a solicitors, M/s. Shah & Saghai, have received any claim so far despite passing 07 days from publication within which claims were mandated to be intimated to advocates and solicitors of the Seller.

The Seller has represented that, vide Deed of Partition dated 24.06.2024, duly registered with the Office of Sub - Registrar, Assurances under Serial no. MBE3-126/2026, the Shri Ambalal R. Kuvadia (HUF) was partitioned with the Seller herein all becoming entitled to the aforementioned Flat and Shares.

The Seller has represented that no partition, family arrangement or other disposition affecting the said Flat and Shares has taken place and that no coparcener member of the HUF has any claim adverse to the proposed sale.

Our client hereby invites claims from any person having or claiming any share, right, title, interest, claim to or in the said mentioned Flat and Shares or in any thereof or any claim by way of or under the nature of any agreement, sale, lease, mortgage, lien, charge, gift, trust, inheritance, sub-lease, under lease, exchange, easement, restrictive or other covenants or conditions, encumbrances otherwise howsoever or any object against ownership of the said Flat. Any person having custody, possession or control of any original title document pertaining to said Flat and Shares is also called upon to deliver particulars thereof to the undersigned. The claimant is required to make his/her claim known in writing, supporting proofs to the undersigned within 07 days from the date of the publication of notice with evidence of his claim. The claim or objections, if any, are not received within 07 days, then, it will be presumed that such claim exists and our client shall initiate purchase transaction with the Seller accordingly.

SCHEDULE OF THE PROPERTY:

ALL THAT Flat No. 4 admeasuring 767 sq. feet of carpet area in Building No. 16 Navjivan Co-operative Housing Society Limited situated at Lamington Road, Mumbai-400 008 and 5 fully paid up shares Rs.50/- each bearing distinctive Nos. 6921 to 6925 (both inclusive) embodied in the Certificate No. 1555 issued by Navjivan Co-operative Housing Society Limited. The structure of the building is standing on bearing City Survey No.255 of Taluk Division, "D" ward, Jopannur Compd Nana Chowk, Lamington Road, Mumbai 008.

Supriya Chheda & Associates
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