YES BANK LIMITED

YES BANK **Registered Office:** Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office : 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No./ Cust ID	Name of Borrower and Co-Borrowers, Guarantors, Mortgagor & Security Provider	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice. / NPA Date
1	04178890 0000262 & MOR0001 00767855	Mahalaxmi Construction (Borrower) (Proprietor: - Manilal Valji Patel) Manilal Valji Patel (Co-Borrower 1 & Mortgagor) Hardik Manilal Patel (Co-Borrower 2 & Mortgagor) Shantaben Manilal Patel (Co-Borrower 3 & Mortgagor)	Flat Nos. 1703 and 1704, each independently Admeasuring 1052 Sq. Ft. Carpet area and together with Two Basement/Stilt/Podium Parking spaces allocated to each flat (either in upper or lower stack), situated on the 17th Floor, C- Wing, in the Building Known as "Gundecha Trillium", Survey No. 148(Pt), C.T.S No. 168, Village Magathane, Tal. Borivali (East), Dist. Mumbai- 400 066 owned by Manilal Valji Patel, Shantaben Manilal Patel and Hardik Manilal Patel. As per Index II- For each Flat Area Admeasuring 117.32 Sq. Mtrs., together with Two Car Parking spaces allotted to each flat.	Rs. 3,93,55,360.60	15-Jul-2026 / 30-May-2026

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Date : 28.07.2026
Place : Mumbai

Sd/- Authorized Officer
YES Bank Limited

ICICI Bank

Branch Office: ICICI BANK LTD, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti 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 asset(s)

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.	Mrs. Neelamdevi Jitendra Singh (Borrower) Mr. Jitendra Sukhan Singh (Co Borrowers) Loan Account No- LBNMU00005981055 LBNMU00006018301	Flat No. 204, 2nd Floor, "Hill Side Residency A Wing", Dilkap College Road, Survey No. 175, Plot No. 19, Village Mamdapur, Karjat (East), Tal- Karjat, Raigad- 410101 Admeasuring An Area of Admeasuring About 31.67 Sq Mtrs Carpet Area + Open Balcony 2.25 Sq Mtrs	Rs. 16,53,942/- As on July 21, 2026	Rs. 9,00, 000/- / Rs. 90,000/-	August 04, 2026 From 11:00 AM to 02:00 PM	August 18, 2026 From 11:00 AM Onward
2.	Mr. Romaan Sayyed Shah (Borrower) Mrs. Naila Begum Sarfaz Shah Sayyed (Co Borrowers) Loan Account No- LBMUM00004962268	Flat No.205, 2nd Floor, In Building Typea/B /C Inresidential Complex Known As "Deccan Homes" Non Agricultural Land Bearing Survey No.72/2, Hissa No.02, Lying & Being At Revenue, Village- Mamadapur, Karjat East, Raigad, Taluka- Karjat, Dist- Raigad, Neral- 410101 Admeasuring An Area of Area 442 Sq Ft; 41.0631 Sq Mtr Carpet	Rs. 38,06,923/- As on July 21, 2026	Rs. 11,40, 000/- / Rs. 1,14, 000/-	August 04, 2026 From 02:00 PM to 05:00 PM	August 18, 2026 From 11:00 AM Onward
3.	Mr. Harshad Sakharam Kadam (Borrower) Mrs. Siddhi N Yadav (Co Borrowers) Loan Account No- LBMUM00004094490	Flat No. 103, 1st Floor, B Wing, "Tulsi Nandan", Near Dilkap College Road, Survey No.151, Plot No. 7, 8, (Old S.No. 90/1A 1+92/1C+81/2+90/1B), Village Mamdapur, Tal- Karjat, Raigad- 410201 Admeasuring An Area of About 30.23 Sq Mtrs Carpet Area	Rs. 17,54,606/- As on July 21, 2026	Rs. 7,90, 000/- / Rs. 79,000/-	August 05, 2026 From 11:00 AM to 02:00 PM	August 18, 2026 From 11:00 AM Onward
4.	Mr. Devison Antony Baskar (Borrower) Mrs. Selva Vanitha Baskar Nadar (Co Borrowers) Loan Account No- LBKLY00005170583	Flat No 401, 4th Floor, Building Name- "Kracus", K Wing, "Type B1" ," Labdhi Gardens", Near Anandvan Krishi Phalodyan Society, Survey No. 81, Hissa No. 1, 2, 3, Village Dahivali Tarfe Varedi, Taluka Karjat, Nerul, Raigad- 410201., Admeasuring An Area of Admeasuring An Carpet Area of 31.01 Sq.mtrs And Carpet Area Mean Sthe Net Usable Floor Area of The Flat, Excluding The Area Covered By The External Walls, Area Under Services Exclusive Balcony Admeasuring 5.28 Sq.mtrs	Rs. 15,47,894/- As on July 21, 2026	Rs. 9,00, 000/- / Rs. 90, 000/-	August 05, 2026 From 02:00 PM to 05:00 PM	August 18, 2026 From 11:00 AM Onward
5.	Mr. Mahesh Atmaram Raut (Borrower) Mrs. Rajeshree Mahesh Raut (Co Borrowers) Loan Account No- LBMUM00005998077	Flat No. X-201, 2nd Floor, Building Name- "XYRIS", "Labdhi Gardens No. 2", "Labdhi Gardens", Survey No. 66, Hissa No. 2, Village Dahivali Tarfe Varedi, Tal- Karjat, Raigad- 410101 Admeasuring An Area of Admeasuring About 23.62 Sq Mtrs Carpet Area + Enclosed Balcony Admeasuring 2.2 Sq Mtrs	Rs. 19,57,537/- As on July 21, 2026	Rs. 7,00, 000/- / Rs. 70, 000/-	August 06, 2026 From 11:00 AM to 02:00 PM	August 18, 2026 From 11:00 AM Onward
6.	Mr. Mohd Iqbal Shaikh (Borrower) Mrs. Shabana Iqbal Wali Shaikh (Co Borrowers) Loan Account No- TBKLY00006678538 LBKLY00006683193	Flat No. 506, 5th Floor, "Krishna Paradise", Near Dilkap Engineering College Road, Survey No. 168/6, 9, Village Mamdapur, Neral, Tal- Kajat, Raigad- 410101 Admeasuring An Area of About 584 Sq Fts Builtup Area	Rs. 28,46,897/- As on July 21, 2026	Rs. 12,00, 000/- / Rs. 1,20, 000/-	August 06, 2026 From 02:00 PM to 05:00 PM	August 18, 2026 From 11:00 AM Onward
7.	Mr. Parag Suhas Patwardhan (Borrower) Mr. Suhas Ramchandra Patwardhan (Co Borrowers) Loan Account No- LBPUN00005190791	Residential Row House Unit A, Plot No. 152, "Elegant Phase I", Survey No. 262, 262/1, 262/258, Near Rodeo 228, Village Jambrung, Taluka Karjat, Raigad- 410201 Admeasuring An Area of About 727 Sq Ft, i.e. 67.47 Sq Mtrs Carpet Area+ Ground Floor, Area 31.78 Sq Mtr+ First Floor Area 35.69 Sq Mtr.	Rs. 50,23,868/- As on July 21, 2026	Rs. 23,40, 000/- / Rs. 2,34, 000/-	August 07, 2026 From 11:00 AM to 02:00 PM	August 18, 2026 From 11:00 AM Onward
8.	Mrs. Sunita Ganesh Raut (Borrower) Mr. Umesh Ganesh Raut (Co Borrowers) Loan Account No- LBPVL00004879847	Flat No. 303, 3rd Floor, B Wing, "Sumanraj Apartment", Near Patil Ali, Off Jhambhivali Road, Survey No. 856, Village Dahivali, Tal- Karjat, Raigad- 410201 Admeasuring An Area of About 435+50 (Terrace) Sq Fts Carpet Area	Rs. 17,90,720/- As on July 21, 2026	Rs. 14,40, 000/- / Rs. 1,44, 000/-	August 07, 2026 From 02:00 PM to 05:00 PM	August 18, 2026 From 11:00 AM Onward
9.	Mr. Mohammed Raeesh Shaikh (Borrower) Mr. Shaikh Mohammed Rizwan Mr. Roshan Rizwan Shaikh (Co Borrowers) Loan Account No- LBMUM00005201551 LBMUM00005807127 LBMUM00005827270	Flat No. 103, 1st Floor, "Unity Planet", Off Neral Badlapur Road, Near Noble Residency, Survey No. 169, Plot No. 11, Village Mamdapur, Post Neral, Tal- Karjat, Raigad- 410101 Admeasuring An Area of Admeasuring About 37.48 Sq Mtrs Carpet Area / Flat No. 102, 1st Floor, "Unity Planet", Off Neral Badlapur Road, Near Noble Residency, Survey No. 169, Plot No. 11, Village Mamdapur, Post Neral, Tal- Karjat, Raigad- 410101 Admeasuring An Area of Admeasuring About 26.44 Sq Mtrs Carpet Area Along With 4.73 Sq Mtrs Adjoining Open Terrace/ W.S. Area And Balcony Area 4.93 Sq Mtrs	Rs. 22,89,095/- As on July 21, 2026	Rs. 22,00, 000/- / Rs. 2,20, 000/-	August 03, 2026 From 11:00 AM to 02:00 PM	August 18, 2026 From 11:00 AM Onward
10.	Mr. Mukhtar Shaikh (Borrower) Mr. Sufiya Mukhtar Shaikh (Co Borrowers) Loan Account No- LBMUM00005450753 LBMUM00005450752	Flat No. 101, 1st Floor, A Wing, (Building-B2) Building No. 14, "Olympeo Riverside", Near Project Itself, Off Neral Badlapur Road, Survey No. 39/6, 39/7 & 39/8, Village Avsare, Neral, Tal- Karjat, Raigad- 410101 Admeasuring An Area of About 34.01 Sq. Mtrs. (Carpet Area) Approximately Equivalent To 366 Sq. Fts. (Carpet Area)	Rs. 17,93,979/- As on July 21, 2026	Rs. 11,40, 000/- / Rs. 1,14, 000/-	August 03, 2026 From 02:00 PM to 05:00 PM	August 18, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited.. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till August 17, 2026 before 05:00 PM failing which, these secured assets 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 400093 on or before August 17, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before August 17, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then 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 400093 on or before August 17, 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 with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 9155860090/ 8104548031/9004392416.
Please note that Marketing agencies 1.ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girnarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd. 10. Navodayan Proptech Private Limited., 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: July 28, 2026
Place: Mumbai

Authorized Officer
ICICI Bank Limited

Piramal Finance

PIRAMAL FINANCE LIMITED.

CIN: L65910MH1984PLC032639
Registered Office: Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai-400070 –T +91 22 3802 4000
Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivali (West), Mumbai 400067

Contact Person: 1. Piramal Finance Ltd - 022-69482444

E-Auction Sale Notice- Fresh Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on **'As Is Where Is Basis', 'As Is What Is Basis'** and **'Whatever Is There Is Basis'**, Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (24-07-2026)
Loan Code No.: 26300000824, Navi Mumbai - Roha (Branch), Jitendra Chandrakant Tetgure (Borrower), Mangesh Shankar Khade (Guarantor 1)	Dt: 29-05-2023, Rs. 12,11,471/-, (Rs. Twelve Lakh Eleven Thousand Four Hundred Seventy One Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No. 407, 4 Th Floor, B Wing Kondvilkar Heights, Village- Khadad Bamnoli Road, Mangaon Mangaon, Raigad Raigad Maharashtra:- 402104 Boundaries As:- North:- Bamnoli Road West:- Open Plot East:- Open Plot South:- Open Plot	Rs. 17,29,000/-, (Rs. Seventeen Lakh Twenty Nine Thousand Only)	Rs. 1,72,900/-, (Rs.One Lakh Seventy Two Thousand Nine Hundred Only)	Rs. 17,21,806/-, (Rs.Seventeen Lakh Twenty One Thousand Eight Hundred Six Only)
Loan Code No.: M0087368, Thane - Naupada (Branch), Keshav Gaud (Borrower), Arati Gauda (Co Borrower 1)	Dt: 08-11-2023, Rs. 12,82,652/-, (Rs. Twelve Lakh Eighty Two Thousand Six Hundred Fifty Two Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No 611 6 Th Floor A Wing Parshuram Plaza, New Sr No 154/2 & 8 Old Sr No 118/2 & 8 Vill Nilje Dombivali East Kalyan Maharashtra- 421204	Rs. 14,54, 000/-, (Rs. Fourteen Lakh Fifty Four Thousand Only)	Rs. 1,45,400/-, (Rs.One Lakh Forty Five Thousand Four Hundred Only)	Rs. 18,23,245/-, (Rs.Eighteen Lakh Twenty Three Thousand Two Hundred Forty Five Only)
Loan Code No.: M0124527, Thane (Branch), Mainuddin Anwar Ali (Borrower), Rahmutunnisha Mainuddin Shaikhmansoori (Co Borrower 1)	Dt: 17-08-2023, Rs. 29,82,836/-, (Rs. Twenty Nine Lakh Eighty Two Thousand Eight Hundred Thirty Six Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No 202 & 203 2nd Floor Building No 10 Rapid Residency (Phase I) Neral 410101	Rs. 20,49,000/-, (Rs. Twenty Lakh Forty Nine Thousand Only)	Rs. 2,04,900/-, (Rs.Two Lakh Four Thousand Nine Hundred Only)	Rs. 39,80,063/-, (Rs.Thirty Nine Lakh Eighty Thousand Sixty Three Only)
Loan Code No.: 00500003493, Mumbai - Fort (Branch), Nemish Bharat Kothari (Borrower), Manish Hajarilal Varshney (Co Borrower 1) Bharat Ratilal Kothari (Co Borrower 2) Jagdish Ratilal Kothari (Guarantor 1) N M Stone Pvt Ltd (Guarantor 2)	Dt: 18-11-2024, Rs. 90,98,529/-, (Rs. Ninety Lakh Ninety Eight Thousand Five Hundred Twenty Nine Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No 301,302,303,304,305,306, 3rd Flr C - Wing, Bldg. 10, Sodhi Presidency, Navapur Rd, Pamtembhi, Boisar West Thane Maharashtra :- 401501 Boundaries As :- North :- Bldg No. 11 West :- Complex Road East:- A & B Wing/ Complex Road South :- Complex Road	Rs. 1,07, 54,000/-, (Rs. One Crore Seven Lakh Fifty Four Thousand Only)	Rs. 10,75,400/-, (Rs.Ten Lakh Seventy Five Thousand Four Hundred Only)	Rs. 1,10,95,343/-, (Rs.One Crore Ten Lakh Ninety Five Thousand Three Hundred Forty Three Only)
Loan Code No.: PHHLTHN01000989, Thane (Branch), Mr. Purshottam R Damle S/o Mr. Ramchandra Narayan Damle (Borrower), Smt. Pallavi P Damle W/o Mr. Purshottam R Damle (Co Borrower 1)	Dt: 13-07-2021, Rs. 62,44,681/-, (Rs. Sixty Two Lakh Forty Four Thousand Six Hundred Eighty One Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No. W29-101, 1st Floor, Admeasuring 557 Sq.ft., Along With One Car Parking Space, Project Name Lodha Kolshet At "amara" Building Name W 29, Plot C1, Stuated At Villages Balkum And Kolshet, Kolshet Road, Thane - 400607	Rs. 91,96,000/-, (Rs. Ninety One Lakh Ninety Six Thousand Only)	Rs. 9,19,600/-, (Rs.Nine Lakh Nineteen Thousand Six Hundred Only)	Rs. 74,97,983/-, (Rs.Seventy Four Lakh Ninety Seven Thousand Nine Hundred Eighty Three Only)
Loan Code No.: M0121080, Navi Mumbai - Panvel (Branch), Shailendra Dabholkar (Borrower), Rohini Dabholkar (Co Borrower 1)	Dt: 17-08-2023, Rs. 27,04,534/-, (Rs. Twenty Seven Lakh Four Thousand Five Hundred Thirty Four Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No 305 3rd Floor Plot No 52 A Anandi Residancy Panvel 410208	Rs. 25,15,000/-, (Rs. Twenty Five Lakh Fifteen Thousand Only)	Rs. 2,51,500/-, (Rs.Two Lakh Fifty One Thousand Five Hundred Only)	Rs. 36,92,670/-, (Rs.Thirty Six Lakh Ninety Two Thousand Six Hundred Seventy Only)
Loan Code No.: 11000005067, Mumbai - Vasai East (Branch), Deepa R Maurya (Borrower), Rajeshkumar R Maurya (Co Borrower 1)	Dt: 07-05-2021, Rs. 22,98,891/-, (Rs. Twenty Two Lakh Ninety Eight Thousand Eight Hundred Ninety One Only)	All The Piece And Parcel Of The Property Having An Extent :- Flat No 02 Gr Flr B Wing Bldg No 75 76 Sriprastha Complex 3rd Road Rd Nr Samsung Repair Centre Thane Maharashtra- 401203	Rs. 25,80,150/-, (Rs. Twenty Five Lakh Eighty Thousand One Hundred Fifty Only)	Rs. 2,58,015/-, (Rs.Two Lakh Fifty Eight Thousand Fifteen Only)	Rs. 47,49,466/-, (Rs.Forty Seven Lakh Forty Nine Thousand Four Hundred Sixty Six Only)

DATE OF E-AUCTION: 28-08-2026, FROM 11:00 A.M. TO 01:00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).]
LAST DATE OF SUBMISSION OF BID: 27-08-2026, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in **www.piramalfinance.com/e-Auction.html** or email us on **piramal.auction@piramal.com**

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.
The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.
Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date: July 28, 2026, Place: Mumbai

Sd/- (Authorised Officer), Piramal Finance Limited.

IDBI BANK

IDBI BANK LIMITED

CIN:65190MH2004GOI148838

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.9009911977, 8578003111

E-AUCTION PUBLIC NOTICE

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 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 **14-08-2026,** for recovery of dues (details mentioned below) due 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	Brief Description of Property	Physical Possession date	Loan Outstanding	Reserve Price	EMD	Inspection Date
1	MRS.FIROZA AKBAR KHAN & MR.ABRAR AKBAR KHAN	Flat No.203 & 204, 2nd Floor, MEHMOOD PALACE, Near Bhusar Mohalla Masjid & Muslim Naka, Old Panvel, Navi Mumbai, Raigad, Maharashtra-410206. Both the Flats are 1 BHK and internally merged with total Carpet Area- 945 Sqft approx.	15-04-2026	Rs.1,08,02,581/- (plus further interest and expenses thereon w.e.f. 10-04-2026)	Rs.95,00,000/- (Rupees Ninety Five Lakh Only)	Rs.9,50,000/- (Rupees Nine Lakh Fifty Thousand Only)	11-08-2026 (11 am - 1 pm)
2	MR.GOVIND RAMAJI GHODAKE & MRS.RANI GOVIND GHODAKE	Flat No.305, 3rd Floor, DIVINE HOME, Plot No.112, Sector-1, Vadghar, Pushpak Node, Near Mahatma Phule College, Panvel, Navi Mumbai, Maharashtra-410206 1 BHK with Carpet- 345 Sqft approx.	22-01-2026	Rs.40,08,431/- (plus further interest and expenses thereon w.e.f. 08-04-2026)	Rs.27,00,000/- (Rupees Twenty Seven Lakh Only)	Rs.2,70,000/- (Rupees Two Lakh Seventy Thousand Only)	11-08-2026 (3 pm - 5 pm)
3	MR.EDULLAH SAMSER AZMI & MRS.SHAZIDA BANO	Flat No.707, 7th Floor, A Wing, MANNAT APARTMENT, NR Dhabir Temple, S.NO.183 (149), H.NO. 1, Roha, Raigad-402109, Maharashtra. 2-BHK with Carpet area-640 Sq.Ft. & SBUA-884 Sq.Ft. approx.	25-11-2025	Rs.43,92,029/- (Plus further interest and expenses thereon w.e.f. 14-01-2026)	Rs.26,52,000/- (Rupees Twenty Six Lakh & Fifty Two Thousand Only)	Rs.2,65,000/- (Rupees Two Lakh Sixty Five Thousand Only)	06-08-2026 (11 am - 1 pm)
4	MR.SAPKAL KISAN DHONDIBA & 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. (1-BHK with Carpet-336 Sq.Ft. approx.)	07-11-2025	Rs.45,09,288/- (Plus further interest and expenses thereon w.e.f. 25-02-2026)	Rs.19,35,000/- (Rupees Nineteen Lakh & Thirty Five Thousand Only)	Rs.1,93,000/- (Rupees One Lakh & Ninety Three Thousand Only)	07-08-2026 (2 pm - 4 pm)
5	MR.G HARUN RASHEED & MRS.ASTHANA HARUN RASHEED	Flat No.301, 3rd Floor, Wing-B, Building No.-1, Bay View Residency, Village-Tupgaon, Chowk, Khalapur, Raigad, Maharashtra-410206. (2-BHK with Carpet-570 Sq.Ft. approx.)	05-07-2025	Rs.39,73,000/- (Plus further interest and expenses thereon w.e.f. 08-04-2026)	Rs.25,70,000/- (Rupees Twenty Five Lakh & Seventy Thousand Only)	Rs.2,57,000/- (Rupees Two Lakh & Fifty Seven Thousand Only)	07-08-2026 (2 pm - 4 pm)
6	**Sale of Bid/Tender Document :** 28-07-2026 to 13-08-2026						
7	**Last date of submission of Bid along with EMD :** 13-08-2026 up to 4 pm						
8	**Date and Time of e-Auction:** 14-08-2026 from 11 am to 4 pm						

Gist of the terms & conditions appearing in Bid Document:

1. 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.
2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.10000/-.
3. 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 and shall take place on 14-08-2026 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.baanknet@psballiance.com Phone No.8291220220 (For Technical and Bidding Process).
4. Bidders are advised to go through the website: www. www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.: 9009911977 or 8578003111 or 8544111711, Email : samir.malayaz@idbi.co.in and can also be downloaded from www.idbibank.in.
13. Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.8544111711, Email: samir.malayaz@idbi.co.in at the above address in person during 28-07-2026 to 13-08-2026 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.
14. 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: 28-07-2026

Authorized Officer
IDBI Bank Ltd

HDFC securities 25 YEARS

Powering India's Investments

HDFC SECURITIES LIMITED

Regd Office: Office Floor 8, I think Techno Campus Building B- Alpha, Kanjurmarg (E), Mumbai-400042.
(CIN No. U67120MH2000PLC152193)
Website: www.hdfcsec.com

Public Notice

This is to inform the public at large, that certain WhatsApp/Telegram/ Facebook/Instagram/LinkedIn and other social networking application based groups are wrongfully using the brand name, logo of HDFC Securities Limited (HSL) along with the names and pictures of senior officials of HSL to deceive the general public into believing that the group is associated with HSL.

Investors and general public are informed through this notice that HSL does not have any association and/or relation, directly or indirectly with such unauthorized groups in any capacity. HSL has identified an imposter named **'Nisha Verma'** who is falsely claiming association with HSL and Impersonating our senior official **'Mr. Unmesh Sharma',** operating through a WhatsApp Groups **'A969- HDFC Securities- The Gate of wealth', 'A9-DMA Securities' & 'K881-HDFC Securities- The Gate of wealth'** and the contact numbers associated are **'9039062556, 943022411, 9430269687,7655055807, 9473434695, 7467053846, 7248784978, 8530897439, 9639191237, 7899269068 & 8488949477'.** They have also created a fraudulent mobile application under the name **'HSL Pro'**, using the following link:- https://apps.apple.com/us/app/hsl-pro/id6790157285. HSL will not be liable in any manner whatsoever of the financial losses and/ or consequences of dealing with such above mentioned groups/ individual. Please note that any person/s dealing with such name will be doing so at their own risk and responsibility.

Mumbai,
July 27, 2026

SVC CO-OPERATIVE BANK LTD.

(Multi-State Scheduled Bank) ESTD.1906
(Formerly The Shamrao Vithal Co-op Bank Ltd.)

LEGAL & RECOVERY DEPARTMENT
SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI: 400 055. Tel No: 71999975 / 71999982 / 71999986 / 71999783.

POSSESSION NOTICE

WHEREAS the undersigned being the Authorized Officer of SVC Co-operative Bank Limited earlier known as The Shamrao Vithal Co-operative Bank Ltd., under The Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 15.05.2026 under Section 13 (2) of the said Act, calling upon the Borrower/Mortgagor/ Guarantor, **1. M/s. Island Holidays (Principal Borrower)** A/401, Ganga Jamuna Sangam CHS, 24th Road, Bandra West, Mumbai – 400 050. **And / Or** Flat No. B/802, Krishna Galaxy (SRA) CHS Ltd; Datta Mandir Road, Vakola, Santacruz East, Mumbai – 400 055. **And / Or** Unit No. D, First Floor, Plot No. 42, Sector D4, S. No. 36, Gold Valley CHS Ltd; Tungarli, Lonavala, Taj Mawal, Pune – 410 401. **2. Mr. Aman Lachhman Bhatia (Partner & Guarantor)** A/401, Ganga Jamuna Sangam CHS, 24th Road, Bandra West, Mumbai – 400 050 And/Or Flat No. B/802, Krishna Galaxy (SRA) CHS Ltd; Datta Mandir Road, Vakola, Santacruz East, Mumbai – 400 055. **And / Or** Unit No. D, First Floor, Plot No. 42, Sector D4, S. No. 36, Gold Valley CHS Ltd; Tungarli, Lonavala, Taj Mawal, Pune – 410 401. **3. Mr. Manojkumar Rajendra Tuli Alias Kumar Gaurav (Partner & Guarantor)** Apartment No. 3, 3rd Floor, 7 On the Hill, Auxillium Convent Road, Bandra West, Mumbai – 400 050. **And / Or** A/401, Gan