



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 06.10.2026 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	Date of Inspection
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	25,00,000/-	2,50,000/-	As on 01.09.2026 Rs.56,47,744.29 (plus further interest from 02-09-2026)	28-09-2026 (03:00 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	25,00,000/-	2,50,000/-	As on 01.09.2026 Rs.56,47,744.29 (plus further interest from 02-09-2026)	28-09-2026 (03:00 PM-04:00 PM)
3	Mr. Jaalindra Shinde (Borrower) Mrs. Shruti Jaalindra Shinde (Co-Borrower) Loan A/c. No- 0187675100005906	Flat No. 304, 3rd Floor, Building No. 3, Yogi Niwas, S.No. 39, A H.No.1A(P), Phule Village Jausai, Ambarnath, District: Thane, State: Maharashtra, Pincode-400706 Carpet 473 Sq. Ft. (As Per Index II)	21-07-2025	21,60,000/-	2,16,000/-	As on 01-09-2026 Rs. 22,39,683.36 (plus further interest from 02-09-2026)	29-09-2026 (03:30 PM-04:30 PM)
4	Mr. Abdul Majeed (Borrower) Loan A/c. No- 0726675100014182	Flat No. 704, 7th Floor, A wing, Mannat Apartment, Gawalawadi Road, Roha, Raigad - 402109 Carpet Area- 625 sq. ft. (As per Index II)	06-11-2025	32,00,000/-	3,20,000/-	As on 01.09.2026 Rs.55,43,434.46 (plus further interest from 02-09-2026)	28-09-2026 (01:00 PM-02:00 PM)
5	Mr. Jaendra Jadhav (Borrower) and Mrs. Kinjal Jayendra Jadhav (Co-Borrower) Loan A/c. No- 0004675100034733 & 0004675100034803	Flat No 804, 8th Floor, A- Wing, Vinay Heights CHSL, Old S. No. 419 to 423, New S. No. 106, 116, 117, 103, 105, Village - Navghar, Beverly Park, Next to Mary Gold No. 05, Mira Road (East), Dist- Thane. Maharashtra - 401101 Carpet Area- 623 sq. ft. (As per Sale Agreement)	21-01-2026	1,00,00,000/-	10,00,000/-	As on 31-08-2026 1,17,97,578/- (plus further interest from 01-09-2026)	28-09-2026 (11:30 AM to 12:30 PM)
6	Mr. 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	66,00,000/-	6,60,000/-	As on 31-08-2026 Rs. 91,71,951/- (plus further interest from 01-09-2026)	28.09.2026 (10:30 AM TO 11:00 AM)
7	Mr. Hemant Ratnakar Prabhu (Borrower) and Mrs. 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	25,00,000/-	2,50,000/-	As on 31.08.2026 Rs. 7700949/- (plus further interest from 01-09-2026)	28-09-2026 (03:00 PM-04:00 PM)
8	Mr. Hemant Ratnakar Prabhu (Borrower) and Mrs. 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	25,00,000/-	2,50,000/-	As on 31.08.2026 Rs. 7700949/- (plus further interest from 01-09-2026)	28-09-2026 (03:00 PM-04:00 PM)
9	Mr. Ketan Bharat Panchmatia (Borrower) and Mrs. Pooja Rajnikant Shah (Co-borrower) Loan A/c. No- 0004675100039853, 0004675100039923	Flat No. 905 9TH Floor, B- Wing, building known as Baywalk, La Promenade Baywalk, Phase- II, Survey No 31, Village- Mohili, Taluka- Kalyan, Dist- Thane, Maharashtra - 421303	12-09-2025	45,00,000/-	4,50,000/-	As on 31.08.2026 Rs. 7838058/- (plus further interest from 01-09-2026)	29-09-2026 (01:00 PM-02:00 PM)
10	Mr. Ketan Bharat Panchmatia (Borrower) and Mrs. Pooja Rajnikant Shah (Co-borrower) Loan A/c. No- 0004675100039853, 0004675100039923	Flat No. 906 9TH Floor, B- Wing, Building known as Baywalk, La Promenade Baywalk, Phase- II, Survey No 31, Village- Mohili, Taluka- Kalyan, Dist- Thane, Maharashtra - 421303	12-09-2025	45,00,000/-	4,50,000/-	As on 31.08.2026 Rs. 7838058/- (plus further interest from 01-09-2026)	29-09-2026 (01:00 PM-02:00 PM)

11	Sale of Bid/ Tender Document	25.09.2026 to 05.10.2026 (Till 4.00 P.M)
12	Last Date of Submission of Bid along with EMD	05.10.2026 (Till 4.00 PM)
13	Date and Time of e-auction	06.10.2026 (11.00 A.M to 12.00 Noon with unlimited extension of 5 min).

14 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 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 15 days' Notice under Rule 9(1) 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.