

Appendix – IV – A [See Proviso to Rule 8(6)] **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**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) of 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 property mortgaged / charged to the Secured Creditor, the Physical possession of which has been taken by Authorized Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **24.09.2026** through <https://baanknet.com> at 11.00 am to 04:00 pm for recovery of **Rs. 12,53,03,730.00** as on **10.10.2014** + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) due to the secured creditor from **M/s.,Jai Tripati Strips and Tubes Private Ltd (Borrower) and Shri. Pradeep Nemani (Borrower & Guarantor), Mr. Anubhav Nemani (Borrower & Guarantor) and Shri. Ankit Nemani (Borrower & Guarantor) to M/s. Jai Tripati Strips and Tubes Private Ltd.**

|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                            |                                                                                   |                          |                                                                                       |                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|----------------------------------------|
| Name Of Borrower(s):                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | M/s. Jai Tripati Strips and Tubes Private Ltd.                                                                                             |                                                                                   |                          |                                                                                       |                                        |
| Address:                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 503/B, Aster Tower, Vasant Valley Complex, Film City Road, Goregaon (East), Mumbai - 400063. Phone - 9935536002                            |                                                                                   |                          |                                                                                       |                                        |
| Outstanding Dues for Recovery of which Property/ies is/are Being Sold:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rs. 12,53,03,730.00 as on 10.10.2014 plus interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any). |                                                                                   |                          |                                                                                       |                                        |
| Demand Notice Date                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 13.10.2014                                                                                                                                 |                                                                                   |                          |                                                                                       |                                        |
| Sr. No.                                                                           | Description of property/ ies:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reserve price                                                                                                                              | EMD 10 % of Reserve price Rs.                                                     | Bid increment Amount Rs. | Date & Time of e-auction                                                              | Date & Time of Inspection of property  |
| 1.                                                                                | Property ID: SBIN100006442540<br>All that piece and parcel of the land bearing Gut No. 55 (adm. OH 20R OP out of total area OH 66R OP) Gut No. 56 (adm. OH 10R OP out of total area OH 54R 4P) Gut No. 57 (adm. 1H 24R OP out of 1H 64R OP) Gut No. 58 (adm. 1H 53R OP), Gut No. 63 (adm OH 46R OP), Gut No. 68-B(P) (adm 1H OR OP) and Gut No. 68-B (P) (adm. OH 60R OP), Gut No. 59 (adm OH 98R OP out of 2H OR OP) at Village-Suponde, Taluka-Wada, Division-Jawhar, Sub Registration-Wada, District-Palghar, Maharashtra - 421303 admeasuring 61100 Sq Mt. | 6,40,00,000/-                                                                                                                              | 64,00,000/-                                                                       | 1,00,000/-               | 24.09.2026 between 11:00 a.m. to 4:00 p.m. with limited extension of 10 minutes each. | 16.09.2026 (From 01.00 pm to 4.00 pm.) |
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                           |  |                          |      |                                        |

"CARE: It may be noted that, this e-auction is being held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and "WHATEVER THERE IS".

There is no other encumbrance known to the Authorised Officer except as mentioned above. However, the intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property from respective offices / Government departments. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only.

The Bidders should get themselves registered on PSB Alliance by providing requisite KYC documents and registration fee as per the practice followed by PSB Alliance well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).  
The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance on the e-auction site Login to the eAuction Portal <https://baanknet.com> by means of RTGS/NEFT transfer from his bank account.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites: [www.sbi.co.in](http://www.sbi.co.in) and <https://baanknet.com>

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT**  
The Borrowers / Guarantors have been given notice dated 31.08.2026 as required under provision of rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Date: 04.09.2026  
Place: Mumbai

**L&T Finance Limited**  
**Registered Office:** L&T Finance Limited, Brindavan Building  
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom  
Santacruz (East), Mumbai 400 098  
**CIN No.:** L67120MH2008PLC181833  
**Branch office:** Mumbai



**L&T Finance**

**DEMAND NOTICE**

**Under Section 13(2) of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Herein after referred to as The Act)**

We have issued Demand Notice under Section 13(2) of the Act to you all (Borrower/s, Co-borrower/s & Guarantor/s) through Registered Post Acknowledge Due, as you have defaulted in payment of interest and principal installments of your loan account, and have failed and neglected to clear the said outstanding dues. As a result, the loan account has been classified as Non-Performing Asset (NPA) in the book of account in accordance with the directives relating to asset classification issued by the Reserve Bank of India. The Notice has been returned as "undelivered" and therefore we are now issuing this notice to you all under 13(2) of the Act and hereby calling upon to repay the amount mentioned in the notice appended below to the L&T Financial Limited. Within the period of 60 Days from the date of this Paper Notification together with further interest and other charges from the date of Demand Notice till payment or realization. In case you are not discharging your liabilities under the terms of this notice, we shall be constrained to exercise all or any one of the rights conferred under Section 13(4) or Section 14 of the Act. "This is without prejudice to any rights available to us under the Act and /or any other law in force from time to time."

| Loan Account Number                                                                      | Borrower/s & Co-borrower/s Name                                             | Demand Notice date / NPA date / Outstanding Amount     |                                                                                                                                                   | Description of the Immovable Property (Mortgaged)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          |                                                                             | NPA Date                                               | Outstanding Amount (₹) As On                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| H00698030120105444,<br>H00698030120105444L                                               | 1. Satish Shantaram Walivadekar<br>2. Savita Satish Walivadekar             | Demand Notice Date: 22.08.2026<br>NPA Date: 08/05/2025 | Rs. 4792981.34/- (Rupees Forty-Seven Lakh Ninety-Two Thousand Nine Hundred Eighty-One and Thirty-Four Paise Only.) As On Date 20.08.2026          | <b>SCHEDULE – I</b><br>Flat Bearing No.601, On The 6th Floor, In "d" Wing, Having Built Up Area 525 Sq. Ft., (Built-up 48.79 Sq. Mtrs), In The Society Known As "Golden Nest -1 Sonam Darshan Co-operative Housing Society Limited", Situated At Golden Nest Phase-1(New), Off Mira - Bhayander Road, Mira-Road (East), Taluka & District -thane -401107, On The Piece Of Land Bearing Old Survey No. 339, New Survey No. 23, Hissa No. 5, Old Survey No. 337, New Survey No. 18, Hissa No. 6, 4, & 3 , Situated Lying And Being In The Revenue Village -Goddev, Taluka & District Thane In The Registration District And Sub-District Of Thane Within The Jurisdiction Of Mira Bhayander Municipal Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MUMHL19000318,<br>MUMHL19000357,<br>MUMHL19000556                                        | 1. Asif Shaikh<br>2. Shabeena Asif Shaikh                                   | Demand Notice Date: 22.08.2026<br>NPA Date: 05-06-2023 | Rs. 7464557.06/- (Rupees Seventy-Four Lakh Sixty-Four Thousand Five Hundred Fifty-Seven and Six Paise Only.) As On Date 20-08-2026                | <b>SCHEDULE – I</b><br>Flat No.607/B-Wing, Admeasuring About 419.47 Square Feet (Carpet Area) Equivalent To 46.78 Sq. Mtrs On 6^"TH" Floor In Building Known As "dion Shelter Co-operative Housing Society Ltd." Situated At S.G. Barve Marg, Nehru Nagar, Kurla (E), Mumbai-400024 Bearing Cts No.11 Part, Village Kurla-3, Taluka Kurla, Mumbai Suburban District, And Within The Limits Of Municipal Corporation "L" Ward Constructed On A Plot Of Land Bearing 274.61 Sq.mtrs Or Thereabouts Being Survey No. 267 (Part) CTS No.11 (Part) Situate, Lying And Being At Village Kurla-3, Taluka Kurla, District Mumbai Suburban In Registration District And Sub-district At Mumbai City And Mumbai Suburban Coming Under 'L' Ward Municipal Office Mumbai, In Greater Mumbai, Mumbai Suburban District And The Said Building Is Having A Lift Facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| MUMHL18003222,<br>MUMHL19000106                                                          | Irfan Ahmed Syed<br>Mohammad Quddus Syed                                    | Demand Notice Date: 22.08.2026<br>NPA Date: 05/10/2024 | Rs. 3574420.12/- (Rupees Thirty-Five Lakh Seventy-Four Thousand Four Hundred Twenty and Twelve Paise Only.) As On Date 20.08.2026                 | <b>SCHEDULE – I</b><br>Flat No. A-1106, Admeasuring 426. Sq. Ft Equivalent To 39.59 Sq. Mtrs Carpet Area On The Eleventh Floor Of The Building Proposed To Be Named As / Known As Casa Clara, Cluster No. 2.05 Situated At Downtown, Dombivli East Along With 1 (One) MLCR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| H15862710621114104                                                                       | Raymond A Goveas<br>Samantha Goveas                                         | Demand Notice Date: 22.08.2026<br>NPA Date: 02/03/2024 | Rs. 2289369.47/- (Rupees Twenty-Two Lakh Eighty-Nine Thousand Three Hundred Fifty-Nine and Forty-Seven Paise Only.) As On Date 06-08-2026         | <b>SCHEDULE – I</b><br>10(Ten) Shares Of Rs. 50/- Each In The Capital Of The Said Society Bearing Distinctive Nos. 81 To 85 (Both Inclusive) Vide Share Certificate No. 17 Together With Vendor's Interests In The Capital Of The Said Society And Vendor's Rights, Title And Interest In Respect Of The Said Flat Viz. Shop Nos. 10, Ground Floor, Admeasuring About 223.62 Sq. Ft. Area In The Building Known As "ACE Co-Operative Housing Society Limited" Belonging To Ace Co-operative Housing Society Ltd. Bearing Registration No. NBOM/CIDCO/HSG(OH)/545/JTR-1997-98 Dated 6/10/97 Situated At Plot No. – 58, Sector 11, Kharghar, Navi Mumbai Tal Panvel & Dist Raigad.<br><br><b>SCHEDULE – II</b><br>10(Ten) Shares Of Rs. 50/- Each In The Capital Of The Said Society Bearing Distinctive Nos. 76 To 80 (Both Inclusive) Vide Share Certificate No. 16 Together With Vendor's Interests In The Capital Of The Said Society And Vendor's Rights, Title And Interest In Respect Of The Said Flat Viz. Shop Nos. 9, Ground Floor, Admeasuring About 223.62 Sq. Ft. Of Carpet Area In The Building Known As "ace Co-operative Housing Society Limited" Belonging To Ace Co-operative Housing Society Ltd. Bearing Registration No. NBOM/CIDCO/HSG(OH)/545/JTR-1997-98 Dated 6/10/97 Situated At Plot No. – 58, Sector 11, Kharghar, Navi Mumbai Tal Panvel & Dist Raigad. |
| H00884291220023022                                                                       | Dinesh Kundanmal Jain<br>Neeta Premraj Jain<br>Dhanraj Kundanmalji Jain     | Demand Notice Date: 22.08.2026<br>NPA Date: 06/12/2025 | Rs. 24638549.41/- (Rupees Two Crore Forty-Six Lakh Thirty-Eight Thousand Five Hundred Forty-Nine and Forty-One Paise Only.) As On Date 20.08.2026 | <b>SCHEDULE – I</b><br>Unit/ Flat Bearing No. 5201, Admeasuring 717.12 Sq. Ft Carpet Area, On 52nd Floor In The Building Known As "Ruparel Arian'a" ("Building"), Situate, Lying And Being At C.T.S. No. 177 (P), Jeebai Wadia Road, Dagar Naigaon, Parel (w), Mumbai-400015; Along With Two (2) Vehicle Parking In The Comon Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| MUMHL14001923                                                                            | Shazad Mohiyuddin Sheikh<br>Mohiyuddin Sheikh<br>Busy Bee Packaging Pvt Ltd | Demand Notice Date: 22.08.2026<br>NPA Date: 05/08/2026 | Rs. 48,71,312.19/- (Rupees Forty-Eight Lakh Seventy-One Thousand Three Hundred Twelve and Nineteen Paise Only.) As On Date 20.08.2026             | <b>SCHEDULE – I</b><br>Flat No.1302, Admeasuring 76.58 Sq. Mtrs. Carpet Area, On 13^"TH" Floor, A Wing, Building No.11, Known As Dheeraal Residency Co-op. HSG. SOC. LTD., Situated At Link Road, Goregaon (West), Mumbai- 400 104, Constructed On Land Bearing Survey No.6 (Part) & C.T.S. No. 1A/2 Of Village Goregaon, Taluka Borivali.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| H171HL251007140449,<br>H171HL25100714049L,<br>H171HL251126201602,<br>H171HL251126201602L | Davinder Manchanda<br>Mandeep Manchanda                                     | Demand Notice Date: 27.08.2026<br>NPA Date: 05/01/2024 | Rs. 1,23,87,383.78/- (Rupees One Crore Twenty Three Laks Eighty Seven Three Hundred Eighty Three and Seventy Eight Paisa Only.) As On 27-08-2026  | <b>SCHEDULE – I</b><br>All That The Residential Flat No. B-304 Area Admeasuring 51.73 Square Meter Of Carpet Area On The Third Floor In The Building Known As "Blu Pearl" To Be Constructed On Avenue 'K-2'. Enclosed Balcony Area Attached To The Flat/Shop Is Approximately 5.7 Square Meters, Total Carpet Area As Per Rera Is Approximately 57.43 Square Meters. Situated Lying And Being At Village Dongare Also Known As Village Narangi Within The Registration Sub District Of Vasai, District – Palghar.<br><br><b>SCHEDULE – II</b><br>All That The Residential Flat No. B-303, Area Admeasuring 51.73 Square Meter Of Carpet Area On The Third Floor In The Building Known As "Blu Pearl" To Be Constructed On Avenue 'K-2'. Enclosed Balcony Area Attached To The Flat/Shop Is Approximately 5.7 Square Meters, Total Carpet Area As Per Rera Is Approximately 57.43 Square Meters. Situated Lying And Being At Village Dongare Also Known As Village Narangi Within The Registration Sub District Of Vasai, District – Palghar.                                                                                                                                                                                                                                                                                                                                       |

Date: 07.09.2026  
Place: Mumbai

**PUBLIC NOTICE**

**NOTICE OF CANCELLATION /  
REVOCATION OF POWERS  
OF ATTORNEY**

Notice is hereby given to the public at large that my client, Mr. BHAT MAHABALESHWARA EDAKKANA SHAM, resident of 10/42, Edakkana House, Perumde, Kayyar, Dist. Kasaragod, Kerala – 671324, has cancelled and revoked the authority and power given to Mr. Manoj Vikram Shetty, presently residing at Beluvai, Dakshina Kannada, Karnataka, and a former resident of Mira-Bhayandar, District Thane, in respect of the property described in schedule below, under the following instruments:

- Special Power of Attorney for Administration and Execution of Documents dated 07/04/2016, registered with the Sub-Registrar of Assurances, Thane, being document No. TNN6/2981/2016; and
- Power of Attorney dated 21<sup>st</sup> March, 2024, executed at Dubai, U.A.E., registered as document No. UAED02431724,

(Both instruments are hereinafter collectively referred to as the "said Powers of Attorney"), by a notice dated 18th August, 2026.

The public at large is hereby warned not to enter into any transaction with the said Mr. Manoj V. Shetty, on the strength of the said Powers of Attorney as attorney of my client.

Any person dealing with the said Mr. Manoj V. Shetty on the basis of the said Powers of Attorney, shall do so entirely at his/her/its own risk, cost and consequences, and my client shall not be liable for any such transaction.

**SCHEDULE OF PROPERTY**

All that piece and parcel of land bearing Plot No. 240, Sector 28, admeasuring 320 square metres, together with the structure standing thereon, lying, being and situated at Vashi, Navi Mumbai.

Place: Thane  
Date: 07.09.2026  
Sd/-  
for Mr. Bhat Mahabaleshwara Edakkana Sham,  
501, Sushila Apartments, Kaka Sohoni path,  
Ghantali, Thane west – 400 602



**INDIAN OVERSEAS BANK**

Vashi Branch,  
Plot No. 4/4, Sector 5, Vashi, Navi Mumbai-400703  
Br. Code: 0596 Swift Code : IOBAINBB199, IFSC : IOBA0000596,  
E-mail : iob0596@iob.in, Tel. : 9043950596

**E Auction on 24.09.2026**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

**SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.**

Whereas, the Authorised Officer of Indian Overseas Bank has taken constructive possession of the following property/ies under section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. (hereinafter referred as "Act") pursuant to the notices issued under Sec 13(2) of the Act under in the following loan accounts for the dues as mentioned in the notices (under section 13(2)) to the respective borrowers with the right to sell the same on "AS IS WHERE IS BASIS, "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS" for realization of Bank's Dues plus interest as detailed hereunder and whereas, consequent upon failure of the borrowers concerned to repay the dues, the undersigned, in exercise of powers conferred under section 13(4) of the Act, hereby propose to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at website.

| Name of account                                  | Details of the Property                                                                                                                                                                                                                                                                                                                                                                                                           | Possession                   | Book O/s*<br>(Amt in Rs.)                                                                                            | Reserve Price, EMD,<br>Bid Increase<br>Amount                                                                                                                                                                                                                  |         |                        |                |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------|----------------|------------------------------|------------------------|----------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shri. AJAY KUMAR<br>GOCHHI &<br>Smt. SONU GOCHHI | All that part and parcel of the property consisting of Flat no 1202, 12th Floor, Along with One Car parking space, Building CASA Urbano, O wing, Downtown, Palava Phase 2, Sector D, Kalyan Shil Road, Dombivali East, Kalyan, Village Khoni, Th Kalyan, Maharashtra-421204 within the registration sub-district Kalyan and District Thane.<br>Dimension as per building :                                                        | Physical                     | Rs. 89,93,222.00 DR<br>(Rupees Eighty Nine Lakhs Ninety Three Thousand Two Hundred Twenty Two Only) as on 03.08.2026 | Reserve price -<br>Rs. 65,55,000/-<br>(Rupees Sixty Five Lakhs Fifty Five Thousand Only)<br><br>EMD<br>Rs. 6,55,500/-<br>(Rupees Six Lakhs Fifty Five Thousand Five Hundred Only)<br><br>Bid increase<br>amount -<br>Rs. 50,000/- (Rupees Fifty Thousand only) |         |                        |                |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |
|                                                  | <table><tr><td>North :</td><td>South :</td><td>East :</td><td>West :</td></tr><tr><td>Arch garden 1 building</td><td>Kashigaon road</td><td>Omkareshwar Shree Sarita CHS</td><td>Vinay Nagar Road</td></tr></table>                                                                                                                                                                                                               |                              |                                                                                                                      |                                                                                                                                                                                                                                                                | North : | South :                | East :         | West :                       | Arch garden 1 building | Kashigaon road | Omkareshwar Shree Sarita CHS                                                                                  | Vinay Nagar Road                                                                                                                                                                                                                                            |
|                                                  | North :                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |                                                                                                                      |                                                                                                                                                                                                                                                                | South : | East :                 | West :         |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |
| Arch garden 1 building                           | Kashigaon road                                                                                                                                                                                                                                                                                                                                                                                                                    | Omkareshwar Shree Sarita CHS | Vinay Nagar Road                                                                                                     |                                                                                                                                                                                                                                                                |         |                        |                |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |
|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |                                                                                                                      |                                                                                                                                                                                                                                                                |         |                        |                |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |
| Smt. PRADNYA<br>YATIN PARAB                      | All that part and parcel of the property consisting of FLAT NO 1001 10TH FLOOR T2 WING-JP NORTH IMPERIA TOWER 2 GB ROAD, MIRA ROAD EAST, THANE, MAHARASHTRA-401107 within the registration District Thane.<br><table><tr><td>North :</td><td>South :</td><td>East :</td><td>West :</td></tr><tr><td>Arch garden 1 building</td><td>Kashigaon road</td><td>Omkareshwar Shree Sarita CHS</td><td>Vinay nagar road</td></tr></table> | North :                      | South :                                                                                                              | East :                                                                                                                                                                                                                                                         | West :  | Arch garden 1 building | Kashigaon road | Omkareshwar Shree Sarita CHS | Vinay nagar road       | Symbolic       | Rs. 53,06,563.00 DR<br>(Rupees Fifty Three Lakhs Six Thousand Five Hundred Sixty Three Only) as on 30.06.2026 | Reserve price -<br>Rs. 47,30,000.00<br>(Rupees Forty Seven Lakhs Thirty Thousand Only)<br><br>EMD<br>Rs. 4,70,300/-<br>(Rupees Four Lakhs Seventy Thousand Three Hundred only)<br><br>Bid increase<br>amount -<br>Rs. 50,000/- (Rupees Fifty Thousand only) |
| North :                                          | South :                                                                                                                                                                                                                                                                                                                                                                                                                           | East :                       | West :                                                                                                               |                                                                                                                                                                                                                                                                |         |                        |                |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |
| Arch garden 1 building                           | Kashigaon road                                                                                                                                                                                                                                                                                                                                                                                                                    | Omkareshwar Shree Sarita CHS | Vinay nagar road                                                                                                     |                                                                                                                                                                                                                                                                |         |                        |                |                              |                        |                |                                                                                                               |                                                                                                                                                                                                                                                             |

\*with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any  
The publication is also a 15 days' notice to the borrower/mortgagor & Guarantor of the above loans under Rule 9(1) of Security Interest (enforcement) rules 2002, under SARFAESI Act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General for sale of secured assets.

**Date & Time of e-auction : 24.09.2026 at 11.00 AM to 03.00 PM with auto extension of 10 minutes**

For Details of E-auction Notice Please refer our website [www.iob.in](http://www.iob.in) and the service provider website's <https://baanknet.com/eauction-psb/bidder-registration>. Earnest Money Deposit (EMD) shall be paid online through NEFT/RTGS mode.

The EMD amount can be deposited till 24.09.2026 up to 03:00 PM

**Contact Person :**

| Branch                 | Name          | Contact no.             | Email ID       |
|------------------------|---------------|-------------------------|----------------|
| Vashi, Sector 5 Branch | Mr. Rakshit J | 7769020392 / 9043950596 | iob0596@iob.in |
| DRA                    | Mr. Sachin    | 9702282676 / 8657565086 |                |

**Place - Mumbai**  
**Date - 07.09.2026**

|                                                                                                                                                  |  |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|
| Mumbai South Zone<br>Add:-Bank of India Building, First Floor, 70-80, Mahatma Gandhi Road, Fort, Mumbai – 400 001<br>Tel: 022-22659623/ 22623657 |  | <b>E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis", "as is what is basis" and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset:  
The sale will be done by the undersigned through e-auction platform provided hereunder.

| Sr. No. | Branch Name / Name of the borrowers/ Guarantor and Amount outstanding                                                                 | Description of the properties                                                                                                                                                                                                                                                                                                     | Reserve price (Rs. In lakhs) | EMD of the property (Rs. In lakhs) | Contact Number     |
|---------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------|--------------------|
| 1       | Lower Parel<br>Mr. Ashokkumar Ramanand Yadav & Mrs. Sangeeta Ashok Yadav<br>Amt.O/S: 22.78 Lakhs+ Interest + Cost of expenses/charges | EQM of Flat No.31, 3rd Floor, D5, Omkar Shree Ganesh CHSL, Survey No.245 to 281, 553, Village Juchandra, Pereira Nagar, Naigaon (East) Tal Vasai, Dist-Palghar, Maharashtra- 401208<br><b>(On the basis of Symbolic possession)</b>                                                                                               | 26.91                        | 2.70                               | Mob No- 7864917352 |
| 2       | Mumbai Main<br>Mr. Milind Rambhao Bhoir Amt.O/s:Rs.25.43 Lakhs+ Interest+ Cost of expenses /charges                                   | EQM of House No.318, Survey no.17 & 18, Hissa no.2, adm 390 sq mtrs at village Gundage, Tal. Karjat, Dist. Raidad, Maharashtra -410201,<br><b>(On the basis of Symbolic possession)</b>                                                                                                                                           | 53.66                        | 5.37                               | Mob No- 7864917352 |
| 3       | Mumbai Main<br>Mrs. Reshma Mohammad Shakil Qureshi Amt.O/s:Rs.18.33 Lakhs+ Interest+ Cost of expenses /charges                        | EQM of Flat No.302, 3rd floor, Building No. C, Wing-C1, bulling name- Konnark Heavens, Village- Chindhran, Tal. Panvel, Dist. Raigad, Panvel, Maharashtra-421 302<br><b>(on the basis of Symbolic possession)</b>                                                                                                                 | 21.63                        | 2.17                               | Mob No- 7864917352 |
| 4       | Dadar West<br>Mr. Deepak Prakash Naik Amt.O/s:Rs.73.34 Lakhs+ Interest+ Cost of expenses /charges                                     | EQM of Flat No. 906, 9th Floor, Building "Virat Grandeur", Plot A-2 Survey No.78 Hissa No. 11/2 out of land bearing S.N.O. 78 Hissa No.11/2.S. no. 70,Hissa No. 1,Village Kanchangan, Taluka Kalyan District Thane, within the limits of Kalyan Dombivali Municipal Corporation.<br><b>(on the basis of Symbolic possession)</b>  | 74.81                        | 7.49                               | Mob No- 7864917352 |
| 5       | Dadar West<br>Mr. Deepak Prakash Naik Amt.O/s:Rs.51.82 Lakhs+ Interest+ Cost of expenses /charges                                     | EQM of Flat No. 1109, 11th Floor, Building "Virat Grandeur", Plot A-2 Survey No.78 Hissa No. 11/2 out of land bearing S.N.O. 78 Hissa No.11/2.S. no. 70,Hissa No. 1,Village Kanchangan, Taluka Kalyan District Thane, within the limits of Kalyan Dombivali Municipal Corporation<br><b>(on the basis of Symbolic possession)</b> | 57.80                        | 5.78                               | Mob No- 7864917352 |
| 6       | Walkeshwar<br>Kishore Himmat Singh & Mrs. Kamla Kunwar Amt.O/s:Rs.153.60 Lakhs+ Interest+ Cost of expenses /charges                   | EQM of property situated at Flat No. 201 & 202, 2nd floor, C Wing, Building, A/3, Blue Bell CHSL, Sector 1 of Anand Nagar Housing Loan Complex, link Road, Anandnagar, Dahisar East Mumbai-40068<br><b>(on the basis of Symbolic possession)</b>                                                                                  | 180.39                       | 18.04                              | Mob No- 7864917352 |
| 7       | Mahalaxmi<br>Mr Shivam Parihar & Mr Satyam Pariha Amt.O/s:Rs.505.79 Lakhs+ Interest+ Cost of expenses /charges                        | Flat No.03, adm.1200 sq.ft carpet area and 796 sq.ft open terrace area on 3rd Floor of the Building known as Heramba Co-operative Housing Society Limited, situated at Plot No.150A, Sector 21, Kharghar, Navi Mumbai, Taluka Panvel, Dist Raigad –410206.<br><b>(on the basis of Symbolic possession)</b>                        | 229.08                       | 22.91                              | Mob No- 7864917352 |

The auction sale will be "online E-auction / Bidding through website – <https://ebkray.in/> / <https://BAANKNET.com> on 09.10.2026, between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.

Bidder may visit <https://ebkray.in/> / <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://ebkray.in/> / <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page).
- Step 2:** e-KYC Verification to be done by the Bidder/Purchaser.
- Step 3:** Transfer of EMD amount to his global EMD wallet: Online / Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://ebkray.in/> / <https://BAANKNET.com> for registration and bidding guidelines.

• **Helpline Details / Contact Person Details of eBKray / BAANKNET :**

| eBKray Helpdesk Number |                                |              |            |
|------------------------|--------------------------------|--------------|------------|
| Name                   | E-mail ID                      | Landline No. | Mobile No. |
| Helpdesk               | support.ebkray@psballiance.com |              | 8291220220 |

- Last date of EMD and KYC submission will be up to 08.10.2026 (subject to website availability).
- The intending purchasers can inspect the property on 07.10.2026 between 11.00 am and 04.00 pm.
- The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".
- Properties from Sr No 1-7 are under symbolic possession.
- The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.25,000/- (Rupees Twenty five thousand only) in respect of property listed at Sr No1 to 7.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.
- Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
- Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/litigation if any pending before any court / tribunal are arisen thereof.
- The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
- The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
- The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice or assigning any reasons.
- Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- The