

**earc** **Encore Asset Reconstruction Company Private Limited (Encore ARC)**  
5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA

**[Appendix - IV-A] [See proviso to Rule 8 (6) r/w 9(1)]**  
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Indostar Capital Finance Limited, (ICFL) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC -BANK- 030 -Trust ("Secured Creditor"), which is under Physical Possession of the Authorised Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 28.10.2026 for recovery of Rs. 4,98,34,970/- (Rupees Four Crore Ninety Eight Lakhs Thirty Four Thousand Nine Hundred Seventy Only) as on 07.10.2026, and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower Mr. Nilesh Manohar Parab (Borrower) and (1) Mrs. Reshma S Injapuram, (2) M/s. Nilesh Paran Fitness 1st (hereinafter collectively mentioned as "Guarantors")

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

| Description of Property                                                                                                                                                                                                                                                                                                                                                                                                  | RP (In Rs.)<br>EMD (In Rs.)          | Date of E-Auction                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------|
| All that piece and parcel bearing Unit No. 601, having a carpet area of approximately 1468 sq. ft. equivalent to 136.43 sq. mtrs, i.e. 163.72 sq. mtrs build up area on the sixth floor, in the building known as "DIPTI SOLITARE" Village-Kirol, CTS No. 3148 to 3163 & 3148A Chalkopur West, Mumbai-40086. Bounded as under: EAST – CTS No. 3194, WEST – M-G Road, NORTH – CTS No. 3138A & 3138B, SOUTH – CTS No. 3177 | Rs. 4,00,00,000/-<br>Rs. 40,00,000/- | 28.10.2026<br>Time – 12.00 PM to 01.00 PM<br>Last Date and time for submission of Bid<br>27.10.2026 Till 6.00 PM |

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 7045728788 / 0124 4527200 or email at [virendra.ghanwat@encorearc.com](mailto:virendra.ghanwat@encorearc.com) and [getintouch@encorearc.com](mailto:getintouch@encorearc.com) or email at [MSME.Resolution@encorearc.com](mailto:MSME.Resolution@encorearc.com)

Date: 07.10.2026  
Place: Mumbai

Sd/- Authorised Officer  
Encore Asset Reconstruction Company Pvt. Ltd.

**Saraswat Bank**  
Saraswat Co-operative Bank Ltd.  
(Scheduled Bank)

Centralised Recovery Department : 6th Floor, Hill Top Building, Avinash V. Nagvekar Marg, Near Siddhivinyak Horizon Building, Prabhadevi, Mumbai-400025, Phone No. : +91 8828805609/13/14/15

**E-AUCTION SALE NOTICE**  
(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.**

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd., has taken over physical possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that common e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

| Sr. No. | Name of the Borrower/ Mortgagee/Guarantor                                                                                                                                       | A. Date of Demand Notice<br>B. Amount of Demand Notice<br>C. Possession Type / Date                                                                                                      | Description of Assets                                                                                                                                                                                                                                     | I. Reserve Price<br>II. EMD<br>III. Bid increment Amount                                                                                                                                                                                                        |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | <b>Borrower/Mortgagee :</b><br>Mrs. Shaheen Yaqoob Shaikh<br><b>Guarantor :</b><br>Mr. Shahbaaz Sadik Kazi                                                                      | A. 03.10.2023<br>B. Rs. 33,56,444/- (Rupees Thirty Three Lakhs Fifty Six Thousand Four Hundred Forty Only) as on 26.09.2023 plus interest thereon<br>C. Physical : 03.08.2026            | Flat No. 104, 1st Floor, A-Wing adm. area : 728 sq.ft. built up in 'Omkar Residency', Vill. Jeweli, Badlapur, Tal. Ambernath, Dist. Thane-421503 within the Limit of Kulgaoon, Badlapur Municipal Council.                                                | I. Rs. 36.40 Lakhs<br>II. Rs. 3.64 Lakhs<br>III. Rs. 0.25 Lakhs<br>Date/Time of Inspection 21.10.2026<br>12.00 pm to 1.00 pm<br>Last Date/Time for EMD & KYC submission 13.11.2026 upto 5.00 p.m.<br>Date/Time of E-Auction 17.11.2026 11.00 a.m. to 12.00 p.m. |
| 2       | <b>Borrower/Mortgagee :</b><br>Mrs. Zaware Dhanesh Mangesh<br><b>Co-Borrower/Mortgagee :</b><br>Mr. Zaware Mangesh Popat<br><b>Guarantor :</b><br>Mr. Gayakh Nanaabhai Sadashiv | A. 13.01.2025<br>B. Rs. 31,32,729/- (Rupees Thirty-One Lakhs Thirty-Two Thousand Seven Hundred and Twenty-Nine Only) as on 13.01.2025 plus interest thereon.<br>C. Physical : 10.09.2026 | Flat no. 003, Gr. Floor, E Wing, [adm. area : 495 sq.ft. built up area] situated at Lodha Heaven, Chandresh Kanchan CHSL, Lodha Heaven, Survey No. 130, Hissa No. 4A 4B, Vill. Nijle, Tal. Kalyan Dist. Thane Kalyan Shil Road, Dombivli-E, Thane-421204. | I. Rs. 29.70 Lakhs<br>II. Rs. 2.97 Lakhs<br>III. Rs. 0.25 Lakhs<br>Date/Time of Inspection 26.10.2026 2.00 pm to 3.30 pm<br>Last Date/Time for EMD & KYC submission 13.11.2026 upto 5.00 p.m.<br>Date/Time of E-Auction 17.11.2026 12.00 p.m. to 1.00 p.m.      |

The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies Limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/offer, are available from their website at <https://sarfaesi.auctiontiger.net> and **Recovery Dept.**

**STATUTORY NOTICE AS PER RULE 8(6) OF SARFAESI ACT, 2002**

This notice also to be considered as a notice to the Borrower/s, Partners, Guarantors & Mortgagees of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date.

Date : 09.10.2026  
Place : Mumbai

Sd/-  
Authorised Officer  
For Saraswat Co-op. Bank Ltd.

**बैंक ऑफ इंडिया Bank of India BOI**  
Relationship beyond banking

**Asset Recovery Department, Mumbai North Zone**  
Address: Bank of India Building, 2nd Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai 400 064.  
Tel No. 022-28828080 / 0792, Mob- 7899764282  
Email- Assetrecovery.MNZ@bankofindia.co.in

**E - Auction of Vehicles By Bank of India, Mumbai North Zone, E - Auction Date – 12.11.2026.**

| Sr. No. | Branch Name & Phone Number                       | Borrower's Details                                                                           | Property ID & Location of the Property (Full Address)                          | Reserve price / EMD (₹ in Lakhs) |
|---------|--------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------|
| 1.      | <b>Yari Road</b><br>Mob: 9925555306 / 7899764282 | <b>Mr. Rahis Khan</b><br>Outstanding Rs 8.54 Lakhs + Uncharged Int+ other incidental charges | Vehicle Name: Kia Carenas Prestige 1.5L MT. Reg No: MH02GB9219 Make year: 2024 | 7.00 / 0.70                      |

The auction sale will be "online E-auction / Bidding through website – <https://baanknet.com> on 12.11.2026 between 11:00 AM and 05:00 PM with unlimited extensions (Subject to additional payment of Rs. 10,000 for each extension) of 5 minutes each. Bidder may visit <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://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://baanknet.com> for registration and bidding guidelines.
- Helpline Details / Contact Person Details of eBKray:**

| BAANKNET Helpline Number |                                                                   |              |            |
|--------------------------|-------------------------------------------------------------------|--------------|------------|
| Name                     | E-mail ID                                                         | Landline No. | Mobile No. |
| Helpline                 | support.BAANKNET@psballiance.com<br>support.ebkray@procure247.com | -            | 8291220220 |

- Last date of EMD and KYC submission will be up to 12.11.2026 (subject to website availability).
- First bid must be above Reserve Price by Rs. 10,000/- Bid increment value will be in multiple of Rs. 10,000/-.
- The intending purchasers can inspect the vehicle on or before 07.11.2026 between 11.00 am and 03.00 pm. (Interested parties to contact the branch in advance and inform the same)
- The vehicle will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".
- All vehicles are under physical possession.
- 25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15 (Fifteen) days after successful bidding.
- Prospective bidders are advised to provide the necessary documents within the bank premises and verify the latest records to exercise diligence and satisfy themselves.
- 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/her 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 there of.
- 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 vehicle.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- Any parking charges which exists on the vehicle (Subject to increase as per the parking toll prevailing rate) is exclusive of the proposed Reserve Price and shall be borne by the successful bidder only.
- The sale certificate will be issued in the name of successful bidder only.
- This notice is also applicable to borrower / Guarantors and public in general.

**PLACE: MUMBAI**  
**DATE: 09.10.2026**  
**AUTHORISED OFFICER**

**SALE NOTICE TO BORROWER AND GUARANTORS**

Dear Sir/Madam, The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rent, cost and charges etc., in respect of the advances granted by the bank mentioned above. Bank had issued notice and given 15 days' times to you to clear the dues. You have failed to pay the amount hence, as per the provision of the hypothecation agreement Bank has taken physical possession of the hypothecated asset. Please note that all expenses pertaining to various notice, taking possession, valuation and sale assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

**PLACE: MUMBAI**  
**AUTHORISED OFFICER**

**IDBI BANK IDBI Bank Ltd. - Retail Recovery Department - D. N. Road Branch, Bodake Plaza, Shop No.6 to 8, Dwarka Circle, Nashik-Pune Road, Nashik - 422011.**

**POSSESSION NOTICE [Rule-8 (1)]**

Whereas: The undersigned being the Authorized officer of IDBI Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of power conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules 2002, issued demand notices calling upon the following Borrowers to repay the amount mentioned in the said demand notice within 60 days from the date of receipt of the respective notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the following properties described herein below in exercise of power conferred on him under section 13(4) of the said Act read with rule 8 of the said Act on the date mentioned against the name of respective borrowers. The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to charge of the IDBI Bank Ltd. For amount mentioned herein below against the respective borrowers.

**Descriptions of the immovable properties**

| Name of Borrower, Guarantor & Security Owner                                                                                                                               | Amount of Dues (Rs.)                                                                       | Date of Demand Notice | Date of Possession | Details of mortgaged asset taken into possession                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shri Chandresh Vinod Kumar Sharma And Smt. Gitaben Vinod Kumar Sharma<br>Saraswati Society, Dagru Nana More Nagar, Pimpalgaon Baswant, Tal-Niphad, Dist. Nashik-422209, MH | Rs. 30,26,514.17/- as on 08-10-2026 plus further interest, expenses and other charges etc. | 11.03.2026            | 08.10.2026         | Immovable Property Situated at Row House No.03, lotus Row House, Sr. No-44/2/2/A, Plot No-17/18 Near Harikamal Valley, Pimpalgaon Baswant Tal- Niphad, Dist-Nashik-422209 MH India. |

**Date : 09.10.2026**  
**Place : Nashik**

Sd/- Authorised Officer  
IDBI Bank Ltd. Nashik

**Stressed Assets Recovery Branch, Thane (11697)**  
1st Floor, Keram Building, Plot No. A-112, Road No. 22 Circle, Wagle Industrial Estate, Thane (West)-400604. Email- [sbi.11697@sbi.co.in](mailto:sbi.11697@sbi.co.in)

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

**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 PROVISIO 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 27.10.2026, for recovery of Rs. 1,23,85,460/- (Rs. One Crore Twenty Three Lakh Eighty Five Thousand Four Hundred Sixty Only) as on 21.10.2023 with further interest incidental expenses and costs there on due to the secured creditor from Mrs. Raeesha Shaikh (Borrowers). The reserve price will be Rs. 80,70,000.00 (Eighty Lakh Seventy Thousand Only) the earnest money deposit will be Rs. 8,07,000.00 (Rupees Eight Lakh Seven Thousand Only)

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The Bidders should get themselves registered on (<https://baanknet.com>) by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.

**Date & Time of public E-Auction 27.10.2026 from 12.00PM to 4.00PM with unlimited extensions clause of 10 minutes each.**

| Detail of Property / Property ID No                                                                                                                                                                                          | Reserve Price (Rs.) | Earnest Money Deposit (Rs.) | Bid Increase Amount (Rs.) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|---------------------------|
| Flat No 02, Ground Floor, E Wing, Vivanta , Lodha Splendor, Survey No. 3/9, 108/8 & Other at Village Bhayanderpada, Ghodbunder Road, Thane (West) , Taluka and Dist – Thane, Pin - 400 615 Property ID No- SBIIN200023461582 | 80,07,000/-         | 8,07,000/-                  | 50,000/-                  |

**Date & time of inspection:- 19.10.2026, 12.00 PM to 04.00PM**

For detailed terms & conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website [www.sbi.co.in](http://www.sbi.co.in), <https://baanknet.com>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanknet.com>, or contact to MR. Sunny Agarwal, CLO Mob. No. 8269901247 & MR. Rajesh Kumar, CO Mob. No.8108164975

Sunny Agarwal  
Chief Manager & Authorised Officer State Bank of India.

**Date : 08.10.2026 , Place : Thane**

**Possession Notice**

Whereas, IFIL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower/co-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below. And whereas subsequently, IFIL-HFL, has vide Assignment Agreement dated 30-11-2025 assigned all the rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by IFIL-HFL, Bank to borrower/guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil - Trust -2026 - 015/ Arcil - Trust -2026 - 010 for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of IFIL-HFL and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them. The borrower/ guarantor(s)/ mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Act and "AS IS WHERE IS BASIS" and "WHATEVER THERE IS BASIS" on the date mentioned below.

| Name of the Borrower (s) (Co-Borrowers)                                                                     | Description of the Secured Asset (Immovable Property)                                                                                                                                                                                                                      | Total Outstanding Dues (IN Rs.)                                                              | Date of Demand Notice | Date of Possession |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------|--------------------|
| Mr. Mukta Khan<br>Mr. Nagma Khan<br>(LAN No. IL10757580)                                                    | All that piece and parcel of Flat-402 4th Floor, B wing, Yashwantrao Chavan, Sector-3, Survey No. 2249336/- (Rupees Twenty Two Lakh Forty Nine Thousand Three Hundred and Thirty Six Only)                                                                                 | Rs.2249336/-                                                                                 | 10/10/2025            | 05/10/2026         |
| Mr. Tushar Ravindra Sawant, Mr. Ravindra Damodar Sawant<br>Mrs. Renuka Ravindra Sawant (LAN No. IL10146300) | All that piece and parcel of Flat No.003, Ground Floor, Wing C Known as U. Building No.5, Veesa Samraja, Sector-3, Survey Final Plot No. 942/2/10, Mahim, Palghar, 401004, Area Adm. (IN SQ. FT.): Property Type: Saleable Area, Carpet Area Property Area: 536.00, 382.00 | Rs.2001373/- (Rupees Twenty Lakh One Thousand Three Hundred and Thirty Three Only)           | 18/06/2025            | 05/10/2026         |
| Mr. Ravi Shripal Sharma<br>Mrs. Laxmi Sharma, Disha Foundry (LAN No. IL1074575)                             | All that piece and parcel of Flat No.304, Floor No. 3, Building No 3 Wing A, Radha Krishna Residency, Survey No.991/1, Village Tembhora, Taluka And District Palghar, Maharashtra, 401004, Area Adm. (IN SQ. FT.): Property Type: Carpet Area Property Area: 442.29        | Rs.2941974/- (Rupees Twenty Nine Lakh Forty One Thousand Nine Hundred and Seventy Four Only) | 10/10/2025            | 05/10/2026         |

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. The borrowers/guarantors/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of the availability to redeem the above mentioned Immovable Property.

**Place: Thane, Date: 09-10-2026 Sd/- Authorised Officer, Asset Reconstruction Company (India) Ltd (In capacity as Trustee)**

**ASSET RECONSTRUCTION COMPANY (INDIA) LTD.** CIN No.-U65990MH2002PLC134884  
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai-400028. Tel: +91 2266581300, Website: [www.arcil.co.in](http://www.arcil.co.in)

**ICICI Bank** Branch Office: ICICI Bank Ltd, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti 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)                                        | (H)                                      |
| 1.      | Mrs. Vedshree Vilas Barambole (Borrower)<br>Mr. Vilas S B(Co-Borrower) Lan No. LBLUM000005076902                                             | Flat No. 403, 4th Floor, A Wing, "Gokul Dharm", "Gokul Dharm Complex Phase 1 Co-operative Housing Society Ltd", Near Swapna Nagar, Survey No. 5, Hissa No. 3/2 Part, Plot No. 1, 2 & 3, Village- Belavali, Badlapur West, Tal- Ambernath, Thane- 421503, Admeasuring An Area of Admeasuring About 42.17 Sq Mtrs Carpet Area                                                                                                                                        | Rs. 21,39,287/- As on October 05, 2026 | Rs. 12,00,000/- | Rs. 1,20,000/-        | October 15, 2026 From 11:00 AM To 02:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 2.      | Mr. Mukesh Umashankar Mishra (Borrower)<br>Mrs. Aparna Mukesh Mishra (Co Borrowers) Loan Account No. LBLUM000005167752                       | Flat No 607, Plot No 607, 6th Floor, Wing- A, Building Known As Sai Villa, Land Bearing Survey No. 174, Hissa No. 5, At Chintamani Cho, Situated At Village Badlapur, Tal- Ambernath, Thane- 421503 Admeasuring An Area of About 262 Sq Ft Carpet Area Equivalent To 24.35 Sq Mtrs                                                                                                                                                                                 | Rs. 8,27,394/- As on October 06, 2026  | Rs. 6,50,000/-  | Rs. 65,000/-          | October 15, 2026 From 02:00 PM To 05:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 3.      | Mrs. Saroj Santosh Tripathi (Borrower)<br>Mr. Santoshkumar Subhashchandra Tripathi (Co-Borrower) Lan No. LBLUM00000509163                    | Flat No. 6, 3rd Floor, Building No. OC-01, "Shubhgraha Sector-C Chsl", Vastind West, Near Khativali Petrol Pump Off Mumbai Nashik Highway, Survey No. 279, 281, 284, 286, 287, 288, 296, 298, 301, 302, 303, 304, 305, 306 (Part), 308, 309, 310, 311, 312, 314, 315, 317, 318, 323, 339, 340, 341, 342, 343, 344, Village Khativali, Tal- Shahuapur, Thane- 421601 Admeasuring An Area of Admeasuring About 363.46 Sq Fts Equivalent To 33.77 Sq Mtrs Carpet Area | Rs. 11,73,936/- As on October 05, 2026 | Rs. 7,50,000/-  | Rs. 75,000/-          | October 16, 2026 From 11:00 AM To 02:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 4.      | Mr. Usman Shabbir Tili (Borrower)<br>Mrs. Nazmeen Usman Tili (Co-Borrower) Lan No. TBBAD00006814198                                          | Shop No. 2, Ground Floor, "Khatunbi Apartment", Near Pathan Peer Dargah, Survey No. 25, Hissa No. 3 Part, Village Badlapur (West), Tal- Ambernath, Thane- 421503 Admeasuring An Area of Admeasuring About 180 Sq Fts Carpet Area                                                                                                                                                                                                                                   | Rs. 19,04,355/- As on October 05, 2026 | Rs. 10,00,000/- | Rs. 1,00,000/-        | October 16, 2026 From 02:00 PM To 05:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 5.      | Mrs. Laxmi Rajalalm Khan (Borrower)<br>Mr. Rajalalm Raffikmohammad Khan (Co-Borrowers) Loan No. LBLTNE00002543708                            | Flat No 304, 3rd Floor, Bldg No 2, D - Wing, Shree Sanyal, Village - Vastind Taluka Shahuapur, Dist Thane No 74 H No - 2, Thane- 421604. Admeasuring An Area of 695 Sq Ft Build Up Lte. 505 Sq Feet Carpet                                                                                                                                                                                                                                                         | Rs. 61,52,598/- As on October 05, 2026 | Rs. 8,50,000/-  | Rs. 85,000/-          | October 17, 2026 From 11:00 AM To 02:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 6.      | Mrs. Akshata Deepak Hate (Borrower)<br>Mr. Ankit Deepak Hate (Co-Borrower) Lan No. LBLUM000005250193<br>TBMUM00006972537<br>LBLUM00006977475 | Flat No 903, 9th Floor, C Wing, "Atmiya Heights" Gat No. 76, Hissa No. 1, Gat No 76, Hissa No. 2, Gat No. 78, Gat No. 81, Hissa No. 2, Gat No. 82, Village Sonivoli, Taluka Ambernath, Within The Limits of Kulgaoon Badlapur Municipal Council, Badlapur East, Tal- Shahuapur, Dist Thane No 74 H No - 2, Thane- 421604. Admeasuring An Area of 695 Sq Ft Build Up Lte. 505 Sq Feet Carpet                                                                        | Rs. 21,21,425/- As on October 05, 2026 | Rs. 13,50,000/- | Rs. 1,35,000/-        | October 17, 2026 From 02:00 PM To 05:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 7.      | Mrs. Chanda Laxman Patil (Borrower)<br>Mrs. Godavari Laxman Patil (Co Borrowers) Loan No. LBLTNE00004312836                                  | Flat No.702, 7th Floor, J Wing, Onyx, Jewel Arista, Survey No.67/ Hissa No. 25/1A, 25/1B, 25/2, 67/3A, 67/3B, 67/4, 25/3, Village Sonivoli, Taluka Ambernath, Thane- 421503 Admeasuring An Area of Carpet Area 446 Sq. Ft.                                                                                                                                                                                                                                         | Rs. 30,27,300/- As on October 06, 2026 | Rs. 12,00,000/- | Rs. 1,20,000/-        | October 19, 2026 From 11:00 AM To 02:00 PM | October 30, 2026 From 11:00 AM To Onward |
| 8.      | Mrs. Priyanka Rohit Tapal (Borrower)<br>Mr. Rohit Balasahab Tapal (Co-Borrower) Lan No. LBLKY00005155197                                     | Flat No. 201, 2nd Floor, Wing E / 3, "Usha Kiran Residency", Survey No. 3, Hissa No. 11, 10, 8, 7, A, 7, B, 8, 4 And 3, Village Kharwal, Taluka Ambernath, Within The Limits of Kulgaoon Badlapur Municipal Council, Badlapur East, Tal- Shahuapur, Dist Thane No 74 H No - 2, Thane- 421503. Admeasuring An Area of Admeasuring Carpet Area 710 Sq.Ft. (Which is Inclusive of The Area of Balconies, Cupboards, Flower Beds) Along With Open Terrace of 100 Sq.ft | Rs. 44,81,279/- As on October 06, 2026 | Rs. 32,60,000/- | Rs. 3,26,000/-        | October 19, 2026 From 02:00 PM To 05:00 PM | October 30, 2026 From 11:00 AM To Onward |

The online auction will be conducted on the website <https://BidDeal.in> of our auction agency ValueTrust Capital Services Private Limited. The Mortgages/ Notices are given to the public to pay the total dues with further interest by October 29, 2026 before 05:00 PM else the secured asset(s) 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 October 29, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before October 29, 2026 before 04:00 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 October 29, 2026 before 05:00 PM. Earnest Money Deposit DD/P/O must be from 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 9155860900/ 8104548031/ 9004392416.

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](http://www.icicibank.com)/4p4s

**Date: October 09, 2026**  
**Place: Mumbai**

Authorized Officer  
ICICI Bank Limited,

**IN THE MUMBAI DEBT RECOVERY TRIBUNAL-II AT MUMBAI**  
(Govt. of India Ministry of Finance)  
MTNL Building 3<sup>rd</sup> Floor, Telephone Bhavan, Colaba Market, Colaba, Mumbai-400005.

**ORIGINAL APPLICATION NO. 654 OF 2025** Esh No.11

**Saraswat Co-operative Bank Ltd.** ..... Applicant;  
**Versus**  
**M/s. Neel Creation through its Sole Proprietress Ms. Neelam Vinod Macwan** ..... Defendants;

**NOTICE**

WHEREAS, OA No. 654 of 2025 was listed before Learned Presiding Officer on 22.08.2025.

WHEREAS, The Mumbai Tribunal is pleased to issue summons / notice on the said Application