

SBI State Bank of India Stressed Assets Recovery Branch (05168):-
6th Floor, "The International", 16, Maharashtra Karve Road, Churchgate,
Mumbai-400 020. Phone: 022- 22053163/64/65 : Email -sbi.5168@sbi.co.in

PUBLICATION OF NOTICE REGARDING POSSESSION OF PROPERTY U/S 13(4) OF SARFAESI ACT 2002

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said 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 **symbolic possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of Borrower & Address	Name of Owner of Property	Description of the property mortgaged/charged	Date of Demand Notice	Date of Symbolic Possession	Amount Outstanding
Mr. Rohit Ramesh Gokhale & Mrs. Tanuja Rohit Gokhale	Mr. Rohit Ramesh Gokhale & Mrs. Tanuja Rohit Gokhale	An immovable property with flat no 1501, comprising an area adm 512 sq ft. (carpet area) and flat no 1502 comprising an area adm 789 sq ft. (carpet area) 15th floor, building No 14, Building know as Lotus, Gawand Baug , constructed on Survey no 273/1, 274, 275/1 & 3, 276 & 5, 277/9 & 12, 278/1/4 (part), 299 village Majiwade, Tal Dist Thane lying , being and situated at Pokharn Road 2, Thane near Upwan Lake, Majiwade, Thane (W) 40061	25.11.2024	06.03.2025.	Rs. 2,70,55,652/- (Rs. Two Crores Seventy Lakhs Fifty five Thousand Six Hundred Fifty Two Only)

Date : 07.03.2025
Place : Mumbai

Authorised Officer
State Bank of India

PUBLIC NOTICE

Notice is hereby given to the public at large on behalf of my client Smt. Naina Ramesh Pojari owner of Flat No.C-208, on second Floor of Shree Gajanan Prasanna CHS LTD, situated at S. No. 702, H. No. 2, S. No. 708, H. No. A-2, Opp. Bhandarkar Chowk, Kashi Mira Road, Bhayandar West, Dist. Thane, that the first original chain Agreement for sale dated 14th August 1993 of the said Flat executed between Messers Rohidas Builders & Developers Firm and the Purchasers Manju Goswami & Neelam Stela is lost. My client intends to sell the said Flat. If any Person's having any claim, right, title & interest in the said flat is/are required to notify/intimate the same in writing along with all supporting valid and certified documents to me on my below mentioned address within 14 days from the date of publication of this notice, failing which the claim and/or objection, if any of such person/s shall be considered as waived and/or abandoned. And the sale transaction of the said Flat shall be completed.

Date: 08.03.2025

Sd/-
Adv. A. J. POONAWALA
Add: 102 Champa Sadan 1st Floor
Near Sai Leela Hotel, Navghar,
Vasai Rd (W), Tal: Vasai, Dist: Palghar

MHAATRANSCO
Mahatransco E-Tendering Website: <https://srm.tender.com>

E-tender notice

MSETCL invites online bids (E-Tender) from registered contractor/agencies on Mahatransco E-Tendering website <https://srm.tender.com> for following works under EHV O&M Division, Kalwa,

Sr. No.	Tender No	Estimated Amount in Rs.	Nature of Work	Download of tender documents Date
1	EE/EHV/ (O&M)/Dn./ K/LW /TENDER/16/ 2025-26	56,51,202.	providing the services of i) 4 Nos. Skilled labour against sanction outsource post of typist/steno typist/LDC (HR) at Division office (HR), EE personal staff, EHV Line Maintenance S/Dn Kalwa, 400KV Line maintenance s/dn Kalwa .ii) 1 No. Skilled labour 1No. against sanction outsource post of Driver at EHV O&M Division Kalwa.iii) 4 No. of Un-Skilled labour against sanction outsource post of Peon at Division office.iv) 5 Nos. of skilled labour against sanction vacant post of LDC & UDC at F&A Section.v) 1 Nos. of Skilled labour against sanction vacant post of LDC at HR Section, under EHV(O&M) Dn., Kalwa for FY 2025-26., (RFx. No.7000035658)	Tender Downloading Dates & time. From Dt. 08.03.2025 To Dt: 24.03.2025 up to 10:00 Hrs. Technical Opening: - Dt.24.03.2025 at 11:00 hrs (Onwards if possible) Commercial Opening :- Dt 24.03.2025 at 14:00 hrs (Onwards if possible)

Tender fee:- Rs. 500+GST

Contact Person : The Executive Engineer, Mob. No. 9930496231.

For further details visit our Mahatransco E-Tendering website <https://srm.tender.com>.
Note - All eligible interested contractors are mandated to get enrolled on SRM E-Tender portal (New) - <https://srm.tender.com>.

-Sd-
EE, EHV (O&M) Dn., Kalwa.

Bandhan Bank Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

Demand Notice to Borrowers

The under mentioned account turned into N.P.A and demand notice is issued by Bandhan Bank Ltd. to the following borrower(s), under sec.13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (The Act), 2002 which was returned unreserved. Hence, this notice is issued to you all and public at large through publication.

Name of Borrower(s), Guarantor and Loan Account No.	Description of mortgaged property (Secured Asset)	Date of Demand Notice/Date of NPA	O/S Amount as on Date of Demand Notice	Date of Pasting of Notice
Mr.Rajendra Dattatraya Wani Mrs.Varsha Rajendra Wani Mr.Anil Bhalchandra Lokhande Mr.Dileep Kashinath Amrutkar 20004080001620	All that piece and parcel of the immovable property situated at Plot No. 12, Survey No. 6/1/1B, Flat No. 14, First Floor, addressing area about 686.51 Sq. Ft., Ganadish Park Apartment, Gangapur Road, Savarkar Nagar, Village-Anandavalli, Taluka and Dist- Nashik, Maharashtra- 424101 and bounded by: North: Plot No.10, East: 60 Ft Road, West: Flat No.13, South: Flat No.15	12.12.2024/ 03.10.2024	Rs.15,31,092.62 (As on 01.12.2024)	17.02.2025
Mr.Ravi Kumar Vasudeo Talreja Mr.Naresh Parasaram Anuja 20004080001388	All that piece and parcel of the immovable property situated at Flat No.105 (First Floor),Part of Plot No 48,49,50 and 56 (Out of Land Survey No-321/1/1b) area of Property-104-44 Sq Mtr (1124-00sq.Ft) Situated at Chalisgaon Municipality Council C.S Ltd Jalgaon and bounded by: North: Portion of Building, East: Wall Compound, West: Open Space and Flat No 106, South: Flat No 104	16.11.2024/ 03.09.2023	Rs.9,05,910.69 (As on 07.11.2024)	20.02.2025
Mr.Sanket Suresh Hagote Mrs.Lilawati Suresh Hagote 90001014187029	All that piece and parcel of the immovable property situated at Survey No.59/4A, Flat No.3 and Flat No.4 on Plot No.6, Sinnar Nashik Maharashtra and bounded by: North: Flat No.3, East: Plot No.7, West: Plot No.5, South: Plot No.3&4	16.11.2024/ 04.07.2024	Rs.20,27,742.69 (As on 07.11.2024)	15.02.2025
Mr.Vasant Ganpat Malche Mrs.Chitrabai Vasant Malche Mr.Bapu Tetya Pawar 20004070001790	All that piece and parcel of the immovable property situated at Plot No. 224, Gut No.1004/4-1-4-2-1004/5, South Part, Kanhaiya Nagar, Samode Road, Pimpalner, Tal Sakri, Dist Dhule, Maharashtra-424306. Area Adm:78.75 Sq Mtr and bounded by: North: Plot No.224 Part, East: Road, West: Plot No.231, South: Plot No.223	12.12.2024/ 03.11.2024	Rs.7,53,762.97 (As on 01.12.2024)	18.02.2025
Mr.Manjit Nandlal Popali Mrs.Mona Manjit Popali Mr.Junedabi Mahmud Musalman 20004070001185	All that piece and parcel of the immovable property situated at CT No.1462 total area about 163.60 Ch.mt (Excluding West-North side area 49.93 ch.mt) remaining 113.67 ch.mt, House No.7724/1, near Market Samit Near Bhaji Bazaar, A/p Sakri Dist-Dhule situated at Tal Sakri, Dist Dhule and bounded by: North: Road, East: CTS No.1460, West: Road & CTS No.1460, South: Road	16.11.2024/ 03.11.2019	Rs.37,18,074.21 (As on 07.11.2024)	21.02.2025

Demand made against you through this notice to repay to the Bank dues mentioned against your name with interest, costs and charges within 60 days from the date hereof, failing which the Bank will further proceed to take steps u/s 13(4) of the SARFAESI Act. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 08/03/2025
Place: Nashik-Jalgaon

Authorised Officer
Bandhan Bank Limited

PUBLIC NOTICE

Be it known to public that my client Mr. Kantilal Pithalal Rathod S/o Late Mr.Pethabhai Nathu Rathod and Late Mrs. Rani Pitha Rathod and the said Late Mrs. Rani Pitha Rathod, who was expired on 16/11/2014 and said deceased Late Mrs. Rani Pitha Rathod, is Lawful Owner seized and possessed of the Flat No.202, measuring 500 Sq.Feet (Built up) on the Second floor of the Park Avenue "J" Rajrukh Co. Operative Housing Society Ltd., constructed on Plot No.242, out of Survey No.77 (Part), Village: Nilemore, Taluka Vasai, Nallasopara (West), Dist: Palghar, 401 203, along with Five fully paid up shares of the face value of Rs.50/- each aggregating to Rs.250/- and Share Certificate No.12 and Share Distinctive Nos. from 56 to 60 (both inclusive) and other legal heirs of the deceased namely 1) Mrs. Mani V. Sandia D/o. Late Mr.Pethabhai Nathu Rathod and 2) Mrs. Uma I. Gohli D/o. Late Mr.Pethabhai Nathu Rathod are intended to Create Third Party Rights by way of Agreement for Re-Sale to the third party.

Any person's having or claiming any right, title, interest, claim and demand of whatsoever nature into or upon or in respect of the property described herein above or any part thereof by way of inheritance, gift, bequest, decree, mortgage, sale, lease, lien, otherwise whatsoever are hereby required to make the same known in writing by Registered Post AD / Courier service to the undersigned within 15 days from the date of publication hereof. No claim of any nature shall be entertained after the expiration of said period. It shall be presumed that such person or persons claiming or having any such claim, right, title and interest shall be deemed to have been waived and my client shall proceed in the matter and complete the transaction

Dated this 8th day of March, 2025.

Shri. Umanath K. Moolya
Advocate High Court.

Shop No.3, New Yash CHS, Ltd., Near "D" Mart, Chakradhar Nagar, Tal: Vasai, Dist: Palghar, Nallasopara (West), Pin: 401 203, Mobile No. 9860186917.

PUBLIC NOTICE

Notice is hereby given that we are investigating the title of **Tusker Cranes Private Limited (earlier known as ABG Cranes Private Limited)** (the "Owner"), having its registered office at Flat No. 1A, 2nd Floor, Kapur Mansion, 51, N. S. Patkar Marg, Mumbai, 400007, to the property described in the Schedule written below (said "Property"), which our Client is desirous of purchasing from the Owner ("Proposed Transaction").

Any and all persons/entities including any bank and/or financial institution having any claim, demand, share, right, title or interest in respect of the said Property or part thereof and/or against the Owner and/or having any objection to the Proposed Transaction, in any manner including by way of sale, agreement for sale, allotment, let, lease, sub-lease, license, tenancy, sub-tenancy, transfer, assignment, exchange, mortgage (including by way of deposit of original title deeds), charge, loan, contract, agreement, memorandum of understanding, letter of intent or heads of terms, partnership, joint venture, development rights, development potential, sale of FSI, FSI sharing agreement, gift, inheritance, bequest, succession, maintenance, partition, possession, occupation, lien, easement, encumbrance or beneficial right/interest under any trust, right of prescription or pre-emption or under any agreement or other disposition or under any suit, decree, injunction order or attachment or award passed by any Court, Tribunal, Authority and/or any other forum, litigation, dispute, proceedings, lis-pendens, decree or order of any adjudicating authority, family arrangement/settlement, power of attorney, or otherwise whatsoever in any manner ("Claim"), are hereby requested to make the same known in writing together with copies of supporting documentary evidence to the undersigned at the address and email ID mentioned hereinbelow, within 14 (fourteen) days from the date hereof, failing which, any such Claim or objections, if any, of such persons/entities will be considered to have been waived and/or abandoned and our client shall proceed to complete the Proposed Transaction, without reference to any such Claim or objections.

SCHEDULE
(Description of said Property)

All that pieces and parcels of land bearing Survey Nos. 29 to 32 (parts) totally measuring approximately 1,21,750 square meters (30.08 Acres) all situated at Village Ransai, Taluka Khalapur, District Raigad in the State of Maharashtra, as set out below:

Survey No. / Hissa No. Type of land/ Area (Hector - Are - Point)	Survey No. / Hissa No. Type of land/ Area (Hector - Are - Point)	Survey No. / Hissa No. Type of land/ Area (Hector - Are - Point)	Survey No. / Hissa No. Type of land/ Area (Hector - Are - Point)
29/1 N.A.* 3.67.0	29/17 N.A. 0.12.0	29/33 N.A. 0.05.0	32/1 Agri 0.13.0
29/2 N.A. 0.07.0	29/18 N.A. 0.14.0	29/34 N.A. 0.09.0	32/2 Agri 0.06.0
29/3 N.A. 0.07.0	29/19 N.A. 0.21.0	29/35 N.A. 0.07.0	32/3 Agri 0.15.0
29/4 N.A. 0.08.0	29/20 N.A. 0.13.0	29/36 N.A. 0.36.0	32/4 Agri 0.01.0
29/5 N.A. 0.05.0	29/21 N.A. 0.09.0	29/37 N.A. 0.07.0	32/5 Agri 0.03.0
29/6 N.A. 0.06.0	29/22 N.A. 0.03.0	29/38 N.A. 0.19.0	32/6 Agri 0.05.0
29/7 N.A. 0.07.0	29/23 N.A. 0.11.0	29/39 N.A. 0.14.0	32/7 Agri 0.12.0
29/8 N.A. 0.04.0	29/24 N.A. 0.12.0	29/40 N.A. 0.03.0	32/8 Agri 0.04.0
29/9 N.A. 0.11.0	29/25 N.A. 0.13.0	29/41 N.A. 0.02.0	32/10 Agri 0.05.0
29/10 N.A. 0.12.0	29/26 N.A. 0.05.0	29/42 N.A. 0.06.0	32/11 Agri 0.10.0
29/11 N.A. 0.12.0	29/27 N.A. 0.06.0	30/0 N.A. 2.12.0	32/12 Agri 0.10.0
29/12 N.A. 0.08.0	29/28 N.A. 0.05.0	31/1-A/1 N.A. 0.05.8	32/14 Agri 0.08.0
29/13 N.A. 0.04.0	29/29 N.A. 0.10.0	31/1-B N.A. 0.36.5	32/18 Agri 0.13.0
29/14 N.A. 0.23.0	29/30 N.A. 0.12.0	31/2-A N.A. 0.03.3	32/19 Agri 0.09.0
29/15 N.A. 0.11.0	29/31 N.A. 0.13.0	31/3 Agri* 0.49.3	32/22 Agri 0.07.0
29/16 N.A. 0.09.0	29/32 N.A. 0.08.0	31/5-A Agri 0.07.6	32/23 Agri 0.06.0

TOTAL 12,17,5 (approximately equivalent to 1,21,750 sq. meters or 30.08 Acres)
* N.A. = Non-Agricultural and Agri = Agricultural

Dated: 8th March, 2025

Ruchi Diwakar
ruchi.diwakar@icul.in
Partner
IC Universal Legal
Advocates and Solicitors,
209, Hubtown Solaris, Prof. N.S. Phadke Marg, Off Western Express Highway, Andheri (East), Mumbai - 400 069.

Bank of Baroda Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. • Phone: 022-43683807, 43683808. • Email: armbom@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ["APPENDIX- IV-A [SEE 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 Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/E-auction date & Time, EMD and Bid Increase Amount are mentioned below -

Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of e-Auction Start Time to End Time 3.Last date and time of submission of Bid & EMD.	(1) Reserve Price (2) EMD Amount of the Property (3) Bid Increase Amount	1. EMD deposit Account No. 2. IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Symbolic/ Constructive / Physical) 2. Property Inspection date 3. Time
M/S U.S Realty Pvt Ltd (Borrower) :-1301, 13th Floor, Plot No. 19, Sector 30-A, Proxima, Rear Vashi Railway Station, Above Kalyan Jewellers, Vashi Navi Mumbai - 400705 Mr. Urmish Manharlal Udani (CMD and Guarantor) a) 1301, 13th Floor, Plot No. 19, Sector 30-A, Proxima, Rear Vashi Railway Station, Above Kalyan Jewellers, Vashi Navi Mumbai - 400705 and b) RH-5/1 12, Prabhu Krupa, Sector 6, Vashi, Navi Mumbai - 400703	i) Equitable Mortgage of Shop no.6 ground floor Techno city IT park plot No x-4/5-A.T.T.C Industrial Area, Mahape, Navi Mumbai, measuring 1150 Square feet In the name of M/S U. S Realty Pvt Ltd Encumbrance known to bank: None	Total dues- Outstanding Amount as on 19.06.2015 Rs. 15,78,54,744 plus Applicable Interest and other charges less recovery up to date	1)27.03.2025 2) 1300 Hrs to 1500 Hrs 3) 26.03.2025 and 17.00 Hrs	1) Rs 113.00 Lakh 2) Rs 11.30 lakh 3) Rs 1.00 lakh	1. 03830200001231 2. BARBOBALBOM (Fifth Character Zero) 3. Ballard Estate Account name : ARMB Recovery Account	1. Physical Possession 2. 18.03.2025 3. 03.00 PM to 05.00 PM
Mrs. Neha Urmish Udani (Guarantor):-RH-5/J 12, Prabhu Krupa, Sector 6, Vashi, Navi Mumbai - 400703 M/S U.S.Roof Ltd. (Guarantor):-1301, 13th Floor, Plot No. 19, Sector 30-A, Proxima, Rear Vashi Railway Station, Above Kalyan Jewellers, Vashi Navi Mumbai - 400705 M/S Udani Traders (Guarantors):- 1301, 13th Floor, Plot No. 19, Sector 30-A, Proxima, Rear Vashi Railway Station, Above Kalyan Jewellers, Vashi Navi Mumbai - 400705 M/S U.S Construction and Developers (Guarantor) 1301, 13th Floor, Plot No. 19, Sector 30-A, Proxima, Rear Vashi Railway Station, Above Kalyan Jewellers, Vashi Navi Mumbai - 400705 U.S.Contractor & Developers Pvt Ltd:- 115/116, J.K. Chambers, Plot No- 76, Sector-17, Vashi Navi Mumbai-400703 Udani Traders:- 115/116, J.K.Chambers,Plot No- 76, Sector-17,VashiNavi Mumbai-400703.	ii) Equitable Mortgage of Shop no.7 ground floor Techno city IT park plot No x-4/5-A.T.T.C Industrial Area, Mahape, Navi Mumbai, measuring 1014 Square feet In the name of M/S U. S Realty Pvt Ltd Encumbrance known to bank: None iii) Equitable Mortgage of Shop no.8 ground floor Techno city IT park plot No x-4/5-A.T.T.C Industrial Area, Mahape, Navi Mumbai, measuring 1200 Square feet In the name of M/S U. S Realty Pvt Ltd Encumbrance known to bank: None		1)27.03.2025 2) 1300 Hrs to 1500 Hrs 3) 26.03.2025 and 17.00 Hrs	1) Rs 99.00 Lakh 2) Rs 9.90 lakh 3) Rs 1.00 lakh	1. 03830200001231 2. BARBOBALBOM (Fifth Character Zero) 3. Ballard Estate Account name : ARMB Recovery Account	1. Physical Possession 2. 18.03.2025 3. 03.00 PM to 05.00 PM
			1)27.03.2025 2) 1300 Hrs to 1500 Hrs 3) 26.03.2025 and 17.00 Hrs	1) Rs 117.00 Lakh 2) Rs 11.70 lakh 3) Rs 1.00 lakh	1. 03830200001231 2. BARBOBALBOM (Fifth Character Zero) 3. Ballard Estate Account name : ARMB Recovery Account	1. Physical Possession 2. 18.03.2025 3. 03.00 PM to 05.00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and https://bob.auctiontiger.net/EPROC/prospective_bidders may contact the Authorised officer on Tel No.022-43683808 Mobile No. 9304047200

Date: 07.03.2025
Place: Mumbai

Authorized Officer

IDBI BANK Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062.
M. No.: 9839635346/79887757/9430022540; Email : abhishek.singh@idbi.co.in, dhara.acharya@idbi.co.in & gupta_sanjeev@idbi.co.in; Website: www.idbibank.in

PUBLIC NOTICE FOR SALE THROUGH E-Auction
See Proviso to Rule 8(6) or 9(1)

RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION IN BHANDUP WEST, MUMBAI
Sale of Immovable properties mortgaged as security for availing financial assistance by AARTI AJIT PAWAR AND SWAPNIL UTTAM GAVAS.

The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer in sealed covers for sale of the following property mortgaged as security for availing financial assistance by Aarti Ajit Pawar and Swapnil Uttam Gavas. Under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 read with proviso to rule 8(6) or 9(1), possession whereof has been taken by the AO, IDBI Bank Ltd on 04.10.2024.

Brief Description of Properties:
Property owned by Aarti Ajit Pawar :
Address: Flat Number, 1503, 15th Floor, Wing B, 'Celestial Building' Tank Road, Bhandup (West), Mumbai-400078, Maharashtra.
Land Area - Flat area - Carpet Area 412 Sq. Ft (As per APTS), 371 Sq Ft (As per physical measurement).

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date of E-Auction & Time
1. Rs. 85 lakh	Rs. 8.50 lakh	15.03.2025 (11.00 am to 4.00 pm)	24.03.2025 till 4.00 PM	25.03.2025 From 11.30 AM to 12.00 PM

Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062.

4 Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz. IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.10,000.00
- The Earnest Money Deposit - (EMD) will not carry interest. AO may intend EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale will be on e-auction platform at website : www.bankauctionwizd.com and shall take place on 25.03.2025 at 11.30 am to 12.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/s ANTARES SYSTEMS LIMITED, #24, Sudha Complex, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. Contact person Email : sushmitha_b@antaresysystems.com / marina@antaresysystems.com (M) 8951944383 / 9686196751, (L) - 080-40482100 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.bankauctionwizd.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Jheel Darshan, Mhada Complex, A. S. Marg, (Powai to Andheri Road), POWAI Payable at Mumbai or to be remitted to Account No. 23734915010026, IFSC Code: IBKL0000237, Branch Name : IDBI Bank Limited, Jheel Darshan, Mhada Complex, A. S. Marg, Powai, Mumbai, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proof) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID Card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062., on M. No. : 9839635346/79887757/9430022540, Email: abhishek.singh@idbi.co.in and can also be downloaded from www.idbibank.in.
- Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 9839635346. Email: abhishek.singh@idbi.co.in at the above address in person during March 10, 2025 to March 24, 2025 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.,
- Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (6) of the Rules.

Place: Mumbai
Date: 07.03.2025

Sd/-
Authorized Officer, IDBI Bank Ltd

JANA SMALL FINANCE BANK Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challahatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 06.03.2025	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	45649610000726	1) Amar Keraba Patil, 2) Chandrakant Shivaji Bote	06.03.2024	21.05.2024	Rs.34,41,007.00 (Rupees Thirty Four Lakh Forty One Thousand Seven Only)	26.03.2025 09:30 AM to 05:00 PM	Rs.19,28,000/- (Rupees Nineteen Lakhs Twenty Eight Thousand Only)	Rs.1,92,800/- (Rupees One Lakh Ninety Two Thousand Eight Hundred Only)	09.04.2025 @ 11.30 AM	08.04.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.
2	30709420003120	1) Ganesh Gulab Badade, 2) Shobha Gulab Badade	18.05.2023	28.01.2025	Rs.28,18,962.52 (Rupees Twenty Eight Lakh Eighteen Thousand Nine Hundred Sixty Two and Fifty Two Paise Only)	26.03.2025 09:30 AM to 05:00 PM	Rs.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand Only)</			