ICICI Bank

Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Farhathussain Rahman Khan (Borrower) Mr. Arif Abdul Samad Qureshi (Gurrantor) Loan Account No. LBMUM00005192210	Flat No. 708, Floor No. 07, B Wing, Deccan Residency Shilpata, Urvey No. 23/1 (City Survey No. 2196) And Survey No. 23/2 (City Survey No. 2144), Village Sheel, Khopoli Khalapur, Raigad,1, Maharashtra, Khopoli- 410203., Admeasuring An Area of 460 Sq Ft Carpet Area	Rs. 45,93,853/- (As on March 30, 2026)	Rs. 29,00, 000/- / Rs. 2,90, 000/-	April 23, 2026 From 11:00 AM To 02:00 PM	May 05, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link-https://disposalhub.com).of our auction agency M/s. NexXen Solution Private Limited. The Mortgagors/ Notices are given a last chance to pay the total dues with further interest by May 04, 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 at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400093. on or before May 04, 2026 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before May 04, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the 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 May 04, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. on 8454089353/ 9004392416.

Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd, 5. Girnarsoft Pvt Ltd, 6. Hecta Prop Tech Pvt Ltd, 7. Arca Emart Pvt Ltd, 8. Novel Asset Service Pvt Ltd, 9. Nobroker Technologies Solutions Pvt Ltd. 10.Navodayan Proptech Private Limited, have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : April 03, 2026
Place: Mumbai

Authorized Officer
ICICI Bank Limited

PUBLIC NOTICE

NOTICE is hereby given that our Client is acquiring the redevelopment rights of Bungalow structure alongwith undivided rights, title and interest of the piece and parcel of land bearing Plot No. 106/A, admeasuring 217.40 Sq. Mtrs. at Collectors Colony, Chembur, Mumbai 400074, bearing C.T.S. No. 386/50 and Survey No. 69 of Village Vadhvali of which (1) Smt. Harprit Kaur Surinder Singh Bal, (2) Mr. Rajbir Singh Surinder Singh Bal, (3) Mr. Simranjit Singh Bal, (4) Smt. Daljinder Kaur Bal and (5) Smt. Jasleen Kaur Bal claims to be the co-owners **("said Plot")** which is more particularly described in the Schedule hereunder written.

All and any person/s having any share, right, title, benefit, interest, claim, objection or demand in respect of the said Plot or any part thereof by way of sale, exchange, assignment, mortgage, charge, gift, trust, inheritance, occupation, possession, tenancy, sub-tenancy, leave and license, care-taker basis, lease, sub-lease, lien, maintenance, easement, other rights through any agreement, conveyance deed, writing, devise, bequest, succession, family arrangement/ settlement, litigation, decree or court order of any court of law, contract, development rights, FSI /TDR or encumbrance or otherwise howsoever are hereby requested to make the same known in writing along with documentary proof to the undersigned at its office mentioned below, within **14 (fourteen) days** from the date of publication hereof, failing which, any such share, right, title, benefit, interest, claim, objection and/or demand shall be disregarded and shall deemed to have been waived and/or abandoned and shall not be binding on our client and the proposed redevelopment process will be completed without any reference thereto.

THE SCHEDULE HEREINABOVE REFERRED TO:
(Description of the said Plot)

All that piece and parcel of land together with a bungalow structure along with undivided right, title and interest in the Plot No. 106/A admeasuring 217.40 Sq. Mtrs. situated at Collectors Colony, Chembur, Mumbai 400074, bearing C.T.S. No. 386/50 and Survey No. 69 of Village Vadhvali, Taluka Kurla in the registration Sub-District of Mumbai City and Mumbai Suburban District which is assessed by the Assessor & Collector of Municipal Rates and Taxes in M East Ward, under Account No. MW0411320020000 and bounded as follows:

EAST : By Plot No. 117/B
WEST : By 30 feet Wide Road.
SOUTH : By Plot No. 106/B
NORTH : By Plot No. 105/B

S/d Adv Kiran Sharma/Legal Saarthi,
418 Shrikant Chambers, A Wing,
V.N Purav Marg, Chembur, Mumbai 400 071.
Email id: kiran@legalsaarthi.com
Dated 3rd day of April 2026.

MUMBAI BUILDING REPAIRS & RECONSTRUCTION BOARD

म्हाडा MHADA

A REGIONAL UNIT OF
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)
Tel. No. 022-23531329, E-mail – ieed3mhada@gmail.com

e- TENDER NOTICE

e- TENDER NOTICE for Labour Co-op. Society registered under DDR Mumbai City district (City)

Digitally Signed & unconditional online Tender in form "B-1" (Percentage Rate) are invited by the Executive Engineer D-3 Div. M.B.R. & R. Board, at 89-95 Rajani Mahal, Tardeo Road, Mumbai-400034 for the work from Labour Co-op. Society registered under appropriate class with DDR Mumbai City District (City).

Sr. No.	Name of Works	Amount put to tender in	E.M.D. 1% of Tender Amount	Security Deposit 1% of Estimated cost in Rs.	Registration (Class) of Contractor	Tender Price including GST in Rs.	Time limit for completion of work
1	S. R. work to the R/C building known as "Sai Darshan " in D-3 Ward, Mumbai Repairs to terrace Waterproofing work, repairs U.G. Tank & PVC Pipes & Other Miscellaneous work	13,16,512/-	Nil	14000.00 (50% initially & 50% through Bill)	Class-B & Above	590.00	18th Months (including monsoon)

Sr. No.	Stage Description	Date & Time
1	Publishing Date	08/04/2026 at 10:00 A.M.
2	Document Sale Start	08/04/2026 at 10:05 A.M.
3	Document Sale End	16/04/2026 at 05:30 P.M.
4	Bid Submission Start	08/04/2026 at 10:05 A.M.
5	Bid Submission End	16/04/2026 at 05:30 P.M.
6	Technical Bid Opening	20/04/2026 at 11:00 A.M. onwards
7	Price Bid Opening Date	To be Communicated Qualified Bidders only.

1. The Complete bidding process will be online (e-Tendering) system. All the notifications and detailed terms and conditions regarding this tender notice hereafter will be published online on website https://mahatenders.gov.in, MHADA Website – https://mhada.maharashtra.gov.in
2. Bidding documents can be loaded on the website **https://mahatenders.gov.in**, from **Date 08/04/2026 at 10:05 A.M. to Date 16/04/2026 upto 05:30 P.M.**
3. The payment for Tender Form Fee Online and Earnest Money Deposit (EMD) NIL.
4. Scanned from original copy of affidavit regarding completeness, correctness and truthfulness of documents submitted on Rs. 500/- Stamp paper as per prescribed proforma given on page No. 27 before Executive Magistrate/Notary.
5. Technical Bids will be Opened on 20/04/2026 at 11:00 AM onwards & Price bid will be opened after opening of qualified tenderer of technical document at office of Executive Engineer D-3 Div. M.B.R. & R. Board, at 89-95 Rajani Mahal, Tardeo Road. Mumbai-400034, on web site https://mahatenders.gov.in.
6. e-Tenderer should submit original documents (those were uploaded during bid preparation) for verification at the time of Technical Bid opening. or as and when authority ask for the same before preparation of Appraisal reports to submit the same to L1 bid accepting authority.
7. e-Tenderer should submit information and scanned copies in PDF format (At the time of Bid Appraisal).
8. The Executive Engineer D-3 Div. M.B.R. & R. Board, at 89-95 Rajani Mahal, Tardeo Road, Mumbai-400034, reserves the right to accept or reject any or all tenders without assigning any reason.
9. **In case** of the rates quoted by lowest bidder less than estimation cost & L1 bidder failed to submit Additional Performance Security Deposit within 8 days, then if L2 is agree to L1 below percentage amount, then offer will be accept 2nd lowest Bidder. For more information please refer Detail Tender notice.
10. If more than 10% below rate quoted by the tenders for the said work should be re invited twice (Recall) and in the third time if the tender is received at a rate below more than 10% the performance Security to be paid to the concerned contractor should be returned two years after the final payment of the work.
11. Guidelines to download the tender documents and online submission of bids can be downloaded from website **https://mahatenders.gov.in**, **Helpsupport 1800-233-7315** E-Mail **eproc.support@mahatenders.gov.in**

For queries on Tender Maharashtra Portal kindly contact.
Tel. : 1800 3070 2232 / 0120-4001-002 / 0120-4200-462 / 0120-4001-005 / 0120-6277 787
General manager

MHADA - Leading Housing Authority in the Nation
CPRO/A/254

Follow us: @mhadaofficial

Sd/-
Rajesh V. Shinde
Executive Engineer D-3 Divn.

PUBLIC NOTICE

NOTICE is hereby given that under the instructions of our clients; we are investigating the title of (i) Kulsum Abid Lookmanji, (ii) Perin Jamshid Lal nee Perin Abid Lookmanji and (iii) Sherebanu Lookmanji Lokhandwalla nee Sherebanu Abid Lookmanji who are the lessees of and absolutely seized, possessed and entitled to the property ("Property") more particularly described in the Schedule hereunder written.

All persons / entities including inter alia any bank and / or financial institution and / or authority having any right, title, benefit, interest, share, claim or demand of whatsoever nature in respect of the said Property or any part/s thereof, by way of sale, transfer, exchange, assignment, mortgage, charge, gift, trust, covenant, inheritance, claim, possession, lease, sub-lease, license, lien, maintenance, easement, devise, bequest, encumbrance, family arrangement/ settlement, decree or order of any Court of Law, contracts/ agreements, FSI consumption or otherwise howsoever are hereby requested to make the same known in writing along with notarially certified true copies of documentary proof to the undersigned at their office at Apex Chambers, 2nd & 3rd Floor, 75, Janmabhoomi Marg, Fort, Mumbai - 400 001 and email address at admin@alpindia.com within 14 (Fourteen) days from the date of publication hereof, failing which such right, title, benefit, interest, share, claim and/or demand, if any, shall be deemed to have been waived and/or abandoned and no such claim will be deemed to exist.

SCHEDULE
(Property)

All that piece and parcel of leasehold land admeasuring 1517.60 square meters bearing City Survey No. 52 and Plot No. 185 situated at Matheran, Taluka Karjat, District Raigad and within the limits of the Matheran Hill Station Municipal Council together with a residential bungalow bearing No. MP-185, known as "Noor Villa" admeasuring approximately 1623 square feet comprising of ground floor structure constructed in or about the year 1910 situated at Mahatma Gandhi Nagar, near railway lines, Matheran 410102 and bounded as under :

Towards North : Government Estate Land
Towards South: Development Scheme No. 14, Compound 1
Towards East : Government Waste Land
Towards West : Boundary of Matheran Steam Railway

Dated this 3rd day of April 2026

For **M/s. Apex Law Partners**
Sd/-

Nidhi Salian
Partner

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 unserved. 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
Subhash Dasharath Babade Mrs. Ujwala Subhash Babade 20004100001689	All The Piece And Parcel Of Flat No. A/401, On The 4th Floor, In The Building Known As "Aricia Altis", Situated At Final Survey No-280, 282 (Pt), 283 (Pt),290(1b),, Valipir Road, Kalyan Shill Rd, Opp APMC Market, Area-Kalyan West (Thane), Maharastra - 421201: North: Adheshwar Park, East: Sanai Marriage Hall, West: Internal Road APMC Market, South: Kalyan Shill Road	January 19,2026/ November 03,2025	Rs.14,28,333.23 (As On January 09 ,2026)	March 20, 2026

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.

Place: Thane
Date: April 03, 2026

Authorised Officer
Bandhan Bank Limited

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

SAPNE AAPKE, SAATH HAMAARA

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 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 Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED**, the same shall be referred herein after as **AFL**. The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AFL** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website **https://sarfaesi.auctiontiger.net**

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNBLP17523-240315327 Audunmbar Sarang Surve, Dhananjay Sarang Surve, Surve Hemlata Audumbar Guarantor : Ramkant Waman Gangane	Rs. 2319328/- Dues As On 30 Mar 2026	08 Mar 25 Rs.2029308/- Dues As On 05 Mar 25	20 Feb 26	Flat No. 305 On The 3rd Floor, In The Building Known As Deep Serenity Constructed On Land Bearing Plot No. 277 In Sector No. 25a Situated At Pushpak Node Village Vahal, Navi Mumbai, Taluka Panvel And District Raigad Maharashtra **Admeasuring 16.143 Sq. Mtrs.**	Rs. 2443800/-	Rs. 244380/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	Mhatre Bhuvan,2nd Floor, Office No.4, Chinchpada Road, Near Urdu School, Oppt. Trimurti Adhar Hospital, Near Alishan Super Market, At Post Taluka-Pen-Dist-Raigad-402107, Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 241212804171033 Devanand Mudaliyar, Pushpalata Mudaliyar	Rs. 1744493/- Dues As On 30 Mar 2026	07 Oct 25 Rs.1658623/- Dues As On 03 Oct 25	06 Feb 26	Flat No. 706 On The 07th Floor A Wing, Building Called Jagannath Paradise Situated At S.No. 258/1, 258/4, Borad Pada Road, Near Aamdar Kisan Kathore House, Chinchewari Pada, Badlapur Gaon Ambarnath Thane Maharashtra 421503 **Admeasuring 27.74 Sq.Mtr.**	Rs. 1987655/-	Rs. 198766/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor ,A.D.J.Residency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)-400601,Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBEL00317-180050075 Dharamnarayan Amrutlal Joshi, Pinki Suresh Guarantor : Dhanraj Mohan Joshi	Rs. 1712482/- Dues As On 30 Mar 2026	12 May 25 Rs.1409700/- Dues As On 08 May 25	06 Feb 26	Flat No-302, 3rd Floor, B-Wing, Radha Krishna Apartment, Survey No-64, Hissa Number-10, Done Road, Vangani, Tal Ambernath, Dist-Thane, M.H **Admeasuring 768 Sq.Ft.**	Rs. 1655390/-	Rs. 165539/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor,A.D.J.Residency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)-400601,Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 191203301265583 Ganesh Ramjanam Gupta, Pooja Ganesh Gupta	Rs. 902480/- Dues As On 30 Mar 2026	06 Nov 25 Rs.856562/- Dues As On 03 Nov 25	27 Feb 26	Flat No. 704, On 7 Th Floor, Building No. 2, "Paramount Enclave", Village Mahim, Taluka Palghar, Dist. Palghar, Maharashtra **Admeasuring 35.02 Sq. Meters**	Rs. 991676/-	Rs. 99168/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	Shop No. 236b,259b & B237,B258, 2nd Floor, Ostwal Empire, Arihant E-Type, Tal-Dist-Palghar-Boisar-401501,Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 231212803186883 Mahesh Deelip Rane, Aniket Deelip Rane, Swati Shankar Shinde	Rs. 2118663/- Dues As On 30 Mar 2026	13 Aug 25 Rs.1941565/- Dues As On 12 Aug 25	23 Feb 26	Flat No. 003 Ground Floor D Wing Vishnu Vatika Nx, Survey No. 132, Loacated At Village Badlapur Tal. Ambernath Dist. Thane Maharashtra (India)- 421503 / **Admeasuring 33.11 Sq.Mtr.**	Rs. 2335032/-	Rs. 233503/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor,A.D.J.Residency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)-400601,Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 241212804451412 Pravin Shete, Pratiksha Pravin Shete, Pranay Pravin Shete	Rs. 3003253/- Dues As On 30 Mar 2026	07 Oct 25 Rs.2819857/- Dues As On 03 Oct 25	26 Feb 26	Flat No.507 On 5th Floor Wing B Tulip Tower Chsl. M.H. No. 307/507, Standing On The Property Bearing C.T.S. No. 1148-C, Survey No. 26, Village - Bhiwandi, Thane Maharashtra (In)- 421302 / **Admeasuring 500 Sq.Ft.**	Rs. 3219000/-	Rs. 321900/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor,A.D.J.Residency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)-400601,Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNKAL17523-240306891 & LNKAL18023-240316639 Srinivas Lingappa Methre, Laxmi Srinivas Methre	Rs. 2286086/- & Rs. 478332/- Dues As On 30 Mar 2026	07 Feb 25 Rs.1964572/- & Rs. 388430/- Dues As On 03 Feb 25	04 Feb 26	Flat No. 103, 1st Floor In Building Known As Vrindavan Residency Co-Operative Housing Society Ltd., Lying Being Situated At The Land Bearing Survey No. 49, Hissa No. 1(P)Lying Being And Situated At Village Kohojkuntavli, Tal. Ambernath, District Thane Maharashtra **Admeasuring 482 Sq. Ft**	Rs. 2824875/-	Rs. 282488/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor, A.D.J.Residency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)-400601,Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is" , "as is what is" , "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. **(2.)** For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of **RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107** AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 **IFSC Code: HDFC0000054,** Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the **UTR/Ref no/DD No of the RTGS/NEFT/DD** with a copy of cancelled cheque on the following **email IDs i.e. auction@aavas.in (3.)** All Interested participants / bidders are requested to visit the **website https://sarfaesi.auctiontiger.net & https://aavas.in/sarfaesi-sale-notices** for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact **e-mail of auction@aavas.in & ramprasad@auctiontiger.net, Contact No. 8000023297 (Aavas Contact Person : Ugarsen Rinwa-9875895867, Mohd. Kalim - 7849821425)**

Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : Maharashtra Date : 03-04-2026

Authorised Officer Aavas Financiers Limited

बैंक ऑफ इंडिया Bank of India BOI

Asset Recovery Management Branch

Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai - 400 058 **Tel No.:** 26210406 / 07,
Email: asset.mnz@bankofindia.bank.in

E-AUCTION 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 Rule8(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 property mortgaged/charged to Bank of India (Secured Creditor), the Constructive/Physical Possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/ charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR
E-Auction on 28.04.2026 Sr. No.1, 2 **(Rs. In Lakh)**

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the properties	Reserve Price/ EMD Amount	Minimum Bid Increment	O/s Dues (Excluding Int, Penal Int & Exp)	Cersai Security Interest/ Asset Id	Date/ Time of on-site inspection of property	Contact No.
(1)	**Mr. Vinod Vishnu Dalvi & Mrs. Vaishali Vinod Dalvi**	Flat No. 1603, 16th Floor, Siddhiprabha Coperative Housing Society Ltd, Opp Reliance Digital, Appasaheb Marathe Marg, New Prabhadevi Road, Prabhadevi West, Mumbai - 400025, Carpet area: 260 sq ft., Built-up area: 312 sq ft., **(under Symbolic Possession)**	81.45 / 8.145	0.50	73.44	200077208438	**24.04.2026** 11.00 a.m. to 12.30 p.m.	79774 83885
(2)	**Mr. Arbaaz Badshah Khan**	Flat No. 704, 7th Floor, C Wing, Sai Sadan Building, Village Mulund, Near Vaishali Nagar Bus Depot, Shashtri Nagar, Bal Rajeshwar Road, Mulund West, Mumbai, - 400080.	37.21 / 3.721	0.25	46.65	200074258855	**09.04.2026** 11 am to 12 pm	75874 82384

Terms and Conditions of the E-auction are as under: E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website – URL: https://BAANKNET.com on 1. E-Auction Date- 28.04.2026 (between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- https://www..bankofindia.co.in

Bidder may visit URL: 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 URL: 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 :** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- **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 : BAANKNET

Name	Team	Number	E-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com & support.ebkray@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID support.BAANKNET@psballiance.com and **support.ebkray@procure247.com**
2. To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
3. Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in : https://BAANKNET.com portal before participating in the bid online.
4. The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
6. Prospective bidders may avail online training on e-auction from : **https://BAANKNET.com portal.**
7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bid price to be submitted shall be above the reserve rice and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs. 20.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above 20.00 – uo to 50.00 lakhs/ Rs. 50,000/- (Rupees Fifty thousand) For Reserve Price above 50.00- Up to 1.00 Crore / Rs. 1.00 (Rs. One Lakh) For Reserve Price above 1.00 Crore –up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) for Reserve price above Rs.5 Crore –up to Rs. 10.00 Crore/ and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs.10 Crore.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day 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 the amount by the successful bidder at any stage 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 the property/amount.
13. The prospective qualified bidders may avail online training on e-auction from : https://BAANKNET.com portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
14. 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.
15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
16. The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn / postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
17. The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
18. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
19. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in : https://BAANKNET.com portal.
20. GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officers of Bank of India are 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 Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of 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.

Date: 01.04.2026
Place: Mumbai

Sd/-
Authorized Officer
Bank of India
Asset Recovery Management Services Branch