



## INDIAN OVERSEAS BANK

Thane Branch

1st Floor, Arjun Towers, Gokhale Road, Naupada, Thane-West-400602  
Phone No. 89259 50089, email : iob0089@iob.in

E Auction on 20.02.2026

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

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

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

Sl. No.	Name of the Borrower	Details of the Property	Property possession status	Book O/s* in Rupees	Reserve Price in Rupees
1	Mr Pramod Ram & Mrs Runa Devi	Flat No. 304 area admeasuring 46.40 Sq.mtrs. (Carpet area) on the Third Floor in A Wing (Type A11 as per the Approved Plan) of the Building No. 2 known as "Shree Mahalaxmi Apartment" of the complex known as "Shaligram Township" situated & lying on the land bearing Survey No. 138 & 139 Village Padage Taluka & District Palghar within the limits of Registration District at Palghar. <b>Boundaries</b> East : Building No. 03 West : B & C - Wing North : Internal Road South : Complex Road	Physical Possession is held with the bank	₹ 23,38,748 as of 13.11.2025	Reserve Price ₹ 12,08,000/- EMD ₹ 1,20,800/- Bid Increase ₹ 10000/-
2	Mr. Mohammad Afsar Akhtar Shaikh	Flat No. 206 admeasuring 54.02 Sq.mtrs. (RERA Carpet area) on the Second Floor A Wing of the Building No. 1 of the "Renuka Complex" situated at Near Saibaba Mandir, BoisarTarapur Road, Boisar, Palghar-401504 lying on the land bearing Survey No. 24A & 24D Village : Pasthal Taluka and District Palghar within the limits of registration District at Palghar <b>Boundaries</b> East : Boisar-Tarapur Road West : B Wing & Building No. 2 North : Row House South : Brahma Kumarik Apartment	Physical Possession is held with the bank	₹ 38,06,241.88 as of 10.01.2026	Reserve Price ₹ 14,31,000/- EMD ₹ 1,43,100/- Bid Increase ₹ 10000/-
3	Mr. Mohammad Afsar Akhtar Shaikh	Flat No. 207 admeasuring 54.02 Sq.mtrs. (RERA Carpet area) on the Second Floor in A Wing of the Building No. 1 of the "Renuka Complex" situated at Near Saibaba Mandir, BoisarTarapur Road, Boisar, Palghar-401504 lying on the land bearing Survey No. 24A & 24D Village : Pasthal Taluka and District Palghar within the limits of registration District at Palghar <b>Boundaries</b> East : Boisar-Tarapur Road West : B Wing & Building No. 2 North : Row House South : Brahma Kumarik Apartment	Physical Possession is held with the bank	₹ 37,55,921 as of 10.01.2026	Reserve Price ₹ 14,31,000/- EMD ₹ 1,43,100/- Bid Increase ₹ 10000/-
4	Mr. Ashok Kumar Mevalai Yadav & Mrs. Sarita Ashok Yadav	Flat No. 204 area admeasuring 55.67 Sq.mtrs. (Carpet area) on the Second Floor in A Wing (Type A11 as per the Approved Plan) of the Building No. 2 known as "Shree Mahalaxmi Apartment" of the complex known as "Shaligram Township" situated & lying on the land bearing Survey No. 138 & 139 Village Padage Taluka & District Palghar within the limits of Registration District at Palghar. <b>Boundaries</b> East : Building No. 03 West : B & C-Wing North : Internal Road South : Complex Road	Physical Possession is held with the bank	₹ 30,52,080 as of 19.01.2026	Reserve Price ₹ 12,08,000/- EMD ₹ 1,20,800/- Bid Increase ₹ 10000/-
5	Mrs. Kavita Devi Saini & Mr. Omprakash Saini	Flat No. 403, on the 4th Floor, Wing-C, admeasuring 368 sq.ft. (Carpet area) & 575 sq.ft. (Super Build up Area), Building No. 21, as per Layout Building No. 1, Type B1, in the building known as "Shree Om Sai Apartment" constructed on all that piece and parcel of land bearing Gut No. 108, lying, being and situated Village Betegaon, Taluka & District Palghar in the registration district and Sub Registrar Palghar. <b>Boundaries</b> East : Under Construction Building West : B & A-Wing North : Open Plot South : Internal Road	Physical Possession is held with the bank	₹ 28,86,079.86 as of 14.01.2026	Reserve Price ₹ 8,59,000/- EMD ₹ 85,900/- Bid Increase ₹ 10000/-
6	Mr. Makasud Alam	All part and parcel of property consisting Flat No 404, on the 4th Floor, admeasuring 35.83 sq.meters, Wing-A, Type C6, in the Building No. 04, in the building known as "Shree Balaji Paradise" laying and situated at Village : Betegaon, Taluka & District : Palghar, in the registration District and Sub District of Palghar. <b>Boundaries</b> East : Internal Road & Open Plot West : Under Construction Bui North : Under Construction Bui South : B-Wing & Internal Road	Physical Possession is held with the bank	₹ 21,50,956.36 as of 04.01.2026	Reserve Price ₹ 9,48,000/- EMD ₹ 94,800/- Bid Increase ₹ 10000/-
7	Mr. Qadir Ansari	All part and parcel of property consisting Flat No. 306, on the 3rd Floor, admeasuring 51.57 sq.meters, Wing-C, Type C6, in the Building No. 04, in the building known as "Shree Balaji Paradise" laying and situated at Village : Betegaon, Taluka & District : Palghar, in the registration District and Sub District of Palghar. <b>Boundaries</b> East : Internal Road & Open Plot West : Under Construction Building North : Under Construction Building South : B-Wing & Internal Road	Physical Possession is held with the bank	₹ 28,95,095.86 as of 17.01.2026	Reserve Price ₹ 16,78,500/- EMD ₹ 1,67,850/- Bid Increase ₹ 10000/-
8	Mrs. Sangeeta Kotesh Addagatla & Mr. Kotesh Narayan Addagatla	Flat No. 105 area adm 54.02 Sq.mtrs. (Build up/Carpet area) on the First Floor in the Building "D" of the Project known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) <b>Boundaries</b> East : Open Plot West : Internal Road North : C-Wing South : Chawl	Physical Possession is held with the bank	₹ 35,88,434.20 as of 14.01.2026	Reserve Price ₹ 9,00,000/- EMD ₹ 90,000/- Bid Increase ₹ 10000/-
9	Mrs. Sangeeta Kotesh Addagatla & Mr. Kotesh Narayan Addagatla	Flat No. 206 area adm 54.02 Sq.mtrs. (Build up/Carpet area) on the Second Floor in the Building "D" of the Project known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) <b>Boundaries</b> East : Open Plot West : Internal Road North : C-Wing South : Chawl	Physical Possession is held with the bank	₹ 36,05,913.90 as of 14.01.2026	Reserve Price ₹ 10,06,200/- EMD ₹ 1,00,620/- Bid Increase ₹ 10000/-
10	Mr. Abdul Kareem Amaanullah Shaikh	All part and parcel of property Flat No. 406, on the 4th Floor, admeasuring 66.02 sq.meters (Build up area), Wing-C, in the building known as "Kanhaiya Medows" Village-Palghar, Pin code-401404, Taluka and District-Palghar, within the area of Sub Registrar at Palghar. <b>Boundaries :</b> East : Open Plot West : Internal Road North : B Wing South : D-Wing & Internal Road	Physical Possession is held with the bank	₹ 38,57,358.20 as of 31.01.2026	Reserve Price ₹ 11,06,100/- EMD ₹ 1,10,610/- Bid Increase ₹ 10000/-
11	Mr. Ranjeet Khatua	Flat No. 305 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Third Floor in D Wing of the Building Known as "Kanhaiya Medows" Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) <b>Boundaries :</b> East : Open Plot West : Internal Road North : C Wing South : Chawl	Physical Possession is held with the bank	₹ 32,85,611 as of 29.01.2026	Reserve Price ₹ 10,95,500/- EMD ₹ 1,09,550/- Bid Increase ₹ 10000/-
12	Mr Ranjeet Khatua	Flat No. 306 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Third Floor in D Wing of the Building Known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) <b>Boundaries :</b> East : Open Plot West : Internal Road North : C Wing South : Chawl	Physical Possession is held with the bank	₹ 33,76,140.70 as of 29.01.2026	Reserve Price ₹ 12,24,000/- EMD ₹ 1,22,400/- Bid Increase ₹ 10000/-
13	Mr. Santosh Dhondu Patil	Flat No. 003 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Ground Floor in C Wing of the Building Known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) <b>Boundaries :</b> East : Open Plot West : Internal Road North : Open Plot & B Wing South : D Wing & Residential House	Physical Possession is held with the bank	₹ 30,55,951.00 as of 10.01.2026	Reserve Price ₹ 11,10,000/- EMD ₹ 1,11,000/- Bid Increase ₹ 10000/-
14	Mr. Santosh Dhondu Patil	Flat No. 002 area admeasuring 54.02 Sq.mtrs. (Build up/Carpet area) on the Ground Floor in C Wing of the Building Known as "Kanhaiya Medows" situated & lying on the land bearing Survey No. 13/6 Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) <b>Boundaries :</b> East : Open Plot West : Internal Road North : Open Plot & B Wing South : D Wing & Residential House	Physical Possession is held with the bank	₹ 31,13,332.40 as of 10.01.2026	Reserve Price ₹ 10,59,000/- EMD ₹ 1,05,900/- Bid Increase ₹ 10000/-
15	Mr. Shaligram Sudam Patil	All part and parcel of property Flat No 603 admeasuring 975 sq.ft. on the 6th Floor in Wing B-I of Building Type B of the society known as Ridhi Siddhi Complex CHSL" Village Temghar Taluka Bhiwandi District, Thane-Pin code-421302. <b>Boundaries :</b> East : Building No. B-1 West : Internal Road North : Chawl South : Internal Road & building No. A-1	Physical Possession is held with the bank	₹ 74,47,172.20 as of 28.01.2026	Reserve Price ₹ 31,59,000/- EMD ₹ 3,15,900/- Bid Increase ₹ 25000/-

## ICICI Bank | PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

Branch Office: ICICI BANK LTD, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti Star, Andheri East, Mumbai- 400093

[See proviso to Rule 8 (6)]  
Notice for Sale of Immovable Asset(s)

This E-Auction Notice for Sale of Immovable Asset/Assets is being issued by ICICI Bank Ltd. (on underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd. (DHFL) in relation to the enforcement of security with respect to a Housing Loan facility granted pursuant to a Loan Agreement entered into between DHFL and the following Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors 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.

The Notice is hereby given to the public in general and in particular to the Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors that the below described immovable property mortgaged/charged to Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Ltd. will be sold on "As is where is", "As is what is" and "Whatever there is" basis as per the brief particulars given below:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding amount	Reserve price	Date and time of property inspection	Date and time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Surendra Appa Ambole (Borrower)/ Mrs. Gauri S Ambole (Co-Borrower) Lan No., QZKHP0005036679	Flat No. 407, 4th Floor, C Wing, Building Alanknanda Known As Neekanth Valley - 1 Survey No. 41, City Survey No. 2754b, Village Vihari, Khopoli, Taluka Khalapur, Mohan Rocky Company, Opposite Mohan Vihari, Maharashtra, Raigad 410240 Admeasuring An Area Of Admeasuring Carpet Area 33.55 Sq.mtr. & Terrace Area 5.76 Sq.mtr	Rs. 24,21,786/- As on January 15, 2026	Rs. 18,500/- 000/- Rs. 1,85 000/-	February 13, 2026 From 11.00 AM To 02.00 PM	February 24, 2026 from 11.00 AM onward

The online auction will take place on the website (URL Link- <https://disposalhub.com>) of the E-Auction agency M/s NexGen Solutions Private Limited. The recipients of this Notice are given a last chance to pay the total dues with further interest till February 23, 2026 before 05:00 PM failing which, the Secured Asset/ Assets will be sold as per schedule.

The prospective Bidder/ Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer to column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093 on or before February 23, 2026 before 02:00 PM Thereafter, he/ she/ they need to submit the offer/ offers through the website mentioned above on or before February 23, 2026 before 05:00 PM along with a scanned copy of the Bank acknowledgement DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders are unable to submit the offer/ offers through the website, then a signed copy of the 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- 400 093 on or before February 23, 2026 before 05:00 PM. The Earnest Money Deposit DD/ PO should be from a Notionalised/ Scheduled Bank in favour of ICICI Bank Limited payable "Mumbai".

For any further clarifications regarding the inspection, Terms and Conditions of the E-Auction, submission of terms, contact ICICI Bank Employee Phone No. 8454089353/7304915594/9004392416.

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

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

For detailed Terms and Conditions of the sale, please visit [www.icicibank.com/h4p4s](http://www.icicibank.com/h4p4s)

Authorized Officer  
ICICI Bank Limited

This is to inform the Public that my client/s intends to Purchase Land bearing Survey No 33/2 45, admeasuring 7-09 00 R. Square Meters, of Village Shirsad, Taluka-Vasai & District Palghar, from Udama Industries (India) Private Limited Through its Directors 1) Uday Kuppayya Anchan 2) Neel Varun Sathish Kumar Kadri, therefore we are calling objection/claims from public at large, if any person/s or institution/s having any right, title, interest, claim or objections in respect of the above said Land, should send their claims/objections by way of Gifts, Sell, Inheritance, to me in writing at Shop No. 2, 3 & 4, Clement Residency, Opposite Stela Petrol Pump, Vasai West, Palghar 401202, with documentary evidence in support thereof within 14 days of publication of this Notice, failing which all such claims, actions if any, shall be deemed to have been waived & my client/s shall proceed further with the deal.

Date: 03-02-2026

Sd/-  
Advocate Kiran ParabAAVAS FINANCIERS LIMITED  
(CIN:L65922R2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

## AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s)