



INDIAN OVERSEAS BANK

Thane Branch

1st Floor, Arjun Towers, Gokahle 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 Padaghe Taluka & District Palghar within the limits of Registration District at Palghar. Boundaries 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 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 : Pashthal Taluka and District Palghar within the limits of registration District at Palghar Boundaries 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 : Pashthal Taluka and District Palghar within the limits of registration District at Palghar Boundaries 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 Mevalal Yadav & Mrs. Sarita Ashok Yadav	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. Boundaries 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. Boundaries 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. Boundaries East : Internal Road & Open Plot West : Under Construction Building North : Under Construction Buil 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-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. Boundaries 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 Kotesb Addagatla & Mr. Kotesb 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 Meadows" 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) Boundaries 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 KotesbAddagatla & Mr. Kotesb 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 Meadows" 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) Boundaries 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 Amaanullha 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 Meadows" Village-Palghar, Pin code-401404, Taluka and District-Palghar, within the area of Sub Registrar at Palghar. Boundaries : 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 Meadows" Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries : 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 Meadows" Village Palghar Taluka Palghar District Palghar within the limits of Registration District at Palghar. (Said Property) Boundaries : 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 Meadows" 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) Boundaries : 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 Meadows" 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) Boundaries : 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.s on the 6th Floor in Wing B-I of Building Type B of the society known as Riddhi Siddhi Complex CHSL" Village Temghar Taluka Bhiwandi District, Thane-Pin code-421302. Boundaries : East : Building No. B-1 West : Internal Road North : Chawl South : Internal Road & building No. A-I	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/-



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)

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 the 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 Earnest Money Deposit	Date and timeof property inspection	Date and time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Surendra Appa Ambole (Borrower)/ Mrs. Gouri S. Ambole (Co-Borrower) Lan No. QZKHP00005036679	Flat No. 407, 4th Floor, C Wing, Building Aloknanda Known As Neelkanth Valley - I, Survey No. 41, City Survey No. 2754b, Village Vihari, Khopoli, Taluka Khalapur, Mohan Rocky Company, Opposite Mohan Vihari, Maharashtra, Raigad 410204 Admeasuring An Area Of Admeasuring Carpet Ared 3.355 Sq.mtr. & Terrace Area 5.76 Sq.mtr	Rs. 24,21,786/- As on January 15, 2026	Rs. 18,50,000/- 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 NexXen 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 acknowledged DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders is/ 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 Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at "Mumbai". For any further clarifications regarding the inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8454089353/7304915594/9004392416.

Please note that Marketing agencies i,ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd, 4. Finvin Estate Deal Technologies Pvt Ltd 5. Gimirsoft Pvt Ltd 6. Hecto Prop Tech Pvt Ltd 7. Arca Emart 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/n4p4s

Date: February 03, 2026
Place: Mumbai

Authorized Officer
ICICI Bank Limited

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLC034297) 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 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) 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 **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amt.Unt of 13(2)Demand Notice	Date of Poss-ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Naveen Kumar Pandey, Mrs. Saroj Naveen Pandey (AC NO.) LNBELO0317-180059039	Rs. 30,51,482.00/- Dues As On 02 Feb 2026	7 Jun 22 Rs. 1633123/- Dues As On 6 Jun 22	31 Mar 23	Flat No. 106 (Old Flat No. 301), 3rd Floor, Sai Dwaraka Apt, Survey No. 46, Hissa No. 4, Juchandra, Naigaon East, Palghar, Maharashtra Adm. 694 Sq. Ft.	Rs. 1428480/-	Rs. 142848/-	11.00 Am To 01.00 Pm 09 Mar 2026	Shop No. 236b, 259b & B237,B258, 2nd Floor, Ostwal Empire, Arviant E-Type, Tal Dist- Palghar-Boisar-401501, Maharasht ra-India

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/ pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ugarsen Rinwa – 9875895867 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : Maharashtra Date : 03-02-2026 Authorised Officer Aavas Financiers Limited

POSSESSION NOTICE



HDFC BANK LIMITED

Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020.

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013.
CIN: L65920MH1994PLC080618 **Website:** www.hdfcbank.in

Whereas the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (**HDFC**), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date & Type of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	MRS SHINDE CHHAYA CHANDRAKANT	Rs. 20,00,083/- as of 31-OCT-2024*	02-DEC-2024	30-JAN-2026 (PHYSICAL POSSESSION)	FLAT-601, FLOOR-6, WING-J, JEWEL ARISTA (ONYX BUILDING), NEAR MSEDDL POWER STATION, SONIVALI VILLAGE, BADLAPUR-421503

*with further interest, cost and charges as applicable from time to time, till payment and / or realization.

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

For HDFC Bank Ltd.
Sd/-
Authorized Officer

Place: MUMBAI
Date: 02 FEB 2026

Sl. No.	Name of the Borrower	Details of the Property	Property possession status	Book O/s* in Rupees	Reserve Price in Rupees
16	Mr. Rohit Kumar	Flat No. 705 admeasuring area 292 Sq.ft. (Carpet area) bearing Municipal House No. 824/706 on the 7th Floor in R.C.C. Building known as "Supreme Tower" now known as "Supreme Tower CHSL" bearing Municipal House No. 824 Temghar-3, Bhiwandi lying on the land bearing Survey Nos. 157 Hissa No. 16/1+3p, Village : Temghar Taluka Bhiwandi District Thane within the limits of Bhiwandi Nizampur City Municipal Corporation. Boundaries East : Internal Road West : Internal Road North : TVS Showroom South : Open Plot	Physical Possession is held with the bank	₹ 36,28,433.21 as of 06.01.2026	Reserve Price ₹ 12,60,000/- EMD ₹1,26,000/- Bid Increase ₹ 10000/-
17	Mr. Rohit Kumar	Flat No. 706 admeasuring area 420.46 Sq.ft. (Build up area) bearing Municipal House No. 824/706 on the 7th Floor in R.C.C. Building known as "Supreme Tower" now known as "Supreme Tower CHSL" bearing Municipal House No. 824 Temghar-3, Bhiwandi lying on the land bearing Survey Nos. 157 Hissa No. 16/1+3p, Village : Temghar Taluka Bhiwandi District Thane within the limits of Bhiwandi Nizampur City Municipal Corporation. Boundaries East : Internal Road West : Internal Road North : TVS Showroom South : Open Plot	Physical Possession is held with the bank	₹ 36,21,603.62 as of 06.01.2026	Reserve Price ₹ 15,12,000/- EMD ₹ 1,51,200/- Bid Increase ₹ 10000/-

***With further interest at contractual rates along with costs, charges etc., till date of repayment, after reckoning repayment, if any.**

The publication is also a 15 days' notice to the borrower/mortgagor & Guarantor of the above loans under Rule 9(1) of Security Interest (enforcement) rules 2002, under SARFAESI Act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General for sale of secured assets.

Date & Time of e-auction : 20.02.2026 at 11.00 A.M. to 3.00 P.M. with auto extension of 10 minutes.

For details of e-auction notice please refer our website www.iob.bank.in and the service provider's website <https://baanknet.com/auaction-psb/bidder-registration>

Earnest Money Deposit (EMD) shall be paid online through NEFT/RTGS mode.

The EMD amount can be deposited up to 20.02.2026 till 3.00 P.M.

Contact Person

Branch	Name	Contact no.	Email ID
Thane (0089)	Sudhir Kumar-AGM	8925950089	iob0089@iob.in

Place - Mumbai
Date - 03.02.2026