



**AU SMALL FINANCE BANK**  
A SCHEDULED COMMERCIAL BANK

## AU SMALL FINANCE BANK LIMITED

A SCHEDULED COMMERCIAL BANK

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

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 /Co-Borrower/Guarantor/Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited A Scheduled Commercial Bank**, the same shall be referred herein after as **AUSFB**. 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 **AUSFB** viz. Secured Creditor. It is hereby informed to you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Account No. & Name of Borrower, Co-Borrower, Mortgagors, Guarantor	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession and amount as on (Date)	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids & Documents, Inspection Date
(Loan A/c No.) 2406236660500060  1. M/s. Shree Shyambaba Enterprises Through It's Proprietor Mr. Pankaj Satish Agrawal (Borrower)  2. Mr. Pankaj Satish Agrawal S/o Mr. Satish D Agrawal (Guarantor/Mortgagor)  3. Mrs. Chanchal Pankaj Agrawal W/o Mr. Pankaj Satish Agrawal (Guarantor/Mortgagor)  4. Mr. Vaibhav Pankaj Agrawal S/o Mr. Pankaj Satish Agrawal (Guarantor)	13(2) Notice Issue Date 13/02/2025  Loan Account No. 2406236660500060 is Rs. 50,55,301/- (Rupees Fifty Lakh Fifty Five Thousand Three Hundred One Only) as on date 12/02/2025  Physical Possession done on 06 November 2025  Loan Account No. 2406236660500060 is Rs. 57,76,459/- (Rupees Fifty Seven Lakh Seventy Six Thousand Four Hundred Fifty Nine Only) as on date 03-Jan-2026 plus, Future interest & charges extra.	<b>RESERVE PRICE</b> Rs. 52,00,000/- (Rupees Fifty Two Lakh Only)  <b>EMD Rs. 5,20,000/-</b> (Rupees Five Lakh Twenty Thousand Only)  <b>Bid Incremental Amount</b> Rs. 25,000/- (Rupees Twenty-Five thousand only)	05 February 2026 From 02:00 PM to 04:00 PM With unlimited extension of Five Minutes  Last Date of Bid Submission 04 February 2026 Upto 06:00 PM  AU Small Finance Bank Ltd., Bank Branch Plot No 3 & 8, Sheet No 66, Upper Ground Floor, Shewalkar Complex, Rajapeth Chowk, Badnera Road, Amravati, Maharashtra 444701.  Email ID: rakeshjain1@aubank.in  Inspection Date 19 & 20 February 2026

**Description of Mortgage Property / Properties:**

All That Part and Parcel of Residential Property, Plot No. 36, Area Admeasuring 97.50 Sq. Mtr. (1049.49 Sq.ft.) Along with Construction of 105.07 Sq. Mtr. (1130.97 Sq.ft.) Situated Survey No. 225/2, Datta Dham, Mouje Rahatgaon, Pragane- Nandgaon Peth, Tehsil and District Amravati, Within Limits of Amravati Municipal Corporation Amravati City, Maharashtra. Owned by Mr. Pankaj Satish Agrawal & Mrs. Chanchal Pankaj Agrawal.

Boundaries:- East-Plot No. 35, West-Plot No. 37, North-Road, South-Plot No. 34., Total Built Up Area 1600 Sq. Ft. Approx.

All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact Mr. Bhanu Pratap Singh, Contact Number 9358002663 and e-mail of bhanu.singh3@aubank.in

**THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

**STATUTORY 15 DAYS SALE NOTICE TO BORROWER / MORTGAGORS**


**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 in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction Star KHS Road No. 64 to 67, Gram Sukhaiपुरा New Atish Market Jaipur 302020, IFSC Code: AUBL0002011. 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 of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e. [rakeshjain1@aubank.in](mailto:rakeshjain1@aubank.in)

3. All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact Mr. Bhanu Pratap Singh, Contact Number 9358002663 and e-mail of bhanu.singh3@aubank.in

Date : 13/Jan/2026  
Place: Amravati, Maharashtra

Authorised Officer  
AU Small Finance Bank Limited.



## INDIAN OVERSEAS BANK

Malad West Branch  
66, Silver Croft Building, Marve Road, Malad (West), Mumbai-400064,  
Br. Code : 0973IFSC : IOBA0000973, E-mail : iob0973@iob.in

**E Auction on 31.01.2026**

**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 account	Details of the Property	Possession	Book O/s' (In Lakhs)	Reserve Price EMD Bid Increase Amount (in Lakhs)
1	<b>Mr. Kishana Sharma</b>	All that part and parcel of the property consisting of Flat No 1101, A-Wing, 11th Floor, Tulsi Kamal CHS Limited, Plot No. 233, Sector 10, Khargar, Navi Mumbai-410210, area admeasuring 648 Sq.Ft. in the name of Mr. Kishana Sharma.	Physical	Rs. 1,26,35,194.96 as on 31.12.2025	Rs. 1,08,24,243/- Rs. 10,82,425/- Rs. 1,00,000/-
2	<b>Mr. Kiran Nagesh Rao</b>	All that part and parcel of the property consisting of Residential Flat No. 303, 3rd Floor, Wing C, in building known as "Om Shivam Residency" situated at Kamothe Phase-I, Sector No. 17, Navi Mumbai-401209 of Village Kamothe Taluka Panvel Dist. Raigad within the limits of CIDCO/Panvel Municipal Corporation in the name of Mr. Kiran Nagesh Rao. Area measuring carpet area of 448 Sq.ft. with buildup area of 538 Sq.Ft.	Physical	Rs. 47,66,244.32 as on 11.01.2026	Rs. 57,69,697/- Rs. 5,76,970/- Rs. 50,000/-

**\*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 : 31.01.2026 at 11.00 AM to 03.00 PM with auto extension of 10 minutes**

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


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

The EMD amount can be deposited up to 31.01.2026 up to 03:00 PM

**Contact Person**

Branch	Name	Contact no.	Email ID
Malad West Branch	Mr. Kapil Goel (Branch Head) Mr. Sachin Jalgaonkar (DRA representative for Sr. No. 2) Mr. Ramesh Giri (DRA representative for Sr. No. 1)	8393006644 9702282676 9324036531	iob0973@iob.in

**Place - Mumbai**  
**Date - 13.01.2026**



**Circle Office Mumbai City**  
U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001  
Email: cs6041@pnbb.bank.in

**SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT**

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS					
Sr. No.	Name of Branch/ Name of Account/ Name & Address of Borrower/Guarantor	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(2) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit ) C) Bid Increase Amount	Date/ Time of E-Auction
1	ARMB Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt. Ltd (Borrower) Mr. Rishabh Ravinder Gupta (Director/Guarantor) Mr. Abhinav Sanjiv Gupta (Director/Guarantor) Mr. Charanjit Mehta (Director/Guarantor) Mr. Dilip Verma (Director/Guarantor)	All that pieces and parcel of Land & Factory Shed at Gut no. 336, 337,408 & 409 of Village- Biloshi, Post- Khanvilas, Taluka- Wada, Dist -Palghar-421303 Plot Area –16100 Sq.Mt. Built Up Area 2145.95 Sq.Mt.	A)11/12/2017 B) Rs. 3,37,73,850.71 as on 30/11/2017 + further intt & other charges C) Dated: 20/05/2017 D) Physical	A) Rs. 2,56,50,000/- B) Rs. 25,65,000/- 06/02/2026 (Upto 11.00AM) C) Rs. 25,000/-	06/02/2026 11:00 AM -04.00 PM
2	ARMB Mumbai City M/s Incoflex Impex P Ltd (Borrower) M/s Surya Garments (Guarantor) Mr. Anun Todi (Director/Guarantor) Mrs. Alka Todi (Guarantor)	Gala no. 7, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1303 Sq ft. Carpet Area 999 Sq.ft)	A)17/02/2023 B) Rs. 8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 60,34,000/- B) Rs. 6,03,400/- 06/02/2026 (Upto 11.00AM) C) Rs. 25,000.00	06/02/2026 11:00 AM -04.00 PM
3	Mr. Virendra Todi (Guarantor) Mr. Rishi Todi (Guarantor) Mr. Sham Shivnand Wagle (Guarantor)	Gala no. 8, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft. Carpet Area 1099 Sq.ft)	A)17/02/2023 B) Rs. 8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 65,01,000/- B) Rs. 6,50,100/- 06/02/2026 (Upto 11.00AM) C) Rs. 25,000.00	06/02/2026 11:00 AM -04.00 PM
4		Gala no. 9, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft. Carpet Area 1094 Sq.ft)	A)17/02/2023 B) Rs. 8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 65,01,000/- B) Rs. 6,50,100/- 06/02/2026 (Upto 11.00AM) C) Rs. 25,000.00	06/02/2026 11:00 AM -04.00 PM
5	ARMB Mumbai City M/s KESHAR STEEL (Borrower) Mr. KAMLESH SHETH (Proprietor) Mr. CHAMPALAL SHETH (Guarantor)	Godown premises at B-9, Balaji Plaza Usatane, Taluka Ambernath, Dist Thane, BUA 968 Sq.Ft.	A)08.01.2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) Dated: 12.01.2017 D) Symbolic	A) Rs. 19,17,000/- B) Rs. 1,91,700/- 06/02/2026 (Upto 11.00AM) C) Rs. 25,000.00	06/02/2026 11:00 AM -04.00 PM
6		Godown premises at D-02, Gr Ft, Survey No. 37/1, Balaji Plaza, Usatane, Taluka Ambernath, Dist-Thane, BUA 1393 Sq.Ft.	A)17/02/2023 B) Rs. 8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 17,55,000/- B) Rs. 1,75,500/- 06/02/2026 (Upto 11.00AM) C) Rs. 25,000.00	06/02/2026 11:00 AM -04.00 PM

**TERMS AND CONDITIONS**

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"

3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.

5. For detailed term and conditions of the sale, please refer [www.baanknet.com](http://www.baanknet.com) & [www.pnbindia.in](http://www.pnbindia.in).

6. Contact Person: Mr. Sushil Kumar - 8420194674, Mr. Kashif Zubair - 8425981733.

7. The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note : Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser or IP. Bank will not bear any type of dues. Past/ present/ Future.

**15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

Date: 14.01.2026  
Place: Mumbai

Sd/-  
Authorised Officer,  
Punjab National Bank

APPENDIX IV-A  
**Sale Notice for sale of Immovable Property**

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) and Rule 9(1) 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 to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) (CIN : L65922DL2005PLC136029) ("Secured Creditor")**, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 31.01.2026 from 05.00 PM to 06.00 PM, for recovery of Rs. 62,82,403/- (Rupees Sixty Two Lakh Eighty Two Thousand Four Hundred Three only) pending towards Loan Account No. HHS40050364, by way of outstanding principal, arrears (including accrued late charges) and interest till 07.01.2026 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. 08.01.2026 along with legal expenses and other charges due to the Secured Creditor from SHIVASHANKAR MISHRA @ SHIVASHANKAR SAHADEV MISHRA and RAMILA DEVI @ RAMILA SHIVASHANKAR MISHRA (THROUGH POA HOLDER SHIVASHANKAR MISHRA @ SHIVASHANKAR SAHADEV MISHRA).

The Reserve Price of the Immovable Property will be Rs. 51,12,000/- (Rupees Fifty One Lakh Twelve Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 5,11,200/- (Rupees Five Lakh Eleven Thousand Two Hundred only) i. e. equivalent to 10% of the Reserve Price.


**DESCRIPTION OF THE IMMOVABLE PROPERTY**

FLAT NO. 703, HAVING TOTAL CARPET AREA 455 SQUARE FEET ON 7TH FLOOR, WING - E, IN THE BUILDING KNOWN AS MARVEL SOHAM CHSL, CONSTRUCTED UPON LOT NO. 147, SITUATED IN SECTOR- 02, ULWLE, NAVI MUMBAI, TALUKA PANVEL, RAIGAD -410206, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor, i.e. [www.sammaancapital.com](http://www.sammaancapital.com), Contact No: 0124-6310910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com. For bidding, log on to [www.auctionbazaar.com](http://www.auctionbazaar.com).

Sd/-  
Authorized officer  
SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

Date : 08.01.2026  
Place : RAIGAD



Registered Office at: Gateway Building, Apollo Bunder, Mumbai- 400 001.  
Corporate office at: B Wing, 3rd Floor, Agastya Corporate Park, Piramal Ananti Building, Kamani Junction, Kurla West Mumbai- 400 070.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (UNDER RULE 8(6) READ WITH RULE 9(1) OF SARFAESI ACT)**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")**


Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to Mahindra and Mahindra Financial Services Ltd. ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on Date, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Name of the Borrower & Mortgagor (s)	Demand Amount, Demand Notice Date & Possession Notice Date	Property Inspection Date and Time	Last Date for Receipt of Bids along with document(s)	Date & Time of E-Auction	RP, EMD & BIA	Name of Authorised Officer, Contact No. & Email Id
1. M/s Dynamic Oil Tech Industries Proprietorship of Sanjeev Edrwee Gaikwad (Borrower) 2. Mrs. Madhuri Salvi Wife of Deceased Mr. Milind Bhaguram Salvi, who is Co-borrower and Mortgagor (Co-Borrower) 3. Mr. Nitesh Milind Salvi Son of Deceased Mr. Milind Bhaguram Salvi who is Co-borrower and mortgagor 4. Mrs. Ashwini Sameer Khaire Daughter of Deceased Mr. Milind Bhaguram Salvi who is Co-borrower and mortgagor 5. Mr. Manish Milind Salvi Son of Deceased Mr. Milind Bhaguram Salvi who is Co-borrower and mortgagor	Demand Amount: Rs.23,36,051.89/- (Rupees Twenty-Three Lakhs Thirty-Six Thousand Fifty-One and Eighty-Nine Paise only) as on 14 <sup>th</sup> March, 2022;  13(2) Demand Notice Date: 30.12.2022  Date of Possession: 29.07.2025	19.01.2026 to 23.01.2026  Between 11:00 AM to 5:00 PM	29.01.2026	E-Auction Date: 30.01.2026  E-Auction Time: 10.00 AM to 04.00 PM	Reserve Price: Rs.50,00,000/- (Rupees Fifty Lakh Only)  Earnest Money Deposit: Rs.5,00,000/- (Rupees Five Lakh Only)  Bid Incremental Amount: Rs.25,000/- (Rupees Twenty-Five Thousand Only)	Mr. Arif Khan +91 9822548464 ARIF.KHAN@mahindrafinance.com.  Mr. ANURODH KUMAR TIWARI +91 9752002281 ANURODH.TIWARI@mahindrafinance.com.  Mr. VARAD BHARNUKE +91 8097185046 varad.bharnuke@mahindrafinance.com.

**Details of Property** - All that piece and parcel of the Residential Immovable Property Comprised of Flat No.201, on the 2nd Floor, Admeasuring 75.74 Sq. Mtrs (Built Up Area), in the building known as "Shiv Krupa Building", on the land bearing Plot No. E-68, Sector-3, Village Kharghar, Navi Mumbai, Taluka Panvel, District Raigad - 410210 along with future sheds, structures, building thereon and surrounded as follows: On or towards East:- Plot No. E-69, On or towards West - 2 Meters wide Path way, On or towards North:- Belpada Gawthan, On or towards South:- 9 Meters Wide Road

For detailed terms & conditions of the sale, Please refer to the provided link at <https://www.mahindrafinance.com/sme-loans/auction-notices> or contact with Authorised Officers & for E-Auction Guidance Contact Person Mr. Balaji Mannur, Mob No: 7977701080, e-mail-Id: Mannur.govindarajan@cindia.com.

Date: 14.01.2026 | Place: Panvel, Maharashtra Sd/- Authorised Signatory, Mahindra and Mahindra Financial Services Limited



Registered Office: Shikhar, Nr.Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat,India  
Corporate Office:OneBKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400051, Maharashtra, India.  
CIN: U65999GJ2017PTCO9890, Website : [www.tygerhomefinance.in](http://www.tygerhomefinance.in)

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFFL" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrowers), in the following loan accounts right to sale on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "Whatever There Is Basis"**, The sale will be done by the undersigned through website: <https://Tygerhome.procure247.com> Particulars of which are given Under:

Sr. No.	Borrower(s) / Co-Borrower (s) / Guarantor(s)	Description of Immovable property	Demand Notice Date Outstanding Amount (Secured debt)	Reserve Price (RP) EMD Bid Increase Amount
1	8060H.L00119984 / Shahid Ansari / Rukhsar Parween Ansari	All that peace and Parcel of Block No. 402, area admeasuring 551 Sq. ft Carpet area on the 4th Floor in Building known as Balaji NX, Coconstructed on land bearing Survey No. 166/12 area admeasuring 283 Sq. meters lying and situated at Village Mamdapur, Taluka Karjat District Raigad. <b>Which is bounded as under</b> :- East - Open Plot, West - Open Plot, North - Internal Road, South - Open Plot.	12-Dec-24 Rs.2392652/- As On Date 12-Dec-24	Rs.1000000/- Rs.1000000/- Rs.1000/-
2	8020H.L001019972 / Ronit Ramesh Dhamankar / Rupali Ramesh Dhamankar	All That Peace and Parcel of Flat no. 303/A, on 3rd Floor, admeasuring 309.47 sq.ft Carpet Area in the building no 03, Building Type B, complex known as "Shaligram Township", constructed on land bearing Survey no. 137 admeasuring 7930 sq. meters, lying being and situated at Village Padaghe, Taluka & District Palghar. <b>Which is bounded as under</b> :- East - Wing - B, West - Under Construction Building, North - Internal Road, South - Open Plot.	14-Nov-24 Rs.810148/- As On Date 14-Nov-24	Rs.5000000/- Rs.50000/- Rs.1000/-
3	8020H.L001015154 / Abarao Dadarao Suralkar / Dadarav Kudaba Suralkar	All That Pieces and Parcels Of Immovable Property Flat No.304 Admeasuring 380 Square Ft (Built Up Area) Situated On The Third Floor In The 'C' Wing Of The Building Known As 'Kishanmai Park' Being Lying And Situated On Land Bearing Survey No.10 At Village Nandivali Tarfe Ambernath Taluka Kalyan District Thane Within The Limits Of Gampanchayat Nandivali Tarfe Ambernath <b>Which is Bounded As Under</b> :- East - Shiv Sai Dham, West - Open Plot, North - Other Building, South - Access Road.	14-May-24 Rs.745891/- As On Date 14-May-24	Rs.6000000/- Rs.60000/- Rs.1000/-

EMD Submission Account details  
(Date/ Time of E-Auction)

A/c No.: ADANIH100EMDAHFF001, Bank Name: ICICI BANK  
Name of Beneficiary: ADANI HOUSING FINANCE PVT LTD, IFSC Code: ICICI0000106  
30-Jan-26, 11.00 AM TO 4.00 PM

Authorised Officer: Ajay Kumar - 9619661491 / Gauresh Manjrekar - 9870586490

**TERM/TERMS & CONDITIONS:**

The e-Auction is being held on **"AS IS WHERE IS"** and **"AS IS WHAT IS BASIS"**.

1. Inspection at Site on 16-01-2026 & 21-01-2026 at 11:00 am to 4:30 pm

2. Online BID (EMD) / Offer start on 14-Jan-26 and end on 29-Jan-26 before 5:30 PM

3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties and to inspect and verify themselves.

4. The intended bidders who have deposited the EMD and required assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s -Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380009, Gujarat, India E-mail ID: [Karan@procure247.com](mailto:Karan@procure247.com), [Rajesh@procure247.com](mailto:Rajesh@procure247.com), [Tapan@procure247.com](mailto:Tapan@procure247.com), Support HelplineNumbers: [8354910183](tel:8354910183)[7016716557](tel:7016716557).

Enquiries : [Helpdesk@procure247.com](mailto:Helpdesk@procure247.com), and for any property related query may contact Authorised Officer: Ajay Kumar - 9619661491, e-mail id: [ajay.kumar2@tyger.in](mailto:ajay.kumar2@tyger.in) & Gauresh Manjrekar - 9870586490 e-mail id: [gauresh.manjrekar@tyger.in](mailto:gauresh.manjrekar@tyger.in) during the working hours from Monday to Saturday.

(FORDETAILEDTERMANDCONDITIONSPLEASEVISITWEBSITEhttps://adanicapital.procure247.com/)

Note:THIS NOTICE IS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Place: MUMBAI  
Date : 14.01.2026

Sd/- Authorised Officer  
For Tyger Home Finance Pvt. Ltd.



**IDBI BANK LIMITED,**  
Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021  
CIN: L65190MH2004G0148838

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6) & Rule 9(1))**

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) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and " WITHOUT RECOURSE" basis on 30.01.2026 for recovery of dues, due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower(s) The reserve price and earnest money deposit will be as under:

Sr No	Borrower / Mortgagor & Loan Account No.	Brief Description of Property	Physical Possession date	Reserve Price (Price in Rs)	EMD (Price in Rs)	Loan Outstanding	Inspection Date & Time (With Prior Appointment)
1	Mr. Bipin Patel (Borrower) (Loan A/c No-0039675100049513 & 0039675100049337)	Flat No: 601, 6th Floor, C Wing, Om Sai Aaradhana Co-Op Hsg Soc Ltd, Deshmukh Residency, Shiv Vallabh Road, CTS No. C/2400, Dahisar East, Mumbai-400066. (As per Index II, Carpet Area- 416.00 sq. ft.)	21.03.2025	70,00,000/-	7,00,000/-	As on 01.12.2025, Rs. 1,42,90,946.66 plus interest thereon w.e.f. 02.12.2025	21-01-2026 (11:00 AM to12:00 PM)
2	Mr. Arjun Rajendra Khairaliya (Borrower) &						