IDBI BANK

CIN: L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Ltd., Ground Floor, Unit No.1,Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088 | **M. No.:** 9935092459 / 7021954882
Email : pradeep_mukherjee@idbi.co.in , rahul.kulkarni@idbi.co.in | www.idbibank.in

PUBLIC NOTICE FOR SALE through E-AuctionSee Proviso to Rule 8(6) or 9(1)
RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION

Sale of Immovable properties mortgaged as security for availing financial assistance

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 Rule 8(6)/9(1)* of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on **"As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on 19.09.2026.**

Inspection date: As indicated below in table With Prior Appointment.
Last date of Submission of Bid: 17th Sepetember 2026 (Till 4:00 PM).
Date of E-Auction: 19th September 2026 (From 11 AM to 2:00 PM).
Brief description of properties and other details are mentioned hereunder:

Sr. No	Borrower/Mortgagor/Guarantor name Brief Description of Properties	Reserve Price	EMD	Outstanding Balance	Outstanding Balance
1	Shri. Subhash Vishwakarma and Smt. Lalpati Subhash Vishwakarma Flat No.04 (Pent House) 2nd & 3rd Floor, Chandpriya , Plot no 150, Sector -21, Nerul , Thane- Belapur Road, Navy Mumbai, Maharashtra -400706. (about 83.94 Sq. Mt Carpet as per Index II (Pent House)	₹2,06,15,000/-	₹ 20,61000/-	₹ 2,16,28000/- as on 10.07.2026	05-09-2026 11:00 AM to 2:00 PM with prior appointment
2	Kavita Vasant Kadam and Manisha Vasant Kadam Flat no. 303, 3rd Floor, Building No, A, Type – A, New Green Field Co Op Housing Society Ltd, Village- Bolinj, Virar (W), Talika- Vasai, Dist. Palghar, Maharashtra -401303, (about 41.35 Sq. Mt Carpet as per Index II – 1 BHK)	₹ 22,83,000/-	₹ 2,28,000,000/-	₹ 26,17,000/- as on 10.07.2026	02-09-2026 12:00 AM to 2:00 PM with prior appointment

Possession Type: Physical Possession / Dealing Officer Name & Contact: Shri. Pradeep Mukherjee Contact: 9935092459

Gist of the terms & conditions appearing in Bid Document:

1. The sale of Secured Assets is on **"as is where basis", "is as is what is basis", "whatever there is basis"** and "no recourse basis", and will be conducted **"online"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location & Identity of the property, Inspection of the public records in the Sub Registrar's Office / Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, income tax, excise duty, labor dues, electricity and maintenance dues etc. of the Secured Asset. The successful bidders shall have to bear all the outgoing i.e. municipal taxes, maintenance / society charges, electricity charges, water charges, Stamp duty, registration charges (if applicable), if any and all other incidental charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. IDBI Bank will not be held responsible for any charge, lien, liabilities etc. of whatsoever nature pending upon the properties as mentioned above.
3. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: **www.baanknet.com** and shall take place on 19-09-2026 at 11.00 am to 2.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East,Mumbai 400037. Contact person Email: **support.baanknet@psballiance.com Phone No.8291220220** (For Technical and Bidding Process).
4. The aforesaid properties shall not be sold below the reserve price mentioned above.
5. Bidders are advised to go through the website: **www.baanknet.com** for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. Bid increase amount is **Rs.10,000/-**
6. Earnest Money deposit (EMD) shall be remitted into the e-Wallet of PSB Alliance portal after completion of one time user registration by the interested bidders. The amount towards EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction after placing the bid.
7. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid **within 15 days** of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
8. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
10. The Sale Certificate will be issued only in the name of successful bidder and only after receipt of entire Sale Price.
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road,Deonar, Mumbai-400088 , on Mobile No.: **9935092459 / 7021954882**, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from **www.idbibank.in.**
13. Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.7021954882, Email: rahul.kulkarni@idbi.co.in at the above address in person during 17-08-2026 to 16-09-2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
14. This is 15 days' notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan.

Place : Mumbai | Date : 17-08-2026 **Sd/- Authorised Officer, IDBI Bank Ltd**

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Dist-Raigad-410208.
aikar89@gmail.com

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CORRIGENDUM

This is with reference to published of E-Auction Notice advertisement on dated **17.08.2026** in **Free Press Journal (English) & Navshakti (Marathi) Mumbai** Edition. In the Notice Borrower name **Kavita Vasant Kadam and Manisha Vasant Kadam.** In this advertisement, in Point No. 2, the EMD amount for e-auction taking place shall be read as **"2,28,000/-"** instead of **"2,28,00,000/-"**.

Another point no 14th taking place shall be read as 30 days' notice instead of 15 days' notice. Applicable for both clients - Shri. Subhash Vishwakarma & Kavita Vasant Kadam. Other contents remain the same.

Place : Mumbai | Date : 22-08-2026 **Sd/- Authorised Officer, IDBI Bank Ltd**