

## PHYSICAL POSSESSION NOTICE

**ICICI Home Finance** | Mumbai- 400059  
Corporate Office: ICICI HFC Tower, Bajaj Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059  
Branch Office: 2nd Floor, Office No. 201-202, Sai Midas, Opposite Patiyala House, Nagar, Manmad Poad, Saveli, Ahmednagar- 414003

Whereas the undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued due notice to the borrower and the co-borrower/s mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the sold notice.

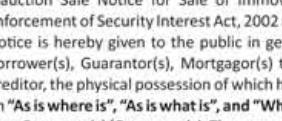
As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her in section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Home Finance Company Limited.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand/ Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Sandeep Ashok Kharat (Borrower), Rekha Petros Shingare (Co-Borrower), LHM00001246151.	Flat No 202, 2nd Floor, Adm. 24.73.sq.mtr, Mauli Apartment, Plot No 55 56 57 Navnagar Near Midc 111 2 S No 88/2/110 And 11 10 1B 1 2 3 4 110 2 Ahmednagar Maharashtra 414001. Bounded By- North: Building Set Back, South: Common Staircase No.3, East: Flat No.203, West: Flat No.201. Date of Possession-29/11/2025	14-09-2024 Rs. 5,90,534.1/-	Ahmednagar

The above-mentioned borrowers(s)/ guarantor(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : December 04, 2025  
Place: Ahmednagar  
Authorized Officer, ICICI Home Finance Company Limited



IDBI Bank Ltd., Regional Office, 3rd & 4th Floor, Anudeep Towers, a Commercial premises, CTS No.8391/10/B, at railway Line, Tq-North Solapur, Dist-Solapur, Maharashtra-413001.  
CIN-L65190MH2004GO148838

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See provision to Rule 8(6) & 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) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s), Guarantor(s), Mortgagor(s) and legal heirs of Borrower(s), Guarantor(s), Mortgagor(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 IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2026 for recovery of dues to IDBI Bank Ltd., Secured Creditor from Borrower(s)/Guarantor(s). The reserve price and earnest money deposit will be as under:

## DESCRIPTION OF IMMOVABLE SECURED ASSET

Sl. No.	Borrower/Mortgagor/Legal Heirs & Loan Account No.	Brief Description of Property	Physical Possession Date	Reserve Price (In Lakh.)	Loan Outstanding (In Rs.)	EMD (In Lakh.)
1.	M/s Siddhi Packing Food & Production (Prop. Anuradha Atul Waghmare(Borrower & Mortgagor) & Loan Account No- 1458651100003254, 1458651100007238	Municipal Council Survey No. 757/1 , amongst Plot No.12 Admeasuring 222.95 Sq. meters at Tal & Dist- Osmanabad (Currently Dharashiv) Pin-413501	01-09-2021	Rs.12,52,740/- (Rupees Twelve Lakh Fifty Two Thousand Seven Hundred Forty Only) + Unapplied Interest due from 01.04.2019	Rs.18.36	Reserve Price: Rs.1.90 Earnest Money Deposit (EMD): Rs.1.90
2.	M/s Alfa Hardware & Fabricators(Prop. Arfat Aref Momin)(Borrower) & Shri. Momin Arfat Hanif(Mortgagor) (LAN: 1458651100002547)	Open Plot bearing. Gat No.94, Plot No. 18 & 19, admeasuring 282.87 Sq. Mtr. at Rahat Nagar, Village-Shingoli, Taluka-Osmanabad, Dist-Osmanabad, Pin-413501	05.07.2023	Rs.14,74,813/- (Rupees Fourteen Lakh Seventy Four Thousand Eight Hundred Thirteen Only)+ Further interest thereon with effect from 02.11.2022	Rs. 20.57	Reserve Price: Rs. 2.10 Earnest Money Deposit (EMD): Rs. 2.10
3.	Shri Arfat Aref Momin(Borrower) & Shri. Subhash Tukaram Vartak(Mortgagor) (LAN: 1458651100000116)	Gat No. 103, Plot No. 12, Admeasuring 156.09 sq. meters, situated within limits of At-Rahat Nagar, Village-Shingoli, Taluka-Osmanabad, Dist-Osmanabad, Pin-413501	05-07-2023	Rs.16,08,727/- (Rupees Sixteen Lakh Eight Thousand Seven Hundred Twenty Seven Only)+ Further interest thereon with effect from 01.11.2022	Rs. 11.34	Reserve Price: Rs. 1.15 Earnest Money Deposit (EMD): Rs. 1.15

## IMPORTANT DATES:

Sale of Bid / Tender document	08-12-2025 to 07-01-2026 (Till 4:00 p.m.)
Date of Property Inspection	03-01-2026 (11 a.m. to 4 p.m.)
Last Date of submission of Bid along with EMD	07-01-2026 up to 4 p.m.
Date of E-auction & Time of E-Auction	09-01-2026 11:00 a.m. to 2:00 p.m.

For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbibank.in . For any clarification, the interested parties may contact Shri Prithviraj Nagor Patil (e-mail) prithviraj.patil@idbi.co.in, Mob- 8668243319 or Shri. Dattatraya Mete (e-mail) dattatraya.mete@idbi.co.in, Mob: 8552891445 or Shri. Shashin Rao, (e-mail)-shashin.rao@idbi.co.in, Phone-9619083816 or Shri Hemant Amrute (e-mail)-hemant.amrute@idbi.co.in, phone- 8889911454.

For E-auction support, please contact Miss. B.M. Sushmitha, Mobile No.8951944383, Landline:- 080-40482100 Email id: sushmitha.b@antaresystems.com or to Marina Josephine Jacob Mob: 9686196751 Email id: pooja.m@antaresystems.com

This publication shall also be treated as statutory 30 days Sale Notice to Borrower / Guarantors / Mortgagors under rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.

Date: 04-12-2025  
Place: Dharashiv

Sd/-  
AUTHORIZED OFFICER IDBI Bank Ltd.

**SALE NOTICE**  
IDBI Bank Ltd, Zonal Office, Salasar Prestige, 1st Floor, Plot no. 1/A, Off WHC Road, Dharampeth, Nagpur 440010  
CIN-L65190MH2004GO148838

PUBLIC NOTICE FOR SALE OF IMMOVABLE & MOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6), 9(1) & 6(2))

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) & 6(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s), Guarantor(s), Mortgagor(s) and their legal heirs that the immovable property described herein below mortgaged/charged to IDBI Bank Ltd (the Secured Creditor), and of which **Symbolic possession** has been taken by the Authorised Officer of IDBI Bank Ltd (Secured Creditor) under section 13(4) of the SARFAESI Act, 2002, shall be sold on "As is where is", "As is what is", and "Whatever there is" on 20.12.2025 for recovery of Rs. 04,09,34,91,700/- (Rupees Four Crore Nine Lakh Thirty Four Thousand Nine Hundred Seventeen Only) together with further interest from 02.06.2022 due to IDBI Bank Ltd, Secured Creditor from M/s. Yash Ginning & Pressing Prop. Shri. Dharmandra Suwala Jain and Guarantor/s 1. Shri. Suwala Bhikamchand Jain 2. Shri. Basantabai Suwala Jain 3. Shri. Rajendra Suwala Jain 4. Shri. Ashok Bhaskar Shelia Shri. Dilip Vasant Shelia.

The purchaser shall be required to obtain **physical possession** of the property at their own cost and responsibility by filing an application under Section 14 of the SARFAESI Act, 2002, or by any other legal means as may be required. The secured creditor shall not be liable for any claims, charges, encumbrances, or litigations over the said property, nor shall the Bank be liable to provide **physical possession** to the successful bidder.

The Good and services tax (GST) applicable on the purchase of plant & Machinery in LOT 4 shall be borne by successful bidder in addition to the reserve price quoted for Plant & machinery in LOT-4. The Reserve price is exclusive of all applicable taxes, duties, statutory charges, registration charges, stamp duty and any other levies or charges payable in respect of the sale of the secured asset. All such amounts shall be borne solely by the successful bidder.

The reserve price and earnest money deposit will be as under:

Sr. No.	Name of Owner/Borrower/Mortgagors Description of properties mortgaged	Reserve price (Rs. in Lakh)	EMD (Rs. in Lakh)
1. LOT -1	All that piece and parcel of land comprised Factory site and construction thereon at Gat no 206/2, having total area of 1 H - 0 R (of which 0 H - 0 R for commercial use), at Talegaon, Ta- Chalisgaon Dist- Jalgao, (Maharashtra) owned by Shri Dharmandra Suwala Jain and which is bounded as follows: On the East by: Field of Shri Pandurang Daulat Patil, On the West by: Anildada Nagar, On the North by: Field of Bapurao Rangarao & Sharad Bhaiyyasaheb Dhone, On the South by: Chalisgaon-Nandgaon Road. Together with all and singular the structures and erections thereon, both present and future.	273.00	27.30
2. LOT -2	All that piece and parcel of land comprised in and forming at CTS No. 573 admeasuring 193.70 Sq Mtrs (Build up area of 52.70 Sq Mtr & open space of 141.00 Sq Mtr) situated at Talegaon, Ta- Chalisgaon, Dist- Jalgao, (Maharashtra) & owned by Shri Dharmandra Suwala Jain & Smt. Basantabai Suwala Jain and which is bounded as follows: On the East by: CTS No. 576 owned by Shri. Suwala Bhikamchand Jain, On the West by: CTS No. 575 owned by Shri. Rajendra Suwala Jain, On the North by: CTS No. 574 owned by Shri. Vithal Punju Sonar. Together with all and singular the structures and erections thereon, both present and future.	53.00	5.30
3. LOT -3	All that piece and parcel of land comprised in and forming at NA Plot no.1 out of Gat No.4A admeasuring 763 Sq.Mt. located at Talegaon, Taluk Chalisgaon, Dist Jalgao (Maharashtra) owned by Shri Dharmandra Suwala Jain and which is bounded as follows: On the East by: 9 Mtr. wide Road, On the West by: Gat and No.2 ahead, On the North by: Nandgaon-Chalisgaon Road, On the South by: 6 mtr. Road & River. Together with all and singular the structures and erections thereon, both present and future.	38.00	3.80
4. LOT -4	Entire Plant & Machineries of M/s. Yash Ginning & Pressing, situated at Gat no 206/2, Talegaon Tal. Chalisgaon Dist. Jalgao Maharashtra.	48.00	4.80

Total 412.00 41.20

1. Lot 2 and Lot 3 will be offered individually. Bidders may submit separate bids for Lot 2, Lot 3, or both.

2. Lot 1 and Lot 4 will be offered as a single, combined unit (hereinafter referred to as "Lot 1 & 4"). Bids must be submitted for the combined Lot 1 & 4 only; these lots will not be sold separately.

IMPORTANT DATES:

Sale of Bid / Tender document	04.12.2025 to 19.12.2025
Date of Property Inspection	16.12.2025, 11 am to 4 pm
Last Date of submission of Bid along with EMD	19.12.2025 up to 4 pm
Date of E-auction	20.12.2025 (11:00 am to 2:00 pm)

For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbibank.com. For any clarification, the interested parties may contact Shri Manoj Ubale (e-mail) -manoj.ubale@idbi.co.in, phone - 0712-6659111, Mob. 8983408151, or Shri Rajesh Jaiswal (e-mail) rajesh.jaiswal@idbi.co.in, Mob - 9096013955 or Shri. Hansraj Pal (e-mail) kundan.hansraj@idbi.co.in Mob.9329573520 or Shri. Hitesh Agrawal (e-mail) Agrawal.hitesh@idbi.co.in Mob.8888879113. For E-auction support, please contact Miss.B.M.Sushmitha, Mobile No.8951944383, Landline-080-40482100 Email id: sushmitha.b@antaresystems.com.

Date: 04-12-2025  
Place: Jalgaon

Authorized Officer, IDBI Bank Ltd.

Sd/-  
AUTHORIZED OFFICER IDBI Bank Ltd.

**SALE NOTICE**

Reco Home Finance Limited

AURANGABAD BRANCH: Investment Office, 1st Floor, CTS No.20552, Opp Upp. Road, Umarli, Aurangabad 431001

E. AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Reco Home Finance Ltd, Under Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002

Whereas the Borrower (Deceased) : Mrs. Shalaka Ramesh Patil, D/o. Ramesh Gangadhara Patil, Co-Borrower (Legal Heir of the deceased) : Mrs. Pushpa Ramesh Patil, W/o. Janardhan Pandurangrao, Co-Borrower (Legal Heir of the deceased) : Mr. Nahus Ramesh Patil, Legal Heir of the deceased - Mr.Nahus has borrowed money from Reco Home Finance Limited, Aurangabad Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since the Borrower failed to repay the loan amount, the Company has issued a Demand Notice under Section 13(2) of the Sarfaesi Act, 2002 on 16.07.2019 calling upon them to repay the amount mentioned in the notice vide Loan Account No.214187000220 being Rs.13,67,707/- on 04.07.2019 together with further interest, costs and expense within 60 days from the date of the said notice.

Whereas the Borrower & Co-Borrowers having failed to pay the amount due to the Company as per the said notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 25.02.2020.

Whereas the Borrowers having failed to pay the dues in full, the secured creditor, Reco Home Finance

Ltd, Under UTI Mutual Fund, Varad