

PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED Registered Office: Indian Rayon Compound, Veraval, Gujarat-362266 Corporate Office: R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregoan East, Mumbai- 400063

[See proviso to Rule 8(6) and Rule 9(1) of Security Interest Enforcer SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization ar proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of

Notice is hereby given to the public in general and in particular to the Borrower, Co Borrower (s)and Mortgagor (s) that the below described immovable property mortgaged t the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited on 02.12.2024, will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 04.04.2025 for recovery o Rs.5,90,39,571/- (Rupees Five Crore Ninety Lakhs Thirty Nine Thousand Five Hundred Seventy One Only) by way of Outstanding Principal, arrears (including accrued late charges) and interest till 28.02.2022 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from the Borrowers/Co-Borrowe Mortgagors namely M/s Krishna Trading Company, Mr. Manoj Biharilal Shah, Mrs. Roop Biharilal Shah, Mrs. Harshada Biharilal Shah, M/s Avighna Yarns, Mrs. Jeeta Manoj Shah The Reserve Price of the immovable property along with the EMD details are m

| Description of the immovable properties | | | | | |
|---|--|------------------------|--|--|--|
| Description of the immovable property | Earnest Money Deposit Amount (in Rs.) | Reserve Price (in Rs.) | | | |
| "Flat No. 35, 4th Floor, Prem Milan CHSL, Plot No. 87/B, Malabar Hill, Off Nepean Sea Road, Near bank of India, Grant Road, Mumbai-400006" | Rs. 58,96,250/- | Rs.5,89,62,500/- | | | |
| For detailed terms and conditions of the sale, please refer to the link provided in Secured | | | | | |

https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx or https://sarfaesi.auctiontiger.net DATE: 28.02.2025

Authorised Office (Aditya Birla Finance Limited PLACE: Mumbai

punjab national bank pnb Together for the bette

Circle Sastra Center Mumbai Western 3rd FLOOR, PNB PRAGATI TOWER, C-9, G BLOCK,BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI-400051 E-Mail: cs4444@pnb.co.in

APPENDIX IV [See Rule 8 (I)] **POSSESSION NOTICE**

Whereas, The undersigned being the Authorised Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security terest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 08/07/2023 calling upon the Borrower/Guarantor/Mortgagor Sanchi Kamal Gwalani to repay the amount mentioned in the notice being Rs.60,06,723.52/- (Rupees Sixty Lakh Six Thousand Seven Hundred Twenty Three and Paise Fifty Two Only) with Further interest and expenses thereon within 60 days from the date of notice/date of receipt of the said notice

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor 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 under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 25th Day of February, of the year 2025.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an Rs.60,06,723.52/- (Rupees Sixty Lakh Six Thousand Seven Hundred Twenty Three and Paise Fifty Two Only) with further interest & expenses thereon until full payment.

Description of immovable property

"Equitable Mortgage of Flat No.204, 2nd Floor, Malvani Shree Ashtvinayak CHSL RSC-2, Malvani, Malad West-400095"

Date: - 25/02/2025 Sd/-**Authorised Officer** Place: - Malad West **Punjab National Bank**

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

JM FINANCIAL Corporate identify Number: U67190MH2007PLC74287
Registered Office Address: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai- 400025, T: +91 22 6630 3030 F: +911 22 6630 3223

APPENDIX IV POSSESSION NOTICE (for immovable property) Whereas, the Authorized Officer of Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules 2002, issued a Demand notice calling upon to the Borrower(s), Co-Borrower(s), Guarantor(s) to repay the amount mentioned in the notice together with interest at contractual rate and expenses, cost, charges etc.due thereon till the date of payment within 60 days from the date of receipt of the said notice. Subsequently, Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) assigned the financial assets pertaining to Borrower(s) together with the underlying security interest created therefor along with all rights, title and interest thereon in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya – Trust (hereinafter referred to as "JMFARC") under the provisions of the SARFAESI Act vide an assignment agreement dated March 29, 2023 (hereinafter referred to as "Assignment Agreement"). The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s), Co-Borrower(s), Guarantor(s) and the public in general that the undersigned, being the Authorised officer of JMFARC has taken possession of the property described herein below, in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 JMFARC for an amount as mentioned herein under with in

| Sr No. | Name of the Borrower(s), Co-Borrower's, Guarantor(s) | tention is invited to provisions of sub –section (8) of section 13 of the Ad Description of secured asset (immovable property) | Demand Notice Date and Amount with NPA date | Date of Possession |
|-----------|---|--|--|-----------------------|
| | (Loan Code No. 06900004976)/ Thane- Kalyan Branch), Pralhad Govind Salunke (Borrower) Prashila Pralhad Salunke (Co-Borrower1) | All the Part & Parcel of Property- Flat No.101, 1St Floor, B Wing Vinayak Darshan Chs, Kopergaon, Dombivali-West Thane Maharashtra:- 421202 | 29/07/2022 for Rs 2,51,889/- Rupees Two Lakhs Fifty One Thousand Eight Hundred Eighty Nine and Paise Zero Only | 24/02/20 |
| | (Loan Code No. 11400003699)/ Mumbai- Boisar Branch), Rajubhai Kabhaibhai Vaghela (Borrower) Madhuben Rajubhai Vaghela (Co-Borrower1) | All the Part & Parcel of Property-Flat No 401, 4Th Floor, C Wing, Siddhivinayak Apt, Govind Nagari, Nr. Gandhi Chowk, Phool Pada Rd Virar East Thane Maharashtra:- 401303 | 16/10/2024 for Rs 25,32,476/- Rupees Twenty Five Lakhs Thirty Two Thousand Four Hundred Seventy Six and Paise Zero Only | 24/02/2 |
| 3. | (Loan Code No. 11300003418)/ Navi Mumbai- Panvel Branch), Mohan Vishnu Dhakane (Borrower) Jayshree Mohan Dhakane (Co-Borrower1) | All the Part & Parcel of Property- A/001/002/003/005/006/007/008 Gr Floor, Mauli Sadan Derivli Village, Panvel, N M, Raigad- 410206 | 16/10/2024 for Rs 1,41,67,132/- Rupees One Crore Forty One Lakhs Sixty Seven Thousand One Hundred Thirty Two and Paise Zero Only | 22/02/2 |
| 4 | (Loan Code No. 25100000256)/ Navi Mumbai-Karjat Branch), Rahul Ramchandra Rokade (Borrower) Dipali | All the Part & Parcel of Property- Flat No. 14, 3Rd Floor, Shree Sai Savli Chs, Near Court Road, Opp. Karjat Diwani Court, Karjat | 16/10/2024 for Rs 12,63,183.2/- Rupees Twelve Lakhs Sixty Three Thousand One Hundred | 22/02/2 |
| | Rahul Rokade (Co-Borrower1) (Loan Code No. 06900008174)/ Thane- Kalyan Branch), Mahendra Mukund Kanitkar (Borrower) Mansi | Thane Maharashtra: 410201 All the Part & Parcel of Property- Flat No 504, 5Th Floor, Shiv Castle, Gundage Road Village Gundage Karjat Thane | Eighty Three and Paise Twenty Only 16/10/2024 for Rs 26,13,931.5/- Rupees Twenty Six Lakhs Thirteen Thousand Nine Hundred | 24/02/2 |
| 6. | Mahendra Kanitkar (Co-Borrower1) (Loan Code No. 11400003703)/ Mumbai- Boisar Branch), Shivkumar Singh (Borrower) Nishi Shivkumar | Maharashtra:- 410201 All the Part & Parcel of Property- Flat No.704, 7Th Floor, Wing B, Jaai Apt, Near Tulip Garden Tower & Pmc Bank, Central Park | Thirty One and Paise Fifty Only | 24/02/2 |
| 7. | Singh (Co-Borrower1) (Loan Code No. 05000030004)/ Mumbai- Bandra Branch), Jairaj Ram Singh (Borrower) Pushpa J Singh | Road, Nallasopara East Thane Maharashtra:- 401209 All the Part & Parcel of Property- Flat No B 16, 3Rd Floor, B Wing Samarth Residency, Nr Swami Samarth Math, Vishwa Nagar, | Sixty Six and Paise Zero Only 16/10/2024 for Rs 26,80,786/- Rupees Twenty Six Lakhs Eighty Thousand Seven Hundred | 24/02/2 |
| | (Co-Borrower1) (Loan Code No. 01300007984)/ Navi Mumbai- Belapur | Village - Gundge Karjat, Thane Maharashtra:- 410201 All the Part & Parcel of Property- Flat No.06, Ground Floor, Xrbia | Eighty Six and Paise Zero Only 16/10/2024 for Rs 27,36,503/- Rupees Twenty | 25/02/2 |
| 9. | CBD Branch), Navin Kumar M Prajapti (Borrower) Archana Prajapati (Co-Borrower1) (Loan Code No. 25100000296)/ Navi Mumbai-Karjat | Warai K4 Bldg, Nr Varai Village Warai Village, Neral, Raigad, Thane-400706 All the Part & Parcel of Property- Flat No. 14, 3Rd Floor, Shree | Seven Lakhs Thirty Six Thousand Five Hundred Three and Paise Zero Only 16/10/2024 for Rs 6,93,696.72/- Rupees Six | 22/02/2 |
| | Branch), Rahul Ramchandra Rokade (Borrower) Dipali Rahul Rokade (Co-Borrower1) (Loan Code No. 14300002412)/ Thane- Dombivli | Sai Savli Chs, Near Court Road, Opp. Karjat Diwani Court, Karjat Thane Maharashtra:- 410201 | Lakhs Ninety Three Thousand Six Hundred Ninety Six and Paise Seventy Two Only 16/10/2024 for Rs 23,79,805/- Rupees Twenty | 22/02/2 |
| | Branch), Anjali Anil Sonavane (Borrower) Anil Sahebrao Sonawane (Co-Borrower1) | All the Part & Parcel of Property- Flat No.402, 4th Floor, A Wing, Mirador Utsay, Vehloli, Vashind, Asangaon West, Thane Thane Maharashtra: 421601 | Three Lakhs Seventy Nine Thousand Eight Hundred Five and Paise Zero Only | 24/02/2 |
| | (Loan Code No. 24100000457)/ Mumbai- Andheri Branch), S Syed Pkareem (Borrower) Shefali Kanaiya Parekh (Co-Borrower1) | All the Part & Parcel of Property- Flat No. 12, 2Nd Flr, A Wing Sai Hill Nagar Chsl, Opp To Tandul Bazar Chandansar Rd, Kopri Village Virar West, Palghar Thane Maharashtra:- 401305 | 16/10/2024 for Rs 79,55,198/- Rupees Seventy Nine Lakhs Fifty Five Thousand One Hundred Ninety Eight and Paise Zero Only | |
| | (Loan Code No. 05000019681)/ Mumbai- Bandra Branch), Ramesh Dada Wakle (Borrower) Varsha Ramesh Wakle (Co-Borrower1) | All the Part & Parcel of Property- Flat No 206, B Wing, Shivdhara Complex Plot No 24, Koproli Village Panvel Matheran Road, Panvel, Navi Mumbai, Raigad-410206 | 16/10/2024 for Rs 18,64,477/- Rupees Eighteen Lakhs Sixty Four Thousand Four Hundred Seventy Seven and Paise Zero Only | |
| 13. | (Loan Code No. 05000037056)/ Mumbai- Bandra Branch), Kiran L Waghmare (Borrower) Vinod Limba Waghmare (Co-Borrower1) | All the Part & Parcel of Property- 306, B - 4 Buildg., 2Nd Floor, Tanaji Malusare City, Shirse - Akurle Villages, Karjat (W). Thane Maharashtra:- 410201 | 16/10/2024 for Rs 5,89,274.3/- Rupees Five Lakhs Eighty Nine Thousand Two Hundred Seventy Four and Paise Thirty Only | 24/02/2 |
| 14. | (Loan Code No. 14000002045)/ Mumbai- Borivali Branch), Achchelal B Yadav (Borrower) | All The Part & Parcel Of Property- Flat No. 302, 3rd Floor, Chittodgadh A Chsl, Nr Ambe Mata Mandir, Kharigaon, Cabin Cross Road, Bhayander East Thane Maharashtra:- 401105 | 16/10/2024 for Rs 4463358/- Rupees Forty Four Lakhs Sixty Three Thousand Three Hundred Fifty Eight and Paise Zero Only | 24/02/2 |
| | (Loan Code No. 23800001675)/ Navi Mumbai- Panvel Branch), Kiran Vilas Yamgar (Borrower) Sandeep Vilas Yamgar (Co-Borrower1) | All the Part & Parcel of Property- Flat No.101, 1St Floor, J Wing Gaondevi Garden N.K. Garden, Survey No.57, Hissa No. 2C, Taloja, Panvel Navi Mumbai Maharashtra 410206 | 16/10/2024 for Rs 46,19,369/- Rupees Forty Six Lakhs Nineteen Thousand Three Hundred Sixty Nine and Paise Zero Only | 24/02/ |
| 16. | (Coan Code No. 09100004345)/ Mumbai- Borivali Branch), Yadagiri Rao Jupally (Borrower) Jyothsna Kadaparthi (Co-Borrower1) Rama Rao Jupally (Co- | All the Part & Parcel of Property- Flat No. 0501, 5Th Floor, W-9, Zone B X Bkc, Opp Mhada, N Dharmadhikar Road Mig Colony, Gandhi Nagar, Bandra East, Mumbai Mumbai Suburban | | 24/02/ |
| 17. | (Loan Code No. 11300005525)/ Navi Mumbai- Panvel Branch), Sachin Dhondu Chache (Borrower) Aruna | Maharashtra:- 400051 All the Part & Parcel of Property- Flat No.402, 4Th Floor, Wing 1 | 16/10/2024 for Rs 32,23,045/- Rupees Thirty | 24/02/2 |
| 18. | Dhondu Chache (Co-Borrower1) (Loan Code No. 25100000359)/ Navi Mumbai-Karjat | A, Balaji Residency Complex, Hedutane, Panvel, Raigad, Panvel, Raigad, Thane-421605, Maharashtra. All the Part & Parcel of Property-Flat No. 203, 2Nd Floor, | | 25/02/2 |
| 19. | Branch), Shekhar Raghunath Borade (Borrower) Shreya Shekhar Borade (Co-Borrower1) (Loan Code No. 14000002266)/ Mumbai- Borivali | Siddhakala Apt, Behind Vithal Mandir, Cts No 1148 A, Dahiwali, Karjat Thane Maharashtra:- 410201 All the Part & Parcel of Property- Flat No. 308, 3Rd Floor, Sai | Five Lakhs Ninety Seven Thousand Two Hundred Twenty Four and Paise Zero Only 16/10/2024 for Rs 19,16,111/- Rupees Nineteen | 24/02/ |
| 20. | Branch), Shambhu Kumar Jaiswal (Borrower) (Loan Code No. 14000002268)/ Mumbai- Borivali | Appartment, Ganesh Nagar, Katkar Pada, Behind Colour City Boisar West Thane Maharashtra:- 401501 All the Part & Parcel of Property- Flat No. 308, 3Rd Floor, Sai | Lakhs Sixteen Thousand One Hundred Eleven and Paise Zero Only 16/10/2024 for Rs 20,40,757/- Rupees Twenty | 24/02/ |
| | Branch), Shambhu Kumar Jaiswal (Borrower) (Loan Code No. 23800001025)/ Nayi Mumbai-Panvel | Apartment, Ganesh Nagar, Katkar Pada, Behind Colour City Boisar West Thane Maharashtra: 401501 All the Part & Parcel of Property- Flat No. 204, Bld No. 1, Orchid | Lakhs Forty Thousand Seven Hundred Fifty Seven and Paise Zero Only 16/10/2024 for Rs 22,98,330.1/- Rupees Twenty | 22/02/ |
| | Branch), Sunil Vishnu Amrutsagar (Borrower) Savita Sunil Amrutsagar (Co-Borrower1) | Wing A Riddhi Siddhi Complex, S. No. 36 - A, C T S No. 3193, Takai, Khopoli, Raigad Thane Maharashtra:- 410201 | Two Lakhs Ninety Eight Thousand Three Hundred Thirty and Paise Ten Only | 22/02/ |
| 22. | (Loan Code No. 1400000021)/ Mumbai- Borivali Branch), Prakash Kedar Patel (Borrower) Saurabh Prakash Patel (Co-Borrower1) | All the Part & Parcel of Property- Flat No 103, 1St Floor, Uttara (A - 3), Kotak Properties, Near Anandvrudhashram, Chunabatti, Shirgaon Road, Palghar- West Thane Maharashtra: 401404 | 16/10/2024 for Rs 15,08,218/- Rupees Fifteen Lakhs Eight Thousand Two Hundred Eighteen and Paise Zero Only | 24/02/ |
| | (Loan Code No. 11000004154)/ Mumbai- Vasai East Branch), Anis Fatima (Borrower) Eram Fatema (Co- Borrower1) | All the Part & Parcel of Property- Flat No 901, 9Th Floor, D Wing, Bldg No1 Sec 4, Reliable Heights, Nr. Apple & Shanti Nagar, New Link Road Nallasopara West Thane Maharashtra:- 401209 | 16/10/2024 for Rs 34,37,974/- Rupees Thirty Four Lakhs Thirty Seven Thousand Nine Hundred Seventy Four and Paise Zero Only | 24/02/: |
| 24. | (Loan Code No. 04500007664)/ Thane- Naupada Branch), Vinaykumar Ram Sharma (Borrower) Deepa | All the Part & Parcel of Property- 1. Flat No. 804, 8th Floor, Bldg. No. B- 6, Known As Florida Bldg, Sai Kanishk, Diva Shil Road, Khardi Gaon | 17/08/2024 for Rs 87,42,722.37/- Rupees Eighty Seven Lakhs Forty Two Thousand Seven | 24/02/ |
| 25 | Vinay Sharma (Co-Borrower1) | Diva East, Thane, Thane Maharashtra: - 421204 2. Flat No. 805, 8th Floor, Bldg. No. B-6, Known As Florida Bldg, Sai Kanishk, Diva Shil Road, Khardi Gaon Diva East, Thane, Thane Maharashtra: - 421204 | Hundred Twenty Two and Paise Thirty Seven Only | 00/00/ |
| | (Loan Code No. 1130005869)/ Navi Mumbai- Panvel Branch), Alim Shaikh (Borrower) Meherajunisa Shaikh (Co-Borrower1) | All the Part & Parcel of Property- Flat No 404, 4Th Floor, Bld No 1 Kalpak Hills, Near Marathi School, , Chinchawali, Khopoli, Raigad-410203, Maharashtra. | 16/10/2024 for Rs 33,50,921/- Rupees Thirty Three Lakhs Fifty Thousand Nine Hundred Twenty One and Paise Zero Only | 22/02/ |
| 26. | (Loan Code No. 01300007169)/ Navi Mumbai- Belapur CBD Branch), Bhimrao Pandurang Waidane (Borrower) Manish Bhimrao Waidane (Co-Borrower1) | All the Part & Parcel of Property- Flat No.404, 4Th Floor, Hari Om Shagun, Near Cidcowater Treatment Plant Plot No.8, Sector No.20, Ulwe, Panvel Thane Maharashtra:- 400601 | 16/10/2024 for Rs 12,64,338/- Rupees Twelve Lakhs Sixty Four Thousand Three Hundred Thirty Eight and Paise Zero Only | 22/02/ |
| 27. | Chhaya Bhimrao Waidane (Co-Borrower2) (Loan Code No. 01300006651)/ Navi Mumbai- Belapur CBD Branch), Mohammad Rafik (Borrower) Sharukh | All the Part & Parcel of Property- R No-12, H S M Complex, Bldg No-2, 2Nd Flr, Shilgaon, Khopoli, Khalapur., Raigad, Raigad- | 16/10/2024 for Rs 19,72,891/- Rupees Nineteen Lakhs Seventy Two Thousand Eight Hundred | 22/02/ |
| 28. | Rafik Khan (Ĉo-Borrower1) (Loan Code No. 11400003701)/ Mumbai- Boisar Branch), James Anthony Dias (Borrower) Swapna S | 410203, Maharashtra. All the Part & Parcel of Property- Flat No 402, 4th Flor, Jay Bhawani Apt., L Wing, Opp Vaishnavi Plaza, Bnd. Ganesh Temple, Opp. Sai | Ninety Óne and Paise Zero Only 16/10/2024 for Rs 34,72,488/- Rupees Thirty Four Lakhs Seventy Two Thousand Four | 25/02/ |
| 29. | Soman (Co-Borrower1) (Loan Code No. 11300004491)/ Navi Mumbai- Panvel | Heritage, Narangi, Virar East Thane Maharashtra:- 401303 All the Part & Parcel of Property- Flat No.304, 3Rd Floor, Building | Hundred Eighty Eight and Paise Zero Only 16/10/2024 for Rs 11,67,522/- Rupees Eleven | 24/02/ |
| 30. | Branch), Pravin Nivritti Shinde (Borrower) Reshma Pravin Shinde (Co-Borrower1) (Loan Code No. 01300009097)/ Navi Mumbai- Belapur | No. C-8 Greenwood Estate, Village Hedutane Taloja Midc Panvel Road, Panvel, N M, Raigad-410209 All the Part & Parcel of Property- Flat No.402, 4Th Floor, Bldg A2 | Lakhs Sixty Seven Thousand Five Hundred Twenty Two and Paise Zero Only 16/10/2024 for Rs 33,56,084/- Rupees Thirty | 24/02/ |
| 31. | CBD Branch), Shweta Anil Kuchekar (Borrower) Anil Rava Kuchekar (Co-Borrower1) (Loan Code No. 05000037198)/ Mumbai- Bandra | Arihant Amisha Phase I Nr Konnark Village, Mohodar Mohodar, Panvel, Raigad Raigad Maharashtra - 410206 All the Part & Parcel of Property- Block No B-2, Villa No 1, Samira | Three Lakhs Fifty Six Thousand Eighty Four and Paise Zero Only | 24/02/ |
| | Branch), Pradeep Manibhai Shah (Borrower) Kalpana Pradeep Shah (Co-Borrower1) Pasad Impex Pvt Ltd (Co-Borrower2) | Nagaon Alibag Raigad Maharashtra:- 402201 | Crores Thirty Lakhs Fifty One Thousand One Hundred Forty One and Paise Zero Only | |
| 32. | (Loan Code No. 20700042215)/ Navi Mumbai- Kharghar Branch), Sukhdev Singh (Borrower) Vandna Singh (Co-Borrower1) | All the Part & Parcel of Property- Flat No 302, 3Rd Floor, B Wing Fantasy Niketan Uma Nagar Sai Baba Mandir Dhamote Karjat Thane Maharashtra:- 410201 | 16/10/2024 for Rs 48,66,301.62/- Rupees Forty Eight Lakhs Sixty Six Thousand Three Hundred One and Paise Sixty Two Only | 22/02/ |
| 33. | (Loan Code No. 11100008100)/ Mumbai- Virar West Branch), Suresh Amrutrao Kadam (Borrower) Nirmala Suresh Kadam (Co-Borrower1) | All the Part & Parcel of Property- Flat No 404, 4Th Flr, A Wing, Bldg No 31 Karam Residency, Phase I, Sect 2 Kinhavali Road, Dhasai, Shahapur, Thane Thane Maharashtra:- 421601 | 16/10/2024 for Rs 21,52,119/- Rupees Twenty One Lakhs Fifty Two Thousand One Hundred Nineteen and Paise Zero Only | 22/02/ |
| 34. | (Loan Code No. 05000029215)/ Mumbai- Bandra Branch), Dipti H Sawant (Borrower) Laximikant V | All the Part & Parcel of Property- Flat No 701, 7Th Floor, A Wing, Bldg No 4 Sai Niwas Tower, Vinay Unique Complex Nr. Fun Fiesta, | 16/10/2024 for Rs 27,84,358/- Rupees Twenty Seven Lakhs Eighty Four Thousand Three | 24/02/ |
| 35. | Satam (Co-Borrower1) (Loan Code No. 09100004093)/ Mumbai- Borivali Branch), Kunal Chaudhary (Borrower) Priya | Nilemore, Nallasopara West., Thane-401303 All the Part & Parcel of Property- Flat No 1501, 15Th Floor, Wing W10 Zone C, Opp Mhada, N Dharmadhikari Road Mig Colony, | Hundred Fifty Eight and Paise Zero Only 16/10/2024 for Rs 34,99,6198/- Rupees Three Crores Forty Nine Lakhs Ninety Six Thousand | 24/02/ |
| 36. | Chaudhary (Co-Borrower1) (Loan Code No. 20700041551) Navi Mumbai- Kharghar | Gandhi Nagar, Bandra East, Mumbai Mumbai Suburban Maharashtra: 400051 All the Part & Parcel of Property- Flat No. A-3 & B-3, Third Floor | One Hundred Ninety Eight and Paise Zero Only 16/10/2024 for Rs 1,25,69,919.18/- Rupees One | 24/02/ |
| 37. | Branch), Manish Vasisht (Borrower) Aanchal Malik (Co- Borrower1) Manaanch Media Private Limited (Co-Borrower2) (Loan Code No. 23800001676)/ Navi Mumbai- Panvel | Pawan Park, Sr. No. 46 & Hi. No. 877 Nr. Heaven Park, Mohammadwadi, Pune, Pune-411006 All the Part & Parcel of Property- Flat No. 602 & 603, 6Th Floor, | Crore Twenty Five Lakhs Sixty Nine Thousand Nine Hundred Nineteen and Paise Eighteen Only | 22/02/ |
| | Branch), Bandu Pandurang Nagle (Borrower) Madhavi Bandu Nagle (Co-Borrower1) | Sunflower, Plot No. 177, Sector No. 09, Near Bhagwati Gorups, Ulwe, Navi Mumbai Navi Mumbai Maharashtra 410206 | Crores Seventy Seven Lakhs Eighty Nine Thousand One Hundred Eight and Paise Zero Only 16/10/2024 for Rs 79,33,809/- Rupees Seventy | |
| | (Loan Code No. 23600000101)/ Mumbai- Boisar Branch), Amol Ramchandra Patil (Borrower) Hema Amol Patil (Co-Borrower1) | All the Part & Parcel of Property- Flat No.304, 3Rd Floor, Wing C, Sai Prema Chsl, Opp. Prince Park, Laxmi Nagar, More Road, Nallasopara East Thane Maharashtra:-401209 | Nine Lakhs Thirty Three Thousand Eight Hundred Nine and Paise Zero Only | |
| 39. | (Loan Code No. 05000032586)/ Mumbai- Bandra Branch), Narayan Barku Pawar (Borrower) Vidya Narayan Pawar (Co-Borrower1) | All the Part & Parcel of Property- Flat No.404, 4Th Floor, Plot No. 10 Shiv Shankar Arcade, Sector 24 Taloja, Navi Mumbai Tal. Panvel Navi Mumbai Maharashtra:- 410208 | 16/10/2024 for Rs 12,82,934/- Rupees Twelve Lakhs Eighty Two Thousand Nine Hundred Thirty Four and Paise Zero Only | 25/02/ |
| 40. | (Loan Code No. 14300001511)/ Thane- Dombivli Branch), Jitendra Vasant Chavan (Borrower) Pragati Jitendra Chavan (Co-Borrower1) | All the Part & Parcel of Property- Flat No.104, 1St Floor, Royal Enclave, Behind Sai Mandir, Bopele Road, Neral, Karjat Thane Maharashtra:- 401107 | 16/10/2024 for Rs 15,28,666/- Rupees Fifteen Lakhs Twenty Eight Thousand Six Hundred Sixty Six and Paise Zero Only | |
| 41. | (Loan Code No. 25100000096)/ Navi Mumbai-Karjat | All the Part & Parcel of Property- Flat No - 2 A, Ground Floor, B- | 16/10/2024 for Rs 5,78,995/- Rupees Five Lakhs | 22/02/2 |

Maharashtra State Road Transport Corporation Mechanical Engineering Department: Central Offices, 'Maharashtra Vahatuk Bhavan,' Dr. Anandrao Nair Marg, MUMBAI - 400 008.

Email: gmmemsrtc@gmail.com Telephone: 23023964/65

E-TENDER NOTICE

MSRTC invites E-tender for purchase of New Ready Built buses rom the qualified bidder as per pre-qualifications mentioned in the ender document.

E-Tender documents and the tender schedule will be available on line after Dt. 03/03/2025 on Maharashtra Government e-Tender Website https://mahatenders.gov.in. Please note that henceforth, all changes, notices, updates, amendments, corrigendum, further details etc. about this tender will be posted on the above website only.

General Manager (M.E.)



DGIPR 2024-25/6733

GOVERNMENT OF MAHARASHTRA. HOME DEPARTMENT (PORTS & TRANSPORT)

MAHARASHTRA MARITIME BOARD Indian Mercantile Chambers, 2nd Floor, Ramjibhai Kamani Marg, Ballard Estate, Mumbai-400001.

Tel.: 022-69041777, Fax: 022-69041740 Website: https://mahammb.maharashtra.gov.in, Email: ceo.mmb@maharashtra.gov.in / ceommb@gmail.com Reference :- Tender Notice dated 21.02.2025 of Thane district E-Tender Notice - (Year 2024-25)/65/70

Note :- In above Tender notice Sr. No. 02 work is invited for for 2nd cal (Ajit Mohite)

Executive Engineer. Maharashtra Maritime Board, Mumbai

Asset Reconstruction Company (India) Ltd. (ARCIL) Acting in its capacity as Trustee of various ARCIL Trusts

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028. Website: https://auction.arcil.co.in • CIN: U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION
IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/ charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide

registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

| Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s | LAN No. & Selling Bank | Trust Name | Outstanding amount as per SARFAESI Notice dated 15-11-2021 | Possession type and date | Date & Time of Inspection | Type of Property and Area | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|--|------------------------------|---------------|---|--------------------------------|---------------------------------|---------------------------------|--------------------------------|-----------------|--------------------------------|
| Borrower: | LAN No: | Arcil-Retail | Rs. 63,98,273/- | Physical | 18-03-2025 | 545 sq ft | Rs. 7,25,500/- | Rs. 72,55,000/- | 20-03-2025 |
| Sachin Dilip Sambare & | 405HSL010 | Loan | as on 15-11-2021 | Possession | | (carpet | (Rupees Seven | (Rupees | At 12:30 |
| Manjiri Sachin Sambare | 2960180 & | Portfolio- | + further Interest | on | | area) | Lakhs Twenty | Seventy Two | PM |
| | 405TSHEB255405 | 042-E- | thereon+ legal | 25.10.2024 | | | Five Thousand | Lakhs And Fifty | |
| | Selling Bank : | Trust | Expenses | | | | And Five Hundred | Five Thousand | |
| | Bajaj Housing | | | | | | Only) | Only) | |
| | Finance Limited (BHFL) | | | | | | | | |

Description of the Secured Asset being auctioned: Property owned by SACHIN DILIP SAMBARE & Manjiri SACHIN SAMBARE, Flat No. 205, Second Floor, D – Wing, Dosti Oak (Dosti West County) Co-Operative Housing Society Ltd., Balkum Pipeline Road, off. Thane Bhiwandi Road, Near Balkum Naka, Thane (West), Thane - 400608, Hereinafter referred to as "Immovable Property"

| Pending Litigations known to ARCIL | | Nil | | | Builder Dues as on September 2024 – Rs. 31,06,53 and Society Dues – Rs. 20,000/- till January 2025 | | |
|--|--|----------------------------|--|-------------------|--|----------------------------------|--|
| Last Date for submission of Bid | | Same day 2 hours before Au | day 2 hours before Auction Bid Increment amount: | | t: | As mentioned in the BID document | |
| Demand Draft to be m | Demand Draft to be made in name of: Arcil-Retail Loan Portfolio-042-E-Trust Payable at Mumb: | | | Payable at Mumbai | | | |
| RTGS details Account No.: 57500000729860 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013 | | | | | | | |
| | Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Monica Rudra Das - 9819802284 (monica.rudra@arcil.co.in), Swapnil Agate - 9833252534 (swapnil.agate@arcil.co.in) | | | | | | |

Terms and Conditions:

Date: 28.02.2025

- 1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein
- 2. The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- 3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
- 4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- 5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- 6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- 7. The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interes
- (Enforcement) Rules, about the holding of the above mentioned auction sale. 8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of
- Rule 8(5) of the Rules and the Act. Sd/ **Authorized Officer** Place: Mumbai Asset Reconstruction Company (India) Ltd



Regional Off.: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Fax: +91-79-26560649, Toll Free No.: 18002335300 Website: www.bandhanbank.com

AUCTION CUM TENDER FOR SALE NOTICE

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference 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 assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhar Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues, The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

| Sr. No | Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch | Description of the property to be sold (Secured Assets) | Secured Debt as on date of demand notice and current outstanding which includes amount paid by the borrowers from the date of demand notice till date, if any, with further interest, costs, charge, etc. | Reserve Price & EMD being 10% | | | |
|-----------|--|---|---|---------------------------------------|--|--|--|
| 1. | Mr. Paresh Naran Mahyavanshi Mr. Naranbhai Channabhai Mahyavanshi 20003050008852 27.02.2018 Vapi | All that part and parcel of the residential property being situated at Survey No.295/1 (37-2), House No.DMC-14-154/TF-3, Flat No.303, 3rd Floor, Sai Niwas, B Wing, Mashal Chowk, Kathiria, Nani Daman, Gujarat | Rs.8,19,227.14/- as on 14.12.2016 Rs.19,25,995/- as on 15.01.2025 | Rs.5,61,600 /- EMD Rs.56,160/- | | | |
| 2. | Mr. Mamraj Keshuram Jangir Mrs. Laleetaben Mamraj Jangir 20003120000900 27.09.2018 Valsad | All that part and parcel of the residential property being situated at RS No.16, Hissa No.1+2+3, CTS No.632, Flat No.304, 3rd Floor, Ashirwad Complex, Building No.7, Near Diamond Factory Mograwadi, Valsad – 396001, Gujarat | Rs.5,06,761.76/- as on 21.10.2016 Rs.12,84,409/- as on 15.01.2025 | Rs.4,86,000/- EMD Rs. 48,600 /- | | | |
| 3. | Mr.Sanjaykumar Ramanbhai Patel Mrs. Rajeshwari Rajubhai Patel 20003050011090 15.01.2019 Vapi | All that part and parcel of the residential property being situated at Survey No.569/2, FP No. C/110, House No. C/110, Balada Residency, Near HP Petrol Pump, Pardi Balada Road, Pardi, Valsad – Gujarat - 396125 | Rs.11,34,855.27/- as on 28.09.2018 Rs. 21,14,306/- as on 15.01.2025 | Rs.7,85,700/- EMD Rs. 78,570/- | | | |
| 4. | Mr.Shankarlal Moti Gurjar Mrs. Sohanidevi Birbal Gurjar 20003120001501 19.10.2020 Valsad | All that part and parcel of the residential property being situated at Survey No. 146/P65, 146/P66M Final Plot No. 0-8, 0-9, Flat No. 402, 4th Floor Sai Darshan Residency Pramukh Nagar, Sethiya Nagar, Pardi, Sandhpur Valsad Gujarat 396 001 | Rs.5,51,950.81/- as on 25.09.2018 Rs.11,39,676/- as on 15.01.2025 | Rs.6,07,500/- EMD Rs. 60,750/- | | | |
| 5. | Mr. Sandeep Bhaulal Nikam Mrs. Reeta Sandeep Nikam 20003120000028 19.10.2020 Valsad | All that part and parcel of the residential property being situated at Sr. No.13/p/1, G-2, Ashirwad Shankul Shree Sai-B Building, A Wing, Diamond Factory, Mograwadi, Pardi Sandhpor, Tal & Dist. Valsad, Gujarat – 396001. | Rs.3,09,513.76/- as on 17.01.2018 Rs. 7,13,957/- as on 15.01.2025 | Rs.5,53,500/- EMD Rs.55,350/- | | | |
| | t Date, Time and Place for omission of bid | March 13, 2025 on or before 3:00 PM at 102, Status Building, Opp. Jivandeep Hospital, NH-48 Gunjan, Vapi-396191 | | | | | |
| | perty Inspection Date & Time me of Contact Person with No. | March 07, 2025, From 11:00 AM to 1:00 PM, Amit Chauhan- 9925358309 | | | | | |
| Dat | te and Time of E-Auction | March 15, 2025, From 11:00 AM to 12:00 Noon | | | | | |

Other Terms and conditions:

- 1. The aforesaid properties are being sold with no encumbrances as far known to the Bank, The Authorized Officer/bank shall not remain liable for any third party claims/rights/dues/litigations. The intending bidder should make their own independent inquiries regarding any encumbrances. For detailed terms and conditions of the sale please refer the link https://bandhanbank.com/properties-for-sale provided
- 2. The aforesaid properties will be sold by Tender cum-e-auction through M/s. e-Procurement Technologies Ltd. (Auction Tiger) under the supervision of the Bank, Auction/bidding shall be only through "Online Electronic Bidding" through the website https://sarfaesi.auctiontiger.net/EPROC/. with Property ID 327251, 327260, 327261, 327293, 327294, Contact Person Mr. Maulik Shrimali: Contact No.9173528727. The bidders are advised to go through the website for detailed terms before taking part in the eauction sale proceedings
- 3. Earnest Money Deposit (EMD) amount of 10% of the Reserve Price to be deposited by way of Demand Draft / Pay Order in favour of Bandhan Bank Ltd. payable at Par in all branches before the date of auction.
- The intending bidder shall submit bid to the Authorized Officer at the concerned location mentioned above along with EMD amount before the date of auction and self - attested KYC documents with Bid Form. The sealed envelope cover should be super-scribed with "Bid Form
- and EMD for e-auction with Property ID". 5. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- and will
- remain extended/valid for fifteen minutes for each bid. The bidder who submits the highest bid (above the Reserve Price) on closure of Online auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder subject to payment of 25% of sale price including EMD amount on same day of auction and balance within 15 days.
- 7. The sale will be subject to confirmation by Bandhan Bank Limited. 8. The sale will be subject to the Terms and Conditions of this Notice and Tender Document. Authorized Officer has absolute right to accept or reject any bid or modify the Terms and Conditions of the sale or adjourn /extend/postpone the sale/e-auction without assigning any
- 9. In case of any dispute the English version shall prevail.

Date: 28/02/2025 Place: Guiarat

16/10/2024 for Rs 5,78,995/- Rupees Five Lakhs
Seventy Eight Thousand Nine Hundred Ninety
Five and Paise Zero Only

Authorised Officer Bandhan Bank Limited

Authorised Officer
JM Financial Asset Reconstruction Company Limited Date: 28-02-2025 Place: Maharashtra acting in itscapacity astrustee of Aranya-Trust

Branch), Raju B Jagtap (Borrower) Kalpna Raju Jagtap Wing, Shiwam Apt, Karjat Karjat Raigad Maharashtra:- 410201