

Annexure -13
FORM NO. 22
[See Regulation 37(1)]
BY ALL PERMISSIBLE MODE
Ex-49

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector - 30 A, Vashi, Navi Mumbai - 400703
RP No. 3190F 2019
Date of Auction Sale: 30/04/2025
PROCLAMATION OF SALE: IMMOVABLE PROPERTY.
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993
ASSET RECONSTRUCTION COMPANY (INDIA) LTD
VS
MR. RAJIV VISHWANATH KOLI & ANR

To, **CD No. 1 Rajiv Viswanath Koli** Residing At:-Moraj Residency, Spinel Building No. G-3 Flat No. 604, Plot No. 1, Sec - 16, Palm Beach Road, Sanpada, Navi Mumbai.
CD No. 2 Krishan Babu Kamble Residing At:- 302, Anubhav Chs Ltd., Plot No. 84/85, Sector - 8 Koparkhairane, Navi Mumbai.

Whereas Recovery Certificate No. RC No. 319 OF 2019 in O.A No. 354 of 2015 was drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** for recovery of the sum of **Rs. 16,21,442.04 (Rupees Sixteen Lakh Twenty One Thousand Four Hundred Forty Two and Paise Four Only)** along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on **30/04/2025 between 01:00 PM to 02:00 PM** by auction and bidding shall take place through Online through the website: <https://www.bankauctions.com>. The details of authorised contact person for auction service provider is, Name: Harish Gowda C1 India Pvt Ltd, Mobile No.-9594597555 Email- support@bankauctions.com.

The details of authorised bank officer for auction service provider is, Name: MR. SWAPNIL ASHOK AGATE, Mobile No. 9833252534, Email:- swapnil.agate@arcl.co.in

The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned. At the sale, the public generally are invited to bid either personally or by duly authorized agent. Officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

- The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.
- The Reserve Price below which the property shall not be sold is as mentioned in the schedule.
- The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- Each intending bidder shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of RECOVERY OFFICER, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** to be deposited with R.O./Court Auctioneer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III)** or by Online through RTGS/NEFT/directly into the Account No. 10430100022945 the name of **BANK OF BARODA** of having IFSC Code No. **BARBOVASHIX** and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit(EMD), Reserve Price and Bid Increase, be fixed as follows:				
Sr. No.	Description of the property	EMD Amount (in Rs.)	Reserve Price (in Rs.)	Bid Increase in the multiple of (in Rs.)
1.	Flat No. 301, Admeasuring 900 Sq. Ft. Built Up Area On The, 3 rd Floor of The Building "Samartha Krupa" On The Plot No. 136 At Sanpada, (GES) Navi Mumbai, Taluka & District: Thane	3,15,000/-	31,50,000/-	25,000/-

EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. It is the sole responsibility of the bidder to have an, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Bank Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then, on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** @ 2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-III)**. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**.

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason. Details of this Proclamation of sale can be viewed at the website www.drt.gov.in.

Schedule of Property:				
Sr. No.	Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which the property is liable	Claims if any which have been put forward to the property and any other known bearing on its nature and value
i)	Flat No. 301, Admeasuring 900 Sq. Ft. Built Up Area On The, 3 rd Floor of The Building "Samartha Krupa" On The Plot No. 136 At Sanpada, (GES) Navi Mumbai, Taluka & District: Thane	Not Known	Not Known	Not Known

Note: As on Auction Date i.e. 30/04/2025, The total amount of Rs. 31,77,011.43 (APPROX) is outstanding against the CDs. Date of inspection of the properties as mention above has been fixed as 24/04/2025 between 11:00 AM to 04:00 PM Last date of uploading of EMD and bid documents been fixed as 28/04/2025 up to 04:30 PM.

Given under my hand and seal on this date 13/02/2025

Sd/-
(DEEPA SUBRAMANIAN)
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)



JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Jana Small Finance Bank Limited** has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that **online auction (e-auction)** of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 30.03.2025	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	33259440000230	1) Deepak Rakesh Marale, 2) Rakesh Marale	21.05.2022	09.08.2022	Rs.10,33,062.18 (Rupees Ten Lakhs Thirty Three Thousand Sixty Two and Eighteen Paise Only)	11.04.2025 09:30 AM to 05:00 PM	Rs.6,13,000/- (Rupees Six Lacs Thirteen Thousand Only)	Rs.61,300/- (Rupees Sixty One Thousand Three Hundred Only)	19.04.2025 @ 11:30 AM	17.04.2025, before 05:30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

Details of Secured Assets: All that piece and parcel of the House No.120 Area Admeasuring 756 Sq.ft., Near Hanuman Mandir, Lying Over Gavthan Land of Revenue Village Nangulare and also within Local Limits of Group Grampanchayat Palasdan, Taluka Karjat and Dist., Raigad-410201 and within the Local Limits of Raigad Municipal Corporation.

The properties are being held on **"AS IS WHERE IS BASIS"** & **"AS IS WHAT IS BASIS"** and the E-Auction will be conducted **"On Line"**. The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal <https://bankauctions.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure**; Contact **Mr. Arijit Kumar Das** Contact Number: 8142000725. Email id: info@bankauctions.in / arijit@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact **Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Naik (Mob. No.6362951653)**. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor's Mortgageors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgageor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 02.04.2025, Place: Thane

Sd/- Authorized Officer, Jana Small Finance Bank Limited



MAHARASHTRA STATE ROAD TRANSPORT CORPORATION, PUNE REGION

TENDER NOTICE NO 56 B1 ELECTRICAL 2024/2025

Tender Notice Inviting for :- 1) PROVIDING E.I TO NEWLY CONSTRUCTED **BUS-STATION AT AKKALKOT IN SOLAPUR DIVISION**. The Executive Engineer (Elect), MSRTC Mumbai (Camp Pune), office of Executive Engineer, MSRTC Region office, MSRTC Pune station bus stand premises, Pune station, Pune. Phone No.9850347326 Email id delectpune@gmail.com invites Online tenders for

1) PROVIDING E.I TO NEWLY CONSTRUCTED **BUS-STATION AT AKKALKOT IN SOLAPUR DIVISION**. The Tender / Bid forms and other details can be obtained at above office address. The detail Tender notice in also available on www.mahatenders.gov.in for more, Contact 9850347326.

Executive Engineer (Elect)
S.T.Mumbai (Camp Pune)



IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office : -KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	58920127 & 61160362	Home Loan	1. Ranjana Rajendra Shrivastav	26.03.2025	INR 26,96,441.15/-

Property Address : All That Piece And Parcel Of Flat No. 704, On 7th Floor, Admeasuring 44.66 Sq. Mtrs. (carpet Area), In The Building Known As "Primrose (D1), In Phase-II, Pranjee Gardencity, Constructed On Or Land Bearing Survey No. 36 Hissa No. 2, Survey No. 38 Hissa No. 8/2, Survey No. 39 Hissa No. (P), Survey No. 39 Hissa No. (p), Survey No. 38 Hissa No. 8/1, Survey No. 37 Hissa No. 7, Survey No. 43 Hissa No. 8, Survey No. 37, Situated, Lying And Being At Majpe Belvali, Badalapur, Taluka: Ambemarth, District : Thane, Maharashtra-421503, And Bounded As: **Boundaries As Per Site:- East: Internal Road, West : Society Compound, North: Parshvadhara Apartment, South : Open Plot**

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)**. Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited

Date : 02.04.2025 (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)
Place : Mumbai



THE NATIONAL CO-OPERATIVE BANK LTD.

Regd. Office: 214, Rajhaja Centre, Free Press Journal Marg, Nariman Point, Mumbai 400 021.
Recovery Dept: Plot No-8C, 1st Floor, Sector-13, Khanda Colony, New Parvel, Raigad-410 206.
Email address: recovery@ncbmumbai.com Phone no. (022) 27458628

NOTICE OF AUCTION SALE

Auction Sale Notice for sale of Immovable Assets under Securitization 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 guarantors that the below described immovable property mortgaged/charged to the secured creditor, the constructive physical/symbolic position of which has been taken by the Authorised Officer of the Bank/secured creditor, will be sold on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" on the date as mentioned in the Table here in below, for recovery of its dues due to the bank/secured creditor from the respective borrower(s) and guarantors. The reserve price and the Earnest money deposit will be as mentioned in the table below against the respective properties.

Name of Borrower & Description of Property	Outstanding Amount as on 31.03.2025	Reserve Price in Rs.	Earnest Deposit	Date & Time of Auction and Place
1. Mrs. Sushma K. Prakash Flat No-14, 3rd floor, Trimruty Complex, Survey No-62.61.61/10, 7.5A-200, CT No-1605 & 1606, Plot No-36, Village Chinchavli Shekin, Taluka Khalapur, Dist- Raigad-410203. Adm.61.61 sq.ft.BUA.	Rs.34,33,943.00 as on 31.03.2025 together with further interest w.e.f. 01.04.2025	13,80,000.00	1,38,000.00	Inspection Date: 16.04.2025 at 11.00 a.m. to 5.00 p.m. AND Auction Date: 19.04.2025 at 11.30 a.m. AT THE NATIONAL CO-OP BANK LTD., Plot No-8-C, Sector-13, 1st Floor, Khanda Colony, New Parvel (West), Navi Mumbai-410 206, Telephone No.022-27458628 Email: recovery@ncbmumbai.com
2. Mr. Ashok Bhujang Chavan Flat no.203,2nd floor, B Wing, Building Known as Sai Residency, Plot No.10 & 12, Survey No-56-57+58, CT No-1660,1662,1663,1780 situated at village Chinchavli-Shekin, Taluka-Khalapur, Khopoli, Dist-Raigad, adm 395 sqft Built up	Rs. 25,82,933.00 as on 31.03.2025 together with further interest w.e.f. 01.04.2025	9,87,000.00	98,700.00	
3. Mr. Veer Vikram & Mrs. Neha Veer Khanna Flat No.2706, 27th Floor, Type 2BHK(X) Building No-14G1, Indiabulls Greens (Tulip) Co-Operative Housing Society Ltd, Survey No- 80A,83/2A, 83/3, 83/7+4B+5E, 862(Part), 86/1, 901(Apart), Sector-Village Kon, Tal. Parvel, Dist. Raigad. Adm 880 sqft BUA.	Rs. 55,39,415.00 as on 31.03.2025 together with further interest w.e.f. 01.04.2025	52,80,000.00	5,28,000.00	Inspection Date: 15.04.2025 at 11.00 a.m. to 5.00 p.m. AND Auction Date: 19.04.2025 at 11.30 a.m. AT THE NATIONAL CO-OP BANK LTD., Plot No-8-C, Sector-13, 1st Floor, Khanda Colony, New Parvel (West), Navi Mumbai-410 206, Telephone No.022-27458628 Email: recovery@ncbmumbai.com


Place of Auction:
THE NATIONAL CO-OP BANK LTD., Recovery Department-Plot No-8-C, Sector-13, 1st Floor, Khanda Colony, New Parvel (West), Navi Mumbai-410 206. Telephone No. 022-27458628 Email: recovery@ncbmumbai.com

TERMS AND CONDITIONS:-

- The Bid form and the terms and conditions of the sale can be obtained on any working days between 11.00 a.m. and 5.00 p.m. from Bank's.
- Recovery dept.- Plot No.-8-C, Sector-13, 1st Floor, Khanda Colony, New Parvel, Dist Raigad, Pin -410 206 Phone-2745 8628 Email: recovery@ncbmumbai.com
- Ulwe Branch-Shop No-4, Prathamesh Paradise ChS Ltd, Plot No-174 & 175, Sector-19, Ulwe, Tal-Parvel, Dist Raigad, Pin-410 206 Phone-0251-2363886 Email: kbrac@ncbmumbai.com
- Ghodbunder Branch- Shop No-13, Ground Floor, Hillspring, Vijay Garden, Ghodbunder Road, Thane-400 615 Phone-84240 81717 Email-gdbrac@ncbmumbai.com
- Nerul Station Branch- Shop No. B-3 to7, Nerul Station cum Commercial Complex, Nerul (East), Navi Mumbai-400 706 Email: nrfsc@ncbmumbai.com

- The Bidder will have to participate in person for the bid on the day of auction and the Bid in sealed envelope along with EMD mentioned here-in-above by way of RTGS/NEFT or Pay order/Demand Draft of any Nationalized or Scheduled Bank drawn in favour of The National Co-op. Bank Limited payable at Mumbai, should reach to the Authorized Officer At The National Co-op. Bank Ltd., Recovery dept, Ulwe Branch, Ghodbunder Branch and Nerul Station Branch before 5.00 p.m. On or before 17.04.2025
- The Bid without EMD and/or below the Reserve Price will not be entertained. The sealed envelopes of Bid will be opened at the place and time of the auction mentioned above.
- Any person participating in the Bidding process on behalf of another person or a Corporate Entity must produce a written authority/Board Resolution granted by the bidder in his/her favour.
- The Bidder will have to submit self-attested photo copy of KYC documents like Pan Card/proof of residence and one Pass Port size photograph along with the Bid and shall submit originals for verification at the time of auction.
- The sale of property will be strictly on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" and the intending bidders may make their own enquiries as regards any claim, charges, taxes, levies, dues and/or any other liability accrued against the property, if any and the same shall be borne by the successful bidder. The present declared liabilities on the property are not known to the Bank.
- The bidding in the auction process will start from the highest Bid Amount received by the Authorized Officer and thereafter bidder will be allowed to enhance Bid by minimum of Rs. 10,000/- (Rupees Ten Thousand) only.
- The successful bidder will have to pay 25% of the bid amount (Inclusive of EMD) immediately upon acceptance of his Bid i.e. on the same day or not later than 5.00 p.m. of the next working day and balance amount within 15 days from the date of Auction of sale.
- In case of successful bidder fails to pay the 25% of the bid amount as mentioned in clause (8) above, the earnest money deposited by him shall be forfeited and the sale shall be treated as cancelled. Similarly, Bank shall forfeit the 25% of the bid amount if the bidder fails to pay the balance 75% amount within 15 days from the date of Auction of sale.
- On confirmation of sale, pursuant to compliance of the terms of the payment, the Authorized Officer will issue Certificate of Sale in favour of the successful Bidder as per Security Interest (Enforcement) Rules 2002 and the successful Bidder will bear all taxes, stamp duty, Registration fees, and incidental expenses for getting the Sale Certificate registered in the name of successful bidder. The Authorized Officer will hand over the possession of the subject property only on receipt of the entire bid amount.
- The Authorized Officer reserves the right to accept or reject any offer/bid or postpone/cancel the auction without assigning any reason and also to modify the terms and conditions of sale without prior notice.
- Encumbrances not known to the Bank
- The intending bidders can contact the Authorized Officer, Mrs. Madhura Ajay Raul attached to the, The National Co-op. Bank Ltd. on Telephone Nos. 022-27458628 for having details of the property.

Sd/- Authorized Officer
Attached to: The National Co-op. Bank Ltd.



ICICI Bank

Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFIT IT Park, Vagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under 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. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower/s/ Loan Account Number	Description of Property/ Do of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Dipeshkumar Bhanabhai Chaudhary & Monika Dipeshkumar Chaudhary- LBNAG00006110679	Flat No. 305, 3rd Floor, Prabha City Lotus-3, Corporation House No. 533/09, Plot No. 09, City Survey No. 53, Kh. No. 36/1, P.H. No. 11, Sheet No. 1025 (47), Ward No. 61, Zingabai Takli, Manode Layout, Near Pandurang Mangal Karyalay, Maharashtra, Nagpur- 440030/ March 28, 2025	October 07, 2024 Rs. 30,84,868.76/-	Nagpur

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

Date: April 02, 2025, Place: Nagpur Sincerely Authorised Signatory, For ICICI Bank Ltd.

PUBLIC NOTICE

NOTICE is hereby given to the public at large that, my clients have negotiated and agreed to purchase and acquire the Agricultural land more particularly described in the Schedule hereunder written "Land" from the sole and absolute owners who are in possession and occupation namely 1) BURGIS KEKI DARUWALLA, 2) JASMINE BURGIS DARUWALLA AND 3) MALCOLM BURGIS DARUWALLA, having their address at Flat No. 1, Ground Floor, Bativala Building No. 4, Khareghat Colony, 24, Hughes Road, Mumbai-400 007 along with all their right title and interest under Sale Deed dated 28th April 2011 duly registered under Serial No. ALB-2029 of 2011 having marketable title free from all encumbrances.

All or any person having any right, title, interest, claim, demand and/or objections against/upon/in respect of/to the said Land and/or the structure by way of sale, exchange, lease, tenancy, license, trust, lien, maintenance, easement, inheritance, possession, attachment, mortgage, charge, gift, lis-pendens, FSI consumption or otherwise of any nature whatsoever and in whatsoever manner is hereby requested to give written notice of the same to **Mr. Swapnil N. Mhatre, Advocate**, having their address Burumkhan, Po. Varsoli, Alibag, Dist Raigad 402 201, along with certified true copies of documents in support of such right, title, interest, claim, demand and/or objections within 15 (Fifteen) days from the date of publication of this Notice, failing which it shall be presumed that no such claim, demand or objection exists and even if such claim, demand or objection exists in law or otherwise, it shall be deemed that the claimant has relinquished such claim, demand or objection and/or waived any right to exercise such claim, demand or objection and any such claim or objection shall not be binding on my Clients and my Clients can proceed with the purchase transaction as contemplated above.

SCHEDULE
(Description of the Land)

All that piece and parcel of agricultural land bearing Gat No. 144 admeasuring total area 0-32-40 in H.R.A as assessed for sum of 2 Rupees and 12 paise situate lying and being at Village Kolgaon, Taluka- Alibag, District Raigad within the limits of Zilla Parishad of Raigad District and Panchayat Sasawane of Alibag Taluka and within the jurisdiction of Sub Registrar of Alibag and bounded as under:

On or towards East: Property of Gat No. 135 and 143
On or towards West: Property of Gat No. 145
On or towards South: Property of Gat No. 143
On or towards North: Property of Gat No. 135

Place: Alibag
Dated: 02/04/2025

sd/-
Mr. Swapnil N. Mhatre
(Advocate)



PNB Housing

Regd. Off:- 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001. Ph: 011-23557171, 23557172, 23705414. Web: www.pnbhousing.com

Branch Off: Areen Arcade Co. Op. Society, Shop No. 4, 5, 6, Plot No. 4, Sector 17, Vashi, Navi Mumbai-400703. Branch Off: 203 & 204-A, Second Floor, Westside, Bhandarkar Road, Khar West, Mumbai-400016. Branch Off: 203 & 204-A, Second Floor, Westside, Bhandarkar Road, Khar West, Mumbai-400016.

Branch Off: Office No. 204 Second Floor Dey Corpora Cadbury Junction Eastern Express Highway Thane West, Maharashtra- 400601.

Branch Off: Office No. 601-602, Sixth Floor, Presidential Plaza, L.B.S. Marg, Opposite R City Mall, Ghatkopar (West), Mumbai - 400066.

Branch Off: G-01, Ground Floor, Baba House, Near Western Express Metro Station, Anandhi East, Ghatkopar- 400093. Branch Off: Office No-2-3, Third Floor, Swami Tirumala Building No. 5, Shelar Park, Near Khadakpada Circle, Kalan (West), Maharashtra- 421301

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. 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.

Loan Account No/ Branch	Name of the Borrower/ Co-Borrower/ Guarantor	Date of Demand Taken	Amount Outstanding	Date of Possession Taken	Description Of The Property/ies Mortgaged
HOU/NAV/ 1122/1045481 B.O.: Navi Mumbai	Raksha Sankar Prajapati	07-Jul-2025	Rs. 19,28,569.32/- (Rupees Nineteen Lakhs Twenty Eight Thousand Five Hundred Sixty Nine And Ninety Two Paise Only) Due As On 07-01-2025	27.03.2025 (Symbolic)	Flat Bearing No. 203, On The 2nd Floor Of The Complex/Ghoshwadi, Known As 'Ujja' Colony, Wing, Type-E In Majje Or Revenue Village-Manjarli And Or Thereabouts At Badapur (West), Taluka-Ambarnath, District-Thane, Maharashtra-421068.
HOU/BRVL/ 1020/82974 B.O.: Borivali	Santosh Kumar Singh	10-Feb-2022	Rs. 59,75,986.74/- (Rupees Fifty Nine Lakhs Seventy Five Thousand Nine Hundred Eighty Six And Seventy Four Paise Only) As On 10-02-2022	27.03.2025 (Physical)	Flat No 002, S. Wimal, Ground Floor, Plot No. 6, Shrihan Chini, S. P. S. Road Near Cosmos School, Bhandrup, West, Mumbai