



Branch Address : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC-1, MIDC, Airoli Knowledge Park, Mugulsan Road, Airoli, Navi Mumbai - 400708.
Registered Office: Axis Bank Ltd., "Trishul", 3rd Floor, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006.

DEMAND NOTICE

[Under S. 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) Read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002]]

...Continued from last page...

Sr. No.	Name & Address of The Borrower/Co-Borrower / Mortgageor/ Guarantor Type of Loan	Outstanding Amount in Rs.
33	1. Ganesh Jayram Chaware, 2. Ragini Ganesh Chaware, Residing At :- Chaware Own House Near Ganesh Mandir Govelli Road Titwala East - 421605. Also At - Ganesh Pushpa Bhandar, Shop No. 77, ALine Near Ganesh Mandir Titwala Thane - 421605. PHR1342*8765191 & LTR1342*876794* (HOME LOAN & LOAN AGAINST PROPERTY) Details of Mortgaged Property : Flat No 101 1st Floor Umiya Complex B 4 Phase I Bhumik Darshan Chs Ltd Survey No. 114 Hissa No. 6/1, Village Titwala Titwala E Kalyan Dist Thane - 421605.	Rs. 25,13,059.15/- Plus further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment Date of NPA : 08-08-2025
34	1. Pankaj Lajpat Nagori, 2. Punam Pankaj Nagori, Residing At :- 101, Padma Prabhu Kirti College Lane Prabhadevi Bhawan, Shankar Road, Mumbai, Nr Kirti College, Mumbai - 400028, India. Also At - Padmasons Office - 08, Flr - 2nd, Plot-55/57, Kamlianiwas, Nagdevi X Lane Street Manavi, Mumbai Off Abdul Rehman-400003, Mumbai, India. LPR*647*8566**1 (LOAN AGAINST PROPERTY) Details of Mortgaged Property : Flat No 101 1st Floor Padma Prabhu Chsl Plot No. 1174/1175 Tps Iv Mahim Division Cts No. 86 & 3/86 S. V. S. Road Mahim Area Situated At Kirti College Lane V S Marg Prabhadevi Mumbai 400028.	Rs. 4,69,81,039/- Plus further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment Date of NPA : 08-08-2025
35	1. Nupur Vijay Patil, Residing At :- 1st Floor Avarg Kabra Galaxy F-104 Brahmand Azad Nagar Thane-400607 Also At - Malang Road Kalyan East R-001/4 Keshav Apt Dwarli Kalyan Thane-421306. Also At - J.S Enterprises 1st Floor Avarg Kabra Galaxy Star li Chs Ltd Brahmand Thane-400607. PHR*327*926*117 (HOME LOAN) Details of Mortgaged Property : Flat No 504 5th Floor Building No B Castor Building, Kabra Galaxy Star li Chsl, Zone No. 10/41/2d, Survey No. 124 Hissa No. 1a, Kolshet Off Ghodbunder Road Thane West -400607	Rs. 71,81,479/- Plus further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment Date of NPA : 08-08-2025

Date : 01/10/2025, Place : Airoli, Navi Mumbai

Sr. No.	Name & Address of The Borrower/Co-Borrower / Mortgageor/ Guarantor Type of Loan	Outstanding Amount in Rs.
36	1. Sandip Dnyandeve Tadge, 2. Pooja Sandip Tadge, Residing At :- Flat No 05 Manglam Apt Makhamalabad Masrud Link Rd Nashik Irrigation Colony between Mankar Mala Nashik 422003. Also At - Mahadev Agency 558/559 Manasi Bunglow Main Road Makhamalabad Nashik 422003. PHR***41124831 (HOME LOAN) Details of Mortgaged Property : Flat No 102 1st Floor Wing D Sangles Trinity Nr Brighton School Next To Prakriti Angan Chs Yogidham Gauripada Old Survey No. 79/9/2 New Survey No. 52, 27 H. No. 9/B, 11, Taluka Kalyan Dist Thane- 421301	Rs. 34,45,290/- Plus further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment Date of NPA : 08-08-2025
37	1. Vipulkumar Shantilal Jain, 2. Archana Vipul Jain, Residing At :- B-6 Ratnadeep Colony Lbs Marg Opp Shastri Nagar Bhandup West 400078. Also At - 14/5 Anjana Estate Shastri Nagar Bhandup West 400078. Also At - 2 Vasant Dhant Patil Estate Shastri Nagar Bhandup West 400078 Maharashtra. Also At - Laxmi Stationery And Packing Gala No 2102 Sunita Estate Bn Pannala Compound Lbs Marg Bhandup West 400078 LPR*3281198*962 (LOAN AGAINST PROPERTY) Details of Mortgaged Property : Flat No 602 6th Floor Wing S2 Type Xv Phase li Salibury Mohan Suburbia Oxford Nr Ayyapa Temple Survey No. 36, 178, 39, 37, 25 Hissa No. 15.2,0,11,12 Ambarnath West Village Kojkutwali Tal Ambarnath Dist Thane 421501.	Rs. 30,03,988.2/- Plus further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment Date of NPA : 08-08-2025
38	1. Md Azmat Ali, 2. Sabrin Khatun, Residing At :- A 298-2 12th Floor Loft Shastri Nagar Chs, Dy Kadam Marg, Dharavi Kolivada Sion Mumbai - 400017, Mumbai, Maharashtra. Also At - Sadaf Enterprises A-298/12, Shastri Nagar Chs, Dy Kadam Marg, Dharavi Kolivada, Sion - 400017, Mumbai, Maharashtra India. Also At - Ward No.-14, Village Garahiya Post-Garahiya, Mehshi, East Champaran, Bihar -845426. PHR*8611*542468 (HOME LOAN) Details of Mortgaged Property : Flat No.305, 3rd Floor Bramha Heritage, Survey No. 148 Plot No. 1 & 2 Village Mamdapur Tal Karjat Dist Raigad - 410101.	Rs. 17,41,697.05/- Plus further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment Date of NPA : 08-08-2025

Authorised Officer, Axis Bank Ltd.

Form No.3 [See Regulation-13 (1)(a)]
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703
Case No., OA/492/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.
STATE BANK OF INDIA
Exh.No.: 9
VS
BAIKAR PAPER MILL
(2) BHARAT VALNATH BAIKAR, PO SHAHABAD KAMALAPAD TO ALIBAUG DIST. RAIGARH, MAHARASHTRA - 402106

SUMMONS
WHEREAS, OA/492/2025 was listed before Hon'ble Presiding Officer/Registrar on 21/07/2025.
WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.54,44,287/- (application along with copies of documents etc. annexed).
In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.
You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 24/11/2025 at 10.30 AM, failing which the application shall be heard and decided in your absence.
Given under my hand and the seal of this Tribunal on this date : 22/09/2025.
Signature of the Officer Authorised to issue summons.
Sd/- (Sanjay Jaiswal)
Registrar, DRT-III, Mumbai

**ADITYA BIRLA CAPITAL**
PROTECT. RESTORE. FINANCE. RECOVER.

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266 Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

APPENDIX IV
[SEE RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 21-07-2025 calling upon the borrowers TUSHAR KASHIRAM SONAWANE & SUHASINI KASHIRAM SONAWANE mentioned in the notice being of INR 18,34,905/- (Rupees Eighteen Lakh Thirty Four Thousand Nine Hundred Five Only) within 60 days from the date of receipt of the said notice.
The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 29th day of September of the year, 2025.
The borrowers 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 Aditya Birla Housing Finance Limited for an amount of INR 18,34,905/- (Rupees Eighteen Lakh Thirty Four Thousand Nine Hundred Five Only) interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.
DESCRIPTION OF THE IMMOVABLE PROPERTY
All That Piece And Parcel Of Flat No. 302, Admeasuring Area About 460 Sq. Ft. I.E. 42.75 Sq. Mtr. (Built-Up Area), On The 3rd Floor, Building Known As "Dnyaneshwari Apartment" Society Known As "Sant Dnyaneshwari Co - Operative Housing Society Ltd., A Registered Society Bearing Sr No. Tna/ Amb/ Hsg/ (Tc) 23118/2011-2012 Year 2011 Dated 18/06/2011, Constructed On Plot Of Land Bearing Survey No.78 Hissa No. 03 Plot No. 1, Situated At Kulgaon, Badlapur (W), Taluka: Ambarnath, Village Kulgaon, In The Registration District, Sub-District Of Thane, District: Thane, Maharashtra-421503, And Bounded As/- Boundaries As Per Site: East: Bungalow West: Chawl North: Parma Apartment South: Road.
Date: 29.09.2025
Place: MUMBAI
Authorised Officer
Aditya Birla Housing Finance Limited

**State Bank of India**

Stressed Assets Recovery Branch, Thane (11697):-1st Floor, Kerom, Plot no A-112, Circle, Road No 22, Wagle Industrial Estate, Thane (W), 400604, email id : sbi.11697@sbi.co.in

POSSESSION NOTICE
Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.
The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against account.
The Borrower 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 STATE BANK OF INDIA for an amount and interest thereon.

Name of Account/ Borrower/ Guarantor & address	Description of the property mortgaged/ charged	Date of Demand Notice	Date of Possession	Amount Outstanding as per Demand Notice
Shri Kunal Kedar Ullengal and Shri Kedar Narayan Ullengal A-104, Jupiter Building, Model Town ,Ganga Road,Shahapur Aanganon Near New Archana English School, Shahapur Thane 421601	Flat No.N-804, 8th floor, Building known as Casa Adriana, Survey No.37/1A, 37/1B, 37/2A, 38/2,38/5, 40/2,143/2, 143/3,144/6, Kalyan Shil Road, Village Khoni, Dombivli East, Thane 421301 Adm 560. Sq.ft Carpet area	26.12.2024	29.09.2025	Rs.34,31,746.29/- (Rupees Thirty Four Lakh Thirty One Thousand Seven Hundred Forty Six & Paise Twenty Nine Only) as on 26.12.2025 and further interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred, till date of payment.

Date : 29.09.2025
Place : Thane
Authorised Officer (Sunny Agrawal)
State Bank of India, SARB Thane Branch

**GRIHUM HOUSING FINANCE LIMITED**
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

APPENDIX IV (See rule 8(1))
POSSESSION NOTICE
(For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
The borrowers having failed to repay the amount, notice is hereby given to the borrowers 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 of the Security Interest Enforcement Rules 2002 on this 26th Day of September of the year 2025.
The borrowers 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 secured Creditor the amount and interest thereon. 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. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	SANDEEP MADHUKAR TELANGE, SWATI SANDEEP TELANGE	All That Premises Of Flat No. 305, Admeasuring 390 Sq. Ft (Built Up) In A Wing, In The Building Known As "Sai Siddhi Heights" Constructed On Property Bearing Survey No. 241, Hissa No. 4/A/2 And Survey No. 241 Hissa No. 4/A/1 Lying, Being Ands Situate At Village Bhopar, Taluka Kalyan, Dist- Thane (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property").	26/09/2025	09/07/2025	Loan No. LAP055220000005012703 Rs. 529330/- (Rupees Five Lakh TwentyNine Thousand Three Hundred Thirty Only) payable as on 09/07/2025 along with interest @ 15.35 p.a. till the realization. Loan No. HM0233SH17100102 Rs. 117789/- (Rupees Eleven Lakh SeventySeven Thousand Eight Hundred NinetyFive Only payable as on 09/07/2025 along with interest @ 13.65 p.a. till the realization.

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Free Press Journal shall prevail

Place: MUMBAI **Date: 01.10.2025**
Sd/- Authorised Officer, Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

**PNB Housing Finance Limited**

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES
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 RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
Reg. Off:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phone:011-23357171, 23357172, 23705414. Web: www.pnbhousing.com

B.D. KALYAN:Office No.-2,3, ThirdFloor, Swami Tirth Building No.5, ShelarPark,NearKhadkpada Circle, Kalyan(West), Maharashtra-421301. B.D. VIRAR:302, Third Floor, Riddhi Arcade, 100T(Narangi) Bypass Road, NearBigBazar, Virar(West)Maharashtra-401303. B. THANE:Office No.204SecondFloorDevCorporaCadburyJunctionEastern ExpressHighwayThaneWest,Maharashtra-400601

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-4 that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/ Co-Borrower/Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Case if any (K)
HOU/THA/0320/787655 Kanchan P Vora / Pravin Hirji Vora, B.O. :- THANE	Rs. 30,553.57 & 16-06-2021	Physical Possession	B 603, 6th Floor, B Wing, Royal Flora, Survey No 69, Kalyaji Bhadwaj, Thane, Maharashtra - 413210, Thane, India.	Rs. 1,732.00	Rs. 173200	17-10-25	Rs. 10,000	08-10-2025 12:00pm to 04:00pm	18-10-2025 2PM to 03:00PM	Not Known
HOU/KLM/117/444667 Ravindra Govind Ghavati / Reshma Ravindra Ghavati, B.O. :- KALYAN	Rs. 2892002.03 & 31-03-2021	Physical Possession	B2,4,0,406,0, Prem Narayan Residency,Prem nagari-Near Algaon Railway Station,Off. Mumbai Nashik Highway Algaon - E Near Algaon Railway Station, Thane,MAHARASHTRA-431007,India.	Rs. 2,252.00	Rs. 225200	17-10-25	Rs. 10,000	13-10-2025 12:00pm to 04:00pm	18-10-2025 2PM to 03:00PM	NOT KNOWN
HOU/MUM/0817/419757 & HOU/MUM/0118/477405 Rakesh Tripathi / Tripathi Akhilesh Tripathi, B.O. :- MUMBAI	Rs. 8777048.78 & 14-08-2023	Physical Possession	Wing A,5,0,503,0,Ahuja 02.CTS No. 475(pt), At Swadesh Mills Compound, Chunanahati -Sion, Mumbai - 400022. Opposite A mcy Apartment, Mumbai,MAHARASHTRA-400022,India.	Rs. 18,089.00	Rs. 180890.00	06-11-25	Rs. 50,000	17-10-2025 12:00pm to 04:00pm	07-11-2025 2PM to 03:00PM	NOT KNOWN
HOU/THA/1120/832439 Vilas Vasant Gosavi / Sarika Vilas Gosavi, B.O. :- THANE	Rs. 2491458.83 & 14-11-2023	Physical Possession	1109,0,11,0, Building No.1, Harishree Residency, S No 129 2 P At Village Chikoli Next To Savroda, Nagar Off Kalyan Badlapur Road Ambarnath West, Near Satyam Elganaz, Thane, Maharashtra, India-421501	Rs. 1,734.00	Rs. 173400	17-10-25	Rs. 10,000	10-10-2025 12:00pm to 04:00pm	18-10-2025 03:00PM	NOT KNOWN
HOU/VRR/1118/602890 Choteal Munial Jaiswar / Ashadevi Choteal Jaiswar, B.O. :- VIRAR	Rs. 2101468.61 & 19-07-2024	Physical Possession	103,1, Submini Type H1, Pawan Vihar Complex Building No. And 6 Revised Group Housing Residential Commercial Bldg., Village Nagzari Tal Palghar Dist Palghar, Gut No 19 A Gut No 20 H.no 1 3 4, Thane, Maharashtra, India-401404	Rs. 1,321.00	Rs. 132100	17-10-25	Rs. 10,000	15-10-2025 12:00pm to 04:00pm	18-10-2025 03:00PM	NOT KNOWN

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances, if any. As on date, there is no order restraining or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2). The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application for the sale of the said consignment amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.banksauctions.com For any assistance related to inspection of the property or obtaining the Bid documents and for any other query or for registration, you have to co-ordinate with Anwar Mullan, Shailesh Bhatnagar and Rajeev Chandra Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

PLACE :- MUMBAI **DATE :- 30.09.2025**

SD-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

राजस्त्री सं. जी. एल. - 33004/99

REGD. No. D. L.-33004/99

**भारत का राजपत्र**
The Gazette of India
सी.जी.-सी.एल.-अ.-12092025-266113
CG-DL-E-12092025-266113
EXTRAORDINARY
भाग II-खण्ड 3 उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)
प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 4010]
No. 4010]
नई दिल्ली, बुधस्तिवार, सितम्बर 11, 2025 / भाद्र 20, 1947
NEW DELHI, Thursday, September 11, 2025/BHADRA 20, 1947
MINISTRY OF ROAD TRANSPORT AND HIGHWAYS
NOTIFICATION
New Delhi, the 11th September, 2025
S.O. 4125(E). - In exercise of powers conferred by sub-section (1) of section 3A of the National Highways Act, 1956 (48 of 1956) (hereinafter referred to as the said Act), the Central Government, after being satisfied that for the public purpose, the land, the brief description of which is given in the Schedule below, is required for building (widening/ two lane with paved shoulder/four laning etc.), maintenance, management and operation of NH-166 in the stretch of land from Km. 0.000 to Km. 137.285 (Ratnagiri-Kolhapur section) in the district of RATNAGIRI in the state of MAHARASHTRA, hereby declares its intention to acquire such land.
Any person interested in the said land may, within twenty-one days from the date of publication of this notification in the Official Gazette, object to the use of such land for the aforesaid purpose under sub-section (1) of section 3C of the said Act.
Every such objection shall be made to the Competent Authority, namely, Sub divisional Officer, Ratnagiri in writing and shall set out the grounds thereof and the Competent Authority shall give the objector an opportunity of being heard, either in person or by a legal practitioner, and may, after hearing all such objections and after making such further enquiry, if any, as the Competent Authority thinks necessary, by order, either allow or disallow the objections.
Any order made by the Competent Authority under sub-section (2) of section 3C of the said Act shall be final.
The land plans and other details of the land to be acquired under their notification are available and can be inspected by the interested person at the aforesaid office of the Competent Authority.

SCHEDULE
Brief Description of the land to be acquired with or without structures falling within the stretch of land from Km. 0.000 to Km. 137.285 (Ratnagiri-Kolhapur Section) of NH-166 in the district of RATNAGIRI in the state of MAHARASHTRA
For more information, scan the QR code below or visit the link below.


District : Ratnagiri
https://egazette.gov.in/WriteReadData/2025/266113.pdf
Publication Date: 01/10/2025

[F. No. NHA/PIU/SLP/LA/16/3A2]
SHAIKH AMINKHAN, Director

Link : bhoomirashi.gov.in/auth/revamp/showfile.cshml?TAB=bGFFVgHyZWVBOX22pbGVz&fk= bhm90aWZpY2FOaW9uX2lk&fid=NzNlNjA=&EncHid=1203176024&type_id=1

**YES BANK**

YES BANK LIMITED
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai - 400055
Branch : 19th Floor, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No.31, Thane Belapur Road, Airoli, Navi Mumbai 400708

3rd E-AUCTION SALE NOTICE
SALE NOTICE UNDER SARFAESI ACT, 2002 (Hereinafter Referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereinafter referred to as RULES).
Pursuant to Notice U/S 13(2) and 13(4) of the above Act, the possession of the below mentioned property was taken on behalf of **YES Bank Ltd.,** by Authorized officer of the Bank. Whereas the Authorized officer of the Bank has decided to sell the property described herein below on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**" "**WHATEVER THERE IS BASIS**" and "**NO RECOURSE BASIS**" (including encumbrances, if any,) under rules 8 & 9 of the said Act, through Public Auction (E-Auction).

Sr. Account No.	Name of Borrower/ Co Borrower/ Mortgageor/Guarantor(s)/ Security provider/s	Description of Property	Date of Demand Notice & O/s Amount as per 13(2) notice	Date of Physical Possession	Reserve Price (Rs)	Earnest Money Deposit (Rs.)	Last Date For Submission of BID	Date & Time of E-Auction
1 MORO 001011 01292	D B GOLD (Borrower) Prop. Dushyant Ashok Soni 204, 2nd Floor, Sion Diamond Shopping, Yashwant Rao Tawade Road, Dahisar East - 400 068. Both Also at:- 701, Royal Accord, Shimpoli Road, Haridas Nagar, Opp Nilesh Apartment, Borivali West - 400 092	Office No.1 on 1st Floor, in "C" Wing admeasuring 35,40 Sq.mtrs. carpet area in project known as Versatile Valley, situated at Nilje, Dombivli East Thane 421204	20.07.2023 Rs.48,73,875.63/- (Rupees Forty Eight Lakhs Seventy Three Thousand Eight Hundred Seventy Five and Paise Sixty Three Only)	18.12.2024	Rs. 57,74,000/- (Rupees Fifty Seven Lakh Seventy Four Thousand Only)	Rs. 5,77,400/- (Rupees Five Lakh Seventy Seven Thousand Four Hundred Only)	28.10.2025 Till 4.00 pm	29.10.2025 Time 11.00 am to 2.00 pm
2 MORO 001010 97027	Jai Hanuman Hundekari (Borrower) Prop. Kiran Chandrakant Doka Kiran Chandrakant Doka (Co-Borrower & Mortgageor) Sharada Chandrakant Doka (Co-Borrower) All At:- Jawahar Nagar, Golibar Road, Khar West Mumbai 400 051 All Also at:- Fulemala, Otur, Junnar, Pune - 412409.	Office No 2 on 1st Floor, in "C" Wing in project known as Versatile Valley, Old Survey No.11/9,13, 14,15, 16/1A, 16/1B New Survey No.12/9, 14,15,16/17,1A, 17/1B, situated at Village Nilje, Dombivli East, Taluka Kalyan, Dist. Thane - 421204.	21.09.2023 Rs.88,77,391.82 (Rupees Eighty Eight Lakhs Seventy Seven Thousand Three Hundred Ninety One and Paise Eighty Two Only)	07.12.2024	Rs. 1,08,77,000/- (Rupees One Crore Eight Lakh Seventy Seven Thousand Only)	Rs. 10,87,700/- (Rupees Ten Lakh Eighty-Seven Thousand Seven Hundred Only)	28.10.2025 Till 4.00 pm	29.10.2025 Time 11.00 am to 2.00 pm

Terms and Conditions:-

- The Auction sale will be * Online E-Auction/ Bidding through Banks approved service provider **M/e-Procurement Technologies Ltd, Auction Tiger ,Ahmedabad Contact Persons Mr. Ram Sharmaon (M) +91 8000023297/Ramprasadauctiontiger.net, website https://sarfaesi.auctiontiger.net**
- Bidders are advised to go through the Bid Forms, Tender Document, detailed terms and conditions of auction sale before submitting their bids and taking part in the E-Auction sale proceedings.
- Bids shall be submitted through online/Offline procedure in the prescribed formats with relevant details.

Earnest Money Deposit (EMD) shall be deposited through Demand Draft payable at Mumbai /RTGS/NEFT/FUND TRANSFER to credit of following account before submitting the bids:-

Details	
Name of Bank & Branch	YES BANK LTD WORLI
Name of Beneficiary	RB (A) AUCTION EMD COLLECTION AC
Account No.	000189900002710
IFSC Code	YESB00000001

- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of **Rs.10,000/-**. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
- Inspection of the aforesaid property can be done on **07-Oct-25 & 14-Oct-25 from 11:00 am to 2:00 pm** by the interested parties/ tenderer after seeking prior appointment with AO. The AO has the right to reject any tender/tenders (for either of the property) without assigning any reasons thereof.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property> Secured Creditor's website i.e. www.yesbank.in.

In case