



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Corrigendum No. 1 for Tender Notice No. 01 of 2025-2026.

Please refer the tender notice No. 01 for 2025-2026 published in Free Press Journal, Mumbai on the date 29/04/2025 for the following work.

Sr. No.	Name of work	Estimated cost in Rs.	Period for blank E-Tender available on website (www.midcindia.org)	
			From	To
F	Jt. CAO Chhatrapati Sambhajanagar			
1	Supply of General Office Stationary... Execution of rate contract for the one year.	49,00,772/-	29/04/2025	13/05/2025

Contractors are requested to please note that the Estimated cost of above work is changed as above.

The right to cancel, continue or modify tender notice or part thereof is reserved by Maharashtra Industrial Development Corporation.

MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD, MUMBAI

(A MHADA UNIT)



E-TENDER NOTICE

E-Tender Notice No. EE/FS/MBRRB/03/2025

Main Portal: <https://mahatenders.gov.in>

MHADA Portal : <https://mhada.maharashtra.gov.in>

Executive Engineer FS Division/Mumbai Building Repairs & Reconstruction Board, Unit of MHADA, Executive Engineer F/S Divn., M. B. R. & R. Board, B.M.C. "F South" Office Annex Bldg., Third Floor, Parel, Mumbai- 400 012 is calling E tender for 04 number of works online digitally signed tenders in form "B-I" (Percentage Rate) are from the **Labour Co-opreative Society Mumbai city District**. The e-Tender will be available on the above portal. Bidding documents can be loaded on the websites. The tender schedule is as follows:

Sr. No.	Stage	Date of time period	Sr. No.	Stage	Date of time period
1	Documents sale start	08/05/2025 10.10 am	2	Documents sale end	15/05/2025 6.15 pm.
3	Technical bid opening	19/05/2025 11.00 am	4	Price bid opening	20/05/2025 11.00 am.

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason thereof Conditional offers will not be accepted.

Note. 1 Please refer detailed tender notice on website.

Note. 2 Corrigendum / Amendments if any could be published only on the website.

MHADA - Leading Housing Authority in the Nation

CPRO/A/388

Follow us @mhadaofficial

Executive Engineer (F/South Div.)

M. B. R. & R. Board



e-TENDER

No.NTPS/2025-26/15

SR. NO	Rfx No. / SECTION	TENDER SPECIFICATION	ESTIMATE RS. EMD RS.
1.	3000056942	Bi-Yearly work for providing services for maintenance of locomotives, bulldozers, school buses and other vehicle.	1,26,58,594/-
	CHP		1,30,100/-
2.	3000057408	Procurement of BT Mechanism Spares for 210 MW Boiler.	3,56,020/-
	BM		7,100/-
3.	3000057392	Pre-monsoon work of repairing rain water drain with MS plate and drain water down take pipe of various dia from 0 mtr. level to 62 mtr level at Stage-II.	5,10,101/-
	Civil		8,610/-
4.	3000057396	Pre-monsoon work - Attend heavy rain water leakage by Providing weather shed on Oil handling pump house at Stage-II and Security main office at Stage-I.	13,97,612/-
	Civil		17,480/-
5.	3000057407	Biyearly work contract for providing shift wise assistance for work of removal of Bottom Ash and Fly Ash at Unit# 3, 4 & 5, Stage-II.	52,95,174/-
	OS		56,452/-
6.	3000057411	Work of removal of adhered contaminants & revamping of Coal Feeder area of U:3,U:4 & U:5 and Coal Mill JA Bay by NCCC technique (Non Corrosive Cardice cleaning).	90,77,250/-
	BM		94,300/-

New vendors/vendors not register are requested to register their firms for e-tendering. For more details log on to website.

Cost of Each Taisa only: -Rs.1180/- , PL visit at: <https://eprocurement.mahagenco.in> for more information & updates.

Chief Engineer, Nashik TPS



DEUTSCHE BANK AG

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued under powers notified dated 19th September 2022, calling upon the borrower(s) S.K Exports, Sanjay Jawaharlal Khanna, and Sailesh Jawaharlal Khanna residing at Flat No. 201/202, Dalamal Park, Hassa Mahal 89, Cuffe Parade, Next to Hotel President, Colaba, Mumbai- 400005. Calling upon the Borrower(s)/ Co-borrower(s) to repay the outstanding amount of **Rs. 4,94,83,354.07 (Rupees Four Crore Ninety Four Lakhs Eighty Three Thousand Three Hundred Fifty Four and Seven Paise only)** as on 19th Sep. 2022, and interest thereon within 60 days from the date of receipt of the said demand 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 possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **16th June 2025 at 4 p.m.**, at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	All the piece and parcel of Commercial Property bearing Shop No. 10 & 11, Ground Floor, CR2, Commercial C, Centre Barrister, Rajni Patel Road, Nariman Point, Mumbai- 400021, admeasuring 610 sq ft. built up area	Rs. 3,06,00,000 /-	Rs. 30,60,000/-	16/06/2025

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves / itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on **17th May 2025 between 11 am to 5 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of **Rs 30,60,000/- (Rupees Thirty Lakhs Sixty Thousand Only)** towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 on or before 16th June 2025 by 2 pm. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

This Notice is also notice to the abovesaid Borrower under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Sd/- Diana Nadar, Authorized Officer - Deutsche Bank AG
Email : diana.nadar@db.com
Contact Numbers: 9820066613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3727/3077/3479

Place: Mumbai
Dated: 8th May 2025



NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT).

BARASAHEB HARI DALVI AND SHALUBAI HARI DALVI FLAT NO A G 03, GROUND FLOOR, OMKARA BUILDING, MAGNUSE NIRMAL COMPLEX MAHIM ROAD, PALGHAR WEST, THANE, MAHARASHTRA-401404, THANE, INDIA..

LAN NO. H01/B0SR/18/60060

ADDRESS OF THE BRANCH: 28, 2ND FLOOR, AMEYA PARK, NAVAPUR ROAD, BOISAR WEST-401501.

AUTHORIZED OFFICER'S DETAILS: NAME: BANSRAJ PATEL, PHONE NO. OF BRANCH: 7290032973

E-MAIL ID: BANSRAJ.PATEL@PNBHOUSING.COM, MOBILE NO: 7428987132 LANDLINE NO. (OFFICE): 7290032973

PRIVATE TREATY TO BE EXECUTED ON 23RD MAY 2025

PURCHASER IDENTIFIED

The undersigned as Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act, 2002. all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property as mentioned in the Schedule is available for sale, through private treaty, as per the terms agreeable to the PNB Housing Finance Ltd. for realisation of dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Standard terms & conditions for sale of property through Private Treaty are as under:

- Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited.
- Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
- The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
- Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
- In case of non-acceptance of offer of purchase by the PNB Housing Finance, the amount of 10% paid along with the application will be refunded without any interest.
- The property is being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
- The purchaser shall be required to pay the property under sale through private treaty to the satisfaction of the secured creditor. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date.
- The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, the PNBHFL will accept the highest offer.
- The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
- The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.

SCHEDULE Reserve Price (Rs.) (Below Which The Properties Will Not Be Sold): (Rupees Nine Lakh Ninety Three Thousand Only)

DESCRIPTION OF THE PROPERTY(IES): Flat No A G 03, Ground Floor, Omkara Building, Magnuse Nirmal Complex Mahim Road, Palghar West, Thane, Maharashtra-401404, Thane, India..

Total Rs. 993000/- (Rupees Nine Lakh Ninety Three Thousand Only)

DATE : 07.05.2025, PLACE: BOISAR FOR PNB HOUSING FINANCE (AUTHORISED OFFICER)



THE CITY CO-OPERATIVE BANK LTD., MUMBAI[UNDER LIQUIDATION]

Head Office - 1st Floor, Padmavati Darshan , Near Deepak Talkies,N. M. Joshi Marg, Lower Parel, Mumbai 400 013.Tel.: 022-235220879/ 022 35221029. Email: recovery@citycoopbank.com

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY

U/s.156 of Maharashtra Co-operative Societies Act (MCS Act) 1960 read with Rule 107 of MCS Rules, 1961

SALE OF PROPERTY (SECURED ASSET) UNDER U/s.156 of Maharashtra Co-operative Societies Act (MCS Act) 1960 read with Rule 107 of MCS Rules, 1961

Notice is hereby given to the public in general and in particular to the Borrower(s), Sureties, Owner(s) and mortgagor(s) that the below described immovable property mortgaged/ charged to the secured creditors, the physical possession of which has been taken by the Recovery Officer (RO) of The City Co-operative Bank Ltd., Mumbai (Secured Creditor) will be sold on "As is where is", "As is what is" and Whatever there is " basis for recovery of Rs.3,62,28,110.10 as on 31.03.2025 [including interest up to December 2024] due to the Secured Creditor from the Borrower Mr. Ketan Purshottam Somaia Proprietor of M/s.Chamunda Enterprises And Sureties viz .1] Mr. Hemang Kishorhai Jani 2] Mr. Pramod Manshukhlal Ranpura 3]Mr. Hitesh Labhshankar Pandya as per the brief particulars given hereunder:

Sr. No.	Name of the Borrower/ Owner of the Property	Description of property	Reserve Price Earnest Money Deposit	Date and time of Property Inspection	Venue of Auction Date and Time of Auction
1.	Owner : Mr. Ketan Purshottam Somaia Borrowers : M/s. Chamunda Enterprises. Prop: Mr. Ketan Purshottam Somaia	Ground+1, Upper Floor, Row House bearing Rh-3/F-13, Row F, Situated on Plot No. F-14, Sector No-7, Near HDFC Bank, Vashi, Navi Mumbai-400 073. Area : 662 sq ft Built up	Rs. 1,39,00,000/- (Rupees One Crores Thirty Nine Lacs Only) Rs.5,00,000/- (Rupees Five Lacs Only)	On 15.05.2025 from 11.00 a.m to 5.00 p.m and On 27.05.2025 from 11.00 a.m to 5.00 p.m and On 05.06.2025 from 11.00 a.m to 5.00 p.m	The City Co-operative Bank Ltd., Mumbai, Address:-1st floor, Padmavati Darshan, N.M. Joshi Marg, Lower Parel, Mumbai - 400 013. Tel:- 022 3522 0879/ 022 3522 1029

Terms & Conditions of sales:-

The Borrower(s)/Sureties/Owner(s)/Mortgagor(s) are given a last opportunity to pay the total outstanding dues with further interest before the date of above auction, else the property referred hereinabove will be auctioned and sold as per schedule.

- The offers to be submitted in a sealed envelope superscribed, "Offer for purchase of immovable property in respect to Loan Account of M/s. Chamunda Enterprises Proprietor Mr.Ketan P Somaia and should submit the said sealed envelope at the above mentioned venue of auction on or before 10.06.2025 by 4.00 p.m by the prospective bidder & EMD amount to be remitted by RTGS to IDBI Bank, Gurgaon Branch , Account No.0453102000003317, IFSC code IBKL0000453 in favour of The City Co-operative Bank Ltd., Mumbai.
- To the best knowledge and information of the Authorised Officer, there is no encumbrance on the above residential premises (Secures Assets).However, "the intending bidders should make their own independent inquiries regarding the encumbrances, title of premises put on auction and claims/rights/dues/affecting the property, prior to submitting their bid". The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of The City Co-operative Bank Ltd. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank.The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims /rights/dues. No claim of whatsoever nature will be entertained after submission of the bid regarding premises put for sale.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The Bid price to be submitted shall be above Reserve Price and bidders shall improve their further offer in multiple of Rs. 50,000/- (Rupees Fifty Thousand Only).
- The Earnest Money Deposit (EMD) of the successful bidders shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
- The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including of EMD already paid on the same day or not later than next working day on the day of acceptance of the bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale.The auction sale is subject to confirmation by the Secured Creditors, i.e. The City Co-operative Bank Ltd.,Mumbai. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money/already deposited and said property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the said property / amount.
- The purchaser shall bear the applicable stamp duties / Registration fee / other charges, etc. and also all the statutory /non-statutory dues, taxes, assessment charges, society maintenance, etc. owing to anybody.
- The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right and discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the Auction or withdraw property or portion thereof from the auction proceedings at any stage without assigning any reason therof.
- The sale certificate will be issued in the name of the purchaser(s) only and will not be issued in any other name (s).
- Bidder(s) shall be deemed to have read and understood the terms and conditions of sale/ auction and be bound by them.

(All the concerned parties of M/s.Chamunda Enterprises- Proprietor- Mr. Ketan Purshottam Somaia (Borrowers) and sureties viz .1]Mr. Hemang Kishorhai Jani 2]Mr. Pramod Manshukhlal Ranpura 3]Mr. Hitesh Labhshankar Pandya are hereby informed to be present on the Auction Date 11.06.2025 at 3.00 P M at given Address)

1.This publication is also 30 days notice to the Borrowers/ Guarantors /Owners/Mortgagors of the above said loan accounts..

Mr. Manohar M Yelamkar
Recovery Officer,
The City Co-operative Bank Ltd.
[under liquidation]

Date : 08/05/2025
Place : Mumbai



Branch Office: ICICI Bank Ltd., Ground Floor, Akkruti Centre, MIDC, Near Telephone Exchange, Opp Akkruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 9(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation 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.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Amar Manasuram Ghosh (Borrower) Mr. Prasenjit Amar Ghosh, Mrs. Chandana Amar Ghosh, (Co- Borrower) Lan No. LBTNE00005457593	Flat No. 306, 3rd Floor, B Wing, "Raj Palace Apartment Co-Operative Housing Society Ltd", Near Sai Mandir, Ghosh, Mrs. Chandana Amar Ghosh, (Co- Borrower) Lan No. LBTNE00005457593	Rs. 24,91,931/- As On May 05, 2025	Rs. 23,00, 000/- From 11:00 AM To 02:00 PM	May 15, 2025 From 11:00 AM To 02:00 PM	May 29, 2025 From 11:00 AM onward
2.	Mrs. Pooja Rajak (Borrower) Mr. Anil Kumar (Co-Borrower) Lan No. LBMUM00005198462	Flat No. C-1/401, 4th Floor, C-1 Wing, Building No. 3, "Mahavir Shopping Centre", Opp Ulmari Railway Station, Gat No. 174, Hissa No. A, Village Umrai, Surpada, Dist. Palghar, Raigad-401400. Admeasuring an area of Admeasuring About 30.07 Sq Mtrs Carpet Area And The Enclosed Balcony Area 2.61 Sq Mtrs	Rs. 18,72,209/- As On May 06, 2025	Rs. 12,40, 000/- From 02:00 PM To 05:00 PM	May 15, 2025 From 02:00 PM To 05:00 PM	May 29, 2025 From 11:00 AM onward
3.	Mr. Arun Kumar (Borrower) Mrs. Sudha Yadav (Co-Borrower) Lan No. LBTNE00005163317	Flat No.303, 3rd Floor, D Wing, Building No.2, Jupiter Complex, Village Betegao, Sr No- 115,116 & 118, Boisar East, Palghar Maharashtra-401501. Admeasuring an area of 37.78 Sq Mtrs Carpet Area	Rs. 14,20,667/- As On May 06, 2025	Rs. 13,00, 000/- From 11:00 AM To 02:00 PM	May 16, 2025 From 11:00 AM To 02:00 PM	May 29, 2025 From 11:00 AM onward
4.	Mr. Subhash N Anam (Borrower) Mrs. Meena S Anam (Co- Borrower) Lan No. LBMUM00004794131	Flat No.103, A Wing, 1st Floor, Kamal Ganga CHSL, House No. 81, 82/1, 82/2, 83, Village Navghar, Bhayander (Co- Borrower) Lan No. LBMUM00004794131	Rs. 56,55,114/- As On May 06, 2025	Rs. 35,60, 000/- From 02:00 PM To 05:00 PM	May 16, 2025 From 02:00 PM To 05:00 PM	May 29, 2025 From 11:00 AM onward
5.	Mr. Shivanand Bhartee (Borrower) Mrs. Sevati Devi (Co-Borrower) Lan No. LBPVL00005794581 LBPVL00005846376	Flat No. 205, 2nd Floor, A Wing, Type D1, Building No. 05, "Jay Mao Residency Phase-I", "Pawon Vihar Complex", Near Nagzari Naka, Behind Hp Petrol Pump, Gat No. 19/A/1, Village Nagzari, Boisar East, Tal- Palghar, Palghar-401501. Admeasuring an area of Admeasuring About 25.51 Sq Mtrs Carpet Area (Which Is Inclusive of the area of Balconies)	Rs. 15,75,469/- As On May 06, 2025	Rs. 10,70, 000/- From 02:00 PM To 05:00 PM	May 17, 2025 From 02:00 PM To 05:00 PM	May 29, 2025 rom 11:00 AM onward

The online auction will be conducted on the website (URL Link- <https://disposalhub.com>) of our auction agency M/s NexZen Solutions Private Limited The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by May 28, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No.02, Marol MIDC, Andheri East, Mumbai- 400093 on or before May 28, 2025 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before May 28, 2025 before 05:00 PM along with the scanned image of the Bank acknowledge DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No.02, Marol MIDC, Andheri East, Mumbai 400093 on or before May 28, 2025 before 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9833699013 / 8104548031 / 9168688529 / 9004392416.

Please note that the Marketing agencies, 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited, 3. Debt Net Pvt. Ltd., 4. Finvest Estate Deal Technologies Pvt. Ltd., 5. Girsarsoft Pvt. Ltd., 6. Hecto Prop Tech Pvt. Ltd., 7. Arca Asset Management Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd., have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : May 08, 2025
Place: Mumbai

Authorized Officer
ICICI Bank Limited

PUBLIC NOTICE

Notice is hereby given to the public at large that We, M/s. Universal Estate Developers, a registered Partnership Firm represented through its partner Mr. Ramesh Bhagia have filed Short Cause Suit (St.) No. 6906 of 2025 (e-filing No. AMH20230013487/C202500006) before the Hon'ble City Civil Court at Bombay against Ruby Amit Sharma for Declaration and injunction restraining the defendant from creating any third party interest, title and encumbrances in respect of Suit premises viz. Flat No. 1201, 12th Floor, Universal Heights, Javji Dadaji Road, Nana Chowk, Mumbai - 400007. The subject matter of the suit premises is presently the subject matter of adjudication before Hon'ble City Civil Court.

Any person dealing with the Suit premises in any manner whatsoever shall do so at their own risks and consequences and the members of the public are warned not to deal with the above-mentioned persons or create any other third-party interest, title and encumbrances in respect of the Suit premises.

SCHEDULE OF SUIT PREMISES

Flat No. 1201, 12th Floor, Universal Heights, Javji Dadaji Road, Nana Chowk, Mumbai - 400007.

Place : Mumbai
Date : 8/05/2025

Sd/-
M/s. Universal Estate Developers
1/2, The Malunga Navjeevan CHS,
Senapati Bapat Marg, Mahim, Mumbai - 400 016

APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) 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 Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CN - L65922D12005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 26.05.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 39,19,737/- (Rupees Thirty Nine Lakh Nineteen Thousand Seven Hundred Thirtly Seven only) pending towards Loan Account No. HHLTHN00346668, by way of outstanding principal, arrears (including accrued late charges) and interest till 29.04.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 30.04.2025 along with legal expenses and other charges due to the Secured Creditor from NITESH SINGLE, NILESH SUDAM INGLE and SUDAM SATYABHAN INGLE.

The Reserve Price of the Immovable Property will be Rs. 16,37,000/- (Rupees Sixteen Lakh Thirtly Seven Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,63,700/- (Rupees One Lakh Sixty Three Thousand Seven Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

RESIDENTIAL FLAT BEARING FLAT NO. V- 401, ON THE FOURTH FLOOR IN THE RESIDENTIAL BUILDING OF TYPE "B" PROPOSED TO BE KNOWN AS "VIOLA", IN THE SAID PROJECT PROPOSED TO BE KNOWN AS "LABDHI GARDENS" NO. 68, HISSA NO. 3A, DAHIVALI TARIF WAREDI, NERAL, TALUKA KARJAT, THANE - 401101, MAHARASHTRA. THE SAID PREMISES IS 31.97 SQUARE METERS.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-6910910, +91 7065451024; E-mail: auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
Place : THANE (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

Date : 02.05.2025
Place : THANE

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/132/2022

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.

Exh. No.: 11739

IDBI BANK
VS
SHASANKA BACHAR

To,
(1) SHASANKA BACHAR
D/W/S/O- Bimal
AT FLAT NO 305