

ICICI Home Finance Corporate Office: ICICI Home Finance Company Limited (ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India)
Branch Office : 2nd Floor, Office No 201, C. S. No. 13604/80, Siddhivinayak House, Near Hotel Ambesador, Sangli Miraj Road, Sangli- 416416
Branch Office : 2nd Floor, Office No. 424, Junction 406, Plot no.406/1B, Takka Road, Panvel West 410206

Notice for sale of immovable assets through Private Treaty

Sole Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(9) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

ICICI Home Finance Company Limited (ICICI HFC) conducted several e-Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase at Reserve Price (Please refer below table). 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 Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", by way of Private Treaty as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/Legal Heirs. 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 Auction	One Day Before Auction Date	Sarfaesi Stage
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1.	Gulab Allabaksha Jamadar (Borrower) Maheshin Gulab Jamadar (Co-Borrowers) Can No. LHS100001353282/ LHS100001353283	Flat No. 402, 4th Floor In Golden Galaxy, S. No. 255/1A/1A (old S. No. 559/2A/1A), Sangli Miraj & Kupwad City Corporation In City Sangli, Maharashtra	Rs. 17,99,102/- January 06, 2026	Rs.10,00,000/- January 06, 2026	January 13, 2026 11:00 AM To 03:00 PM	January 27, 2026 11:00 AM To 12:00 PM	January 23, 2026 before 04:00 PM	Physical Possession
2.	Aruna Mohan Ugrreja (Borrower) Mohan Hema Ugrreja (Co-Borrowers) Can No. LHR700001330928/ LHR700001330929	Flat No. 303, Second floor, Classic Apartment, Survey No. 94A/Hissa No. 1C/5 (New Survey No. 94 F), Village Khed Bhadgaon, Tal - Khed, Dist. Ratnagiri	Rs. 17,48,895/- January 06, 2026	Rs. 7,00,000/- January 06, 2026	January 13, 2026 11:00 AM To 03:00 PM	January 27, 2026 11:00 AM To 12:00 PM	January 23, 2026 before 04:00 PM	Physical Possession

The online auction will be conducted on website (URL Link=https://BidDeal.in) of our auction agency ValueTrust Capital Services Private Limited. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before January 23, 2026 before 04:00 PM. The Prospective Bidder(s) must also submit a signed copy of the Reconstruction Form & Bid Terms and Conditions form of ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before January 23, 2026 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. - Auction" payable at the branch office address mentioned on top of the article.

The general public is requested to submit their bids higher than the amount being offered by the interested buyer mentioned above, to be hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said interested buyer as per Rule 8(9) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids, kindly contact ICICI Home Finance Company Limited on 992807300.

The Authorized 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 https://www.icicifhc.com.

Date : January 10, 2026
Place : Sangli, Ratnagiri

Authorized Officer, "ICICI Home Finance Company Limited"
CIN Number:- U65922MH1999PLC120106

PUBLIC NOTICE

Re : Flat No. 302 admeasuring 486 sq.ft. (Built-Up Area) situated on the 3rd Floor in A Wing of the building known as "The Raigad SRA Co-op. Hsg. Soc. Ltd. C.T.S. No. 87, 87/1 to 13, situated at Dattapada Road, Rajendra Nagar, Borivali East, Mumbai-400066, together with all rights, title and interest therein (hereinafter collectively referred to as the "Said FLAT").

Notice is hereby given that my clients 'Mrs. Swapnita Vikas Yadav and Mr. Vikas Yadav' intends to sell the above mentioned said flat. Any person or persons having any claim or right in respect of the said flat by the way of sale, exchange, mortgage, charge, gift, trust, maintenance, inheritance, possession, lease, lien or otherwise howsoever are hereby requested to make the same known to us in writing within 15 days, failing which, the claim, if any, will be deemed to have been waived and/or abandoned.

Dated this 10th day of January, 2026.

Adv. Gayatri K. Vaidya
Address : 2B/157, New Anand Vihar, Anand Nagar, Vakola, Santacruz East, Mumbai Maharashtra, Pincode-400055.
Email : gayatrik.vaidya13@gmail.com

यूनियन बैंक अप्रि इंडिया **Union Bank of India**

KHOPAT BRANCH:- Oasis Sapphire, Gr. Floor, Opp Khopat S. T. Bus Depot, S. T. Bus Depot Thane West - 400601.
Contact No.:- 9324801302, **Email ID:** ubin901300@unionbankofindia.bank

POSSESSION NOTICE (For Immovable Property)

To
Mr. Bhagwan D. Suranje (A/c No. 01302665000025) Flat No. 706, 7th Floor, Building No. 5 Wing G Ekta SRA CHSL, Chandivali Sangharsh Nagar, Andheri East - 400072.

The undersigned being the Authorised Officer of Union Bank of India, Khopat Branch, Oasis Sapphire, Gr. Floor Opp Khopat S. T. Bus Depot, S. T. Bus Depot Thane West - 400601 under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 17.10.2025 calling upon the above addressee/s to repay the amount mentioned in the notice being **Rs. 31,86,950.00** (Rupees Thirty-One Lakhs Eighty-Six Thousand Nine Hundred and Fifty Only) as on 16.10.2025 within 60 days from the date of receipt of the 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 possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 8th day of January, 2026.

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 Union Bank of India, Thana Khopat Branch for an amount **Rs. 31,86,950.00** (Rupees Thirty-One Lakhs Eighty-Six Thousand Nine Hundred and Fifty Only) as on 16.10.2025 and further 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 the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

Flat No. 706, 7th floor, 225 sq.ft. (carpet area), on 7th Floor, Wing G, Building No. 5, in the society known as ES/G. S. R. A. CHS, situated at Sangharsh Nagar, Chandivali farm Road., Chandivali, Andheri (east) Mumbai 400072 constructed on all the parcel of Land, bearing CTS No. 11 A (Part) lying being situated at Village Chandivali, Taluka Kuria, District Mumbai Suburban.

SD/-
Authorized Officer
UNION BANK OF INDIA

Date: 08.01.2026
Place : Mumbai

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No. C - 66, G - Block, Bandra Kurla Complex, Mumbai - 400051.
Tel: 022 68643101.
Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi - 110019.
E-mail : acare.aro@acreditia.in | Website : www.acreditia.in | CIN : U65993DL2002PLC115769

APPEAL NO. 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) 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 **Assets Care & Reconstruction Enterprise Ltd. [CIN : U65993DL2002PLC115769]** ("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 12.02.2026 from 05.00 PM to 06.00 P.M., for recovery of Rs. 38,41,963/- (Rupees Thirty Eight Lakh Forty One Thousand Nine Hundred Sixty Three only) pending towards Loan Account No. HDHLPNV00487628, by way of outstanding principal, arrears (including accrued late charges) and interest till 11.12.2025 with applicable future interest in terms of the Loan Agreement and other related loan documents(s) w. e. f. 12.12.2025 along with legal expenses and other charges due to the Secured Creditor from SWAPNIL BHAGWAN VIRKAR and NISHA SWAPNIL VIRKAR.

The above Loan Account bearing No. HDHLPNV00487628, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Property, had been assigned by Sammaancapital Limited ("SCIL") (formerly known as Indiabulls Housing Finance Ltd.) to Indiabulls Asset Reconstruction Co. Ltd. ("IARCL") vide Assignment Agreement dated 31.12.2021. The said Loan Account has been further assigned by IARCL to and in favour of the Secured Creditor, acting as a Trustee of ACRE - 102 - Trust, vide Assignment Agreement dated 29.06.2022.

The Reserve Price of the Immovable Property will be **Rs. 18,10,000/- (Rupees Eighteen Lakh Ten Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,81,000/- (Rupees One Lakh Eighty One Thousand only)** i. e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 202, 2ND FLOOR, SAURABH CHSL, DEV ALI, DEV ALI ROAD, NEAR GANESH MANDIR, CTS NO. 66, PEN, DIST. RAIGAD - 402107, MAHARASHTRA.

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

SD/-
AUTHORIZED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE - 102 - TRUST

Date : 07.01.2026
Place : RAIGAD

"For any grievance you may contact Mr. Mohd Sharif Malik, Grievance Redressal Officer, Phone No.: 011 - 6811 5609, E-mail: complaint@acreditia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at https://www.acreditia.in/compliance".

PNB Housing 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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Reg. Office: 2nd Floor, Amalika Bhawan, 22 Krishna Gandhi Marg, New Delhi - 110001. Phone No: 011-23357474, 23357475, 23357476. Website: www.pnbhousing.com

B.O.VIRAR: 302, Third Floor, Riddhi Arcade, 100H Narangi Bypass Road, Near Big Bazar, Virar (West) Maharashtra - 401303.
B.O.BORIVALI: 203 & 204-A, Second Floor Western Edge-I, Near WE Highway, Magathane, Borivali (East), Mumbai, Maharashtra - 400066

Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) indicated in Column no-A 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 WHEREVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Guarantors, assignee(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/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 Notice Date (B)	Nature of the Property (C)	Description of the Property mortgaged (D)	Reserve Price (RP) (E)	EMD (F)	Last Date of Submission of Bid (G)	Bid Rate (H)	Inspection Time (I)	Date of Auction & Time (J)	Known Expenses (K)
HOU/BRV/018/569905	Hareesh Waghji Chaudhari / Ramesh Waghji Chaudhari / N D O M/Hasila Chaudhari, B.O. : BORIVALI	21/07/2022	Physical Possession	Wing H 23.0, 233.0, Kalabatur Immense- Phase II, A/A to Flat Bearing S No 10/1 To 10/28, Other Old Village Saklum, Near Blossom School Keshavnagar Industrial Area, Keshavnagar Road, Near Blossom School, Thane, MAHARASHTRA-400607.	Rs. 1,30,00,000/-	Rs. 13,00,000/-	27-01-2026	Rs. 1,00,000/-	19-01-2026 12:00pm to 04:00pm	28-01-2026 2PM to 03:00PM	Developer due s pending approxm 15%+2C/-
HOU/BRV/018/569905	Hareesh Waghji Chaudhari / Ramesh Waghji Chaudhari / N D O M/Hasila Chaudhari, B.O. : BORIVALI	21/07/2022	Physical Possession	Flat No 3401, Wing 34th Floor, Orchid Enclave, Betabais Road Opposite Bus Depot, Mumbai Central East, Mumbai, Maharashtra - 400008, Mumbai, India.	Rs. 4,20,00,000/-	Rs. 42,00,000/-	27-01-2026	Rs. 1,00,000/-	20-01-2026 12:00pm to 04:00pm	28-01-2026 2PM to 03:00PM	NOT KNOWN
HOU/BRV/018/569905	Hareesh Waghji Chaudhari / Ramesh Waghji Chaudhari / N D O M/Hasila Chaudhari, B.O. : BORIVALI	21/07/2022	Physical Possession	Flat No 803, 804, B Wing, 8th Floor, Arham Bluz, Near Shree Ram High School, Upasala, Andheri West, Mumbai, Maharashtra, India, 400058	Rs. 1,84,08,000/-	Rs. 18,40,800/-	27-01-2026	Rs. 50,000/-	21-01-2026 12:00pm to 04:00pm	28-01-2026 2PM to 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 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. (1.) As on date, there is no order restraining and/or court injunction against the authorized Officer of PNBHFL in relation to the pledging 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 proceedings/orders passed etc., if any, stated in column no-K. Including but not limited to the title of the property and the status of the property in all respects prior to submitting tender/bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in accordance with the provisions of sub-section (8) of section 13 of the Act read with rule 9(1) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration 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 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 Section 13 of the Act read with rule 9(1) of the Security Interest (Enforcement) Rules, 2002. 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