

Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Virar West Branch: Office No. - 2, 1st Floor, Sandeep House, Tirupati Nagar, Opp. Royal Academy School, M.B. Estate Road, Virar - West, Thane - 401303 (MH).

Virar East Branch: 405 To 408, 4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station, Virar - East, Palghar - 401305 (MH)

E-AUCTION - SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:

S. No.	Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1	(Loan Appl No. 12200000145 / Virar West Branch) Sonmath M Amare (Borrower) Swarupa Sonmath Amare (Co - Borrower) Jaywant Dinkar Shelar (Guarantor)	06-06-2019 & Rs. 15,73,458/-	All that part & parcel of Property bearing, Flat No 304,3rd Floor, Shiv Krupa Apt, Sng School, Pimpleshwar Temple Kalyan Shil Road, Sonmath Pada , Dombivali (E), Kalyan, Thane, Maharashtra-421201 Boundaries:- East: Entry Road, West: Open Plot, North: Open Plot, South: Open Plot	Rs. 9,18,750/-	Rs. 91,875/-	Physical
2	(Loan Appl No. 20100004725 & 20110000991 / Virar East Branch) Rahmattallah Kalimuddin Ansari (Borrower) Sakiba Khatun Rahimattallah Ansari (Co - Borrower) Mohd Parvez Alam (Guarantor)	10-07-2025 & Rs. 10,56,538/-	All that part & parcel of Property bearing, Flat No. 106, Area Admeasuring 31.642 Sq. Mtrs. Carpet On 1st Floor, Wing B, In The Building Known As Lotus Building, In The Complex Known As Gokul Dham Situate At Shelu, Taluka Karjat, District Raigad, Constructed On Land Bearing Survey No. 12, Hissal No. 2, Area Admeasuring 6940.00 Sq. Mtrs. Situate Lying Being At Village Shelu, Taluka Karjat, District Raigad, Within Limits Of Grampanchayat, District Raigad. Boundaries:- East : Other Building/Rose Building, West: Flat No.101/passageway/highway, North: Flat No.105/A-Wing, South: Flat No.107/B-Wing	Rs. 10,23,750/-	Rs. 1,02,375/-	Physical

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **15-01-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received before last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/offer (Auction Date) for Property is **16-01-2026 on https://bankeauctions.com at 3:00 PM to 4:00 PM**.
- AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis".
- The Demand Draft Should be made in favor of "Aadhar Housing Finance Limited" Only.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankeauctions.com/registration/ sign up>, and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankeauctions.com>.
- For further details contact Authorised Officer of Aadhar Housing Finance Limited, **Arun Sahebpar Palankar, Mob.: 9594095941** OR the service provider M/s C 1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124/25/26** as on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.
- For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com.
- The Bid incremental amount for auction is **Rs. 10,000/-**.
- This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

(Authorised Officer)

Place : Mumbai, Date : 11.12.2025

For Aadhar 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 SECURITIZATION 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. Off.: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com
BRANCH OFF: 302, THIRU ROAD, RIDDIH ARCADE, 100/71 NARAINI BYPASS ROAD, NEAR BIG BAZAR, VIRAR (WEST) MAHARASHTRA - 401303 BRANCH OFF: 5TH FLOOR, FLAT NO. 508-509, PENTAGON, 100/71 NARAINI BYPASS ROAD, NEAR BIG BAZAR, VIRAR (WEST) MAHARASHTRA - 401303 BRANCH OFF: 402 4TH FLOOR, NEAR BHARUJI PETROL PUMP, THANE (W. MAHARASHTRA) - 400601 BRANCH OFF: 6-01, GROUND FLOOR, BABA HOUSE, NEAR WESTERN EXPRESS METRO STATION, ANDHERI EAST, MUMBAI - 400093 BRANCH OFF: OFFICE NO. 601-602, SIXTH FLOOR, PRESIDENTIAL PLAZA, L.B.S. MARG, OPPOSITE R CITY MALL, GHATKOPAR (WEST), MUMBAI - 400086 MAHARASHTRA BRANCH OFF: OFFICE NO-2-3, THIRD FLOOR, SWAMI TIRTH BUILDING NO. 5, SHELAR PARK, NEAR KHADKAPADA CIRCLE, KALYAN (WEST), MAHARASHTRA - 421301 BRANCH OFF: OFFICE NO-6-8, FIRST FLOOR, NEEL EXPRESS CHSL, PLOT NO.92-93, SECTOR 1/S, NEAR HDB CIRCLE, NEW PANVEL, MAHARASHTRA - 410206 BRANCH OFF: 28, SECOND FLOOR, AMEYA PARK, NAVAPUR ROAD, BOISAR (WEST) MAHARASHTRA - 401501

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B 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 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 related 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/ 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/Court Case if any (K)
HOU/VRR/071/740708 Rachana N Chotlaia / Titus A Barrow B.O.: Virar	Rs. 64,44,243.05 & 04.02.2025	Physical	Building A, 4th Floor, 405, Silver Arch, Snp, 49/2/21, Jagodham, Colony Behind Hdfc Bank, Talegaon, Daghade(Station), Maharashtra-410506, India.	Rs. 26,03,000	Rs. 2,60,300	24.12.2025	Rs. 10,000	16.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/VRR/0821/916973 & NIL/VRR/0123/107203 Vipul Saubhagchand Malaviya / Neeta Vipul Malaviya, B.O.: Virar	Rs. 34,81,430.46 & 06.06.2024	Physical	Flat No 1502, B Wing 15th Floor, Building No 1, 2, Village Shirgaon Ambarnath, Thane, West, Thane, Maharashtra-401303, Thane, India.	Rs. 22,13,000	Rs. 2,21,300	24.12.2025	Rs. 10,000	17.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/NAV/019/540575 & HOU/NAV/019/558979 Gangadhar Sonawane / Sheetal Sonawane B.O.: Navi Mumbai	Rs. 44,79,753.98 & 31.03.2021	Physical	204.0, 2.0, Casa Clara Wing A, The Centre Down town, Special township Project At Village Khoni & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra-421203	Rs. 32,30,000	Rs. 3,23,000	24.12.2025	Rs. 10,000	18.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/THA/0719/727843 Bharat Udhvadas Talreja / Simran Bharat Talreja B.O.: Thane	Rs. 25,89,744.5 & 08.04.2021	Physical	Flat 202, 2nd Floor, C Wing, Shrutika Complex, Khnarval, Badlapur, Maharashtra-421503, Thane, India.	Rs. 17,44,000	Rs. 1,74,400	24.12.2025	Rs. 10,000	19.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/NAV/0117/347313 Shaquitta Mallick /Mohd Jafar Mallick B.O.: Navi Mumbai	Rs. 21,21,994.87 & 21.09.2018	Physical	Casa Clara Wing A, 17, 1703, The Centre Down town, Special township Project At Village Khoni & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra-421203, India.	Rs. 28,81,000	Rs. 2,88,100	24.12.2025	Rs. 10,000	20.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/MUM/0017/427322 Wilson Foutaise Kodiyar / Kelvin Kodiyar Wilson B.O.: Mumbai	Rs. 55,70,028.68 & 17.04.2019	Physical	Casa Lakeside Wing C Cluster No.1,12, 17, 1706, Lake Shore Green, (The Rise) Building 2, Village Khoni & Anterli, Taluka Kalyan, Dist-Thane, Maharashtra-421201, India.	Rs. 40,76,000	Rs. 4,07,600	24.12.2025	Rs. 10,000	22.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/GHP/018/597695 Ganga Prakash /Suryawanshi /Kaipesh Anand Jadhav B.O.: Ghatkopar	Rs. 92,98,229.9 & 17.12.2021	Physical	Bldg No Wing B, 24.0, 2413.0, Omkar Signet, 813, Near Pathanwadi Oberoi Mall, Malad East, Mumbai, Maharashtra-400097, India.	Rs. 1,20,41,000	Rs. 12,04,100	24.12.2025	Rs. 50,000	15.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	Society Maintenance and other Interest Charges Approximately Rs. 50,00,000/-
HOU/VRR/019/7430431 Rachana N Chotlaia / Titus A Barrow B.O.: Virar	Rs. 29,07,162.15 & 16.08.2018	Physical	Building A, 4th Floor, 404, Silver Arch, Snp, 49/2/21, Jagodham, Colony Behind Hdfc Bank, Talegaon, Daghade(Station), Maharashtra-410506, India.	Rs. 26,45,000	Rs. 2,64,500	24.12.2025	Rs. 10,000	16.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/MUM/0017/385053 Rahul Sawant / Anand Jadhav /Rahul Sawant B.O.: Mumbai	Rs. 41,86,731.04 & 17.02.2020	Physical	Siena Wing A, 14, 1406, Codename Finale - Casa Della Siena Savghar, Near Near Khakaleswar Temple, Kalyan Shil Road, Dombivali (E), Thane, Maharashtra-421203, India.	Rs. 36,29,000	Rs. 3,62,900	24.12.2025	Rs. 10,000	17.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/THA/017/440850 Kamala Yamana Sethigara /Sundasa Vaman Sethigara B.O.: Thane	Rs. 39,43,26.26 & 31.03.2021	Physical	Marvella Wing D, Ground, 1.0, Marvella Wing B to G, Special township Project At Village Khoni, Anterli Tal, Kalyan Dist Thane, Near Dabholi Bypass, Thane, Maharashtra-443301, (Build Up 935 Sq.ft Approx)	Rs. 36,84,000	Rs. 3,68,400	24.12.2025	Rs. 10,000	18.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/KLN/018/592678 Prashant Vijay Telang / Anita Prashant Telang B.O.: Kalyan	Rs. 29,30,893.17 & 26.10.2021	Physical	Wing A, 1, 104.0, Shubh Nisarg, Land Bearing S No 2, Village Shirgaon Ambarnath, Thane, Op. Mohan Palms, Thane, Maharashtra-421501, India.	Rs. 25,03,000	Rs. 2,50,300	24.12.2025	Rs. 10,000	19.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/THA/0819/742457 Archana Dnyandev Jadhav / Ankush Hiranam Jadhav B.O.: Thane	Rs. 14,43,235.33 & 30.06.2021	Physical	Daffodils Type E Wing A, Ground, 1, Chintamani Apartment, Lotus Angelica Daffodils, Prospekt Building On Land, Village Shahpur, Dist Thane, S No109/136, Thane, Maharashtra-421601.	Rs. 11,96,000	Rs. 1,19,600	24.12.2025	Rs. 10,000	20.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/THA/0219/648375 Debasis Mallick / Soma Paul Mallick B.O.: Thane	Rs. 30,49,475.49 & 06.04.2021	Physical	Building No 2, 7, 704, Shree Nisarg Phase 1 And 2, Plot Bearing Survey No 119 H No2b Survey No 11, H No 1c At Village Erand, Next to Yelkai Uthas River Bridge, Badlapur, West Taluka Ambarnath District, Thane, Maharashtra-421503.	Rs. 21,41,000	Rs. 2,14,100	24.12.2025	Rs. 10,000	15.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/PNV/0619/709070 Mayur Jambe Vaishtil / Vamde B.O.: Panvel	Rs. 21,29,763.37 & 17.01.2023	Physical	Bldg No B Wing L, Ground, 2, Prayag City Phase 2, Proposed Development, Village B, S No 100/5/B At Village, Tal Panvel Panvel 410206, Near Mahalakhish City, Mumbai, Maharashtra-410206.	Rs. 14,57,000	Rs. 1,45,700	24.12.2025	Rs. 10,000	16.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/MUM/0319/664508 Dharmendrakumar P Singh / Pushpa D Singh B.O.: Mumbai	Rs. 15,64,847.54 & 31.03.2021	Physical	Flat No 202, 2nd Flr, F Wing, Kusumkunj Complex, Old Sapari Road, Revenue Village, Dhansar, Badlihar, Near Chodella House, Thane, Maharashtra-401404, India.	Rs. 12,33,000	Rs. 1,23,300	24.12.2025	Rs. 10,000	18.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/VRR/0616/294541 Rameshchandra Jaiswar / Meena Devi Jaiswar B.O.: Virar	Rs. 20,38,947.22 & 01.08.2024	Physical	301, 3, Bldg No 3 Wing A, Sai Rachana Apartment Bldg No, 3, S. No. 153 At Village Padgha, Tal-Padghar, Thane, Near S. No. 153, Ericknet Ground, Thane, Maharashtra-421404	Rs. 9,00,000	Rs. 90,000	24.12.2025	Rs. 10,000	19.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/Not Known
HOU/BSR/0819/739241 Roshanlal Mourya / Seema Roshanlal Mourya, B.O.: Boisar	Rs. 18,61,192.94 & 26.10.2021	Physical	Wing B, 1, 103, Horizon Garden, S No 44 H No 3 Plot No 8 9 And 10 At Village Katka, Taluka Palghar Boisar West, Thane, Maharashtra-401501, India.	Rs. 8,00,000	Rs. 80,000	24.12.2025	Rs. 10,000	15.12.2025 Between 12:00 PM to 04:00 PM	26.12.2025 Between 2:00 PM to 3:00 PM	*NIL/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. (1) As on date, there is no order restraining and/or court injunction of PNBHL/the authorized Officer of PNBHL 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/proceeds 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 PNBHL, and satisfy themselves in all respects prior to submitting tender/bid application form or making a bid. (3) The bidder(s) is/are to sign the terms and conditions of this auction along with the Bid Form. (4) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the 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 favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) 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 the sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the amount 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 C 1 India Private Limited will be assisting the Authorised 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.bankeauctions.com For any assistance related to inspection of the property or obtaining of documents and for any other query for registration, you have to co-ordinate with Mr. Anwar Mutani And Shailesh Bhavnagar, toll Free : 1800 120 8800, E-Mail: action@pnbhousing.com, is authorised Person of PNBHL or refer to www.pnbhousing.com PLACE:- VIRAR, NAVI MUMBAI, THANE, MUMBAI, GHATKOPAR, KALYAN, PANVEL, BOISAR DATE:- 10.12.2025 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

BOMBAY MERCANTILE CO-OPERATIVE BANK LIMITED

(Estd : 1939 (Multi State Scheduled Bank))
Regd. Head Office : Zain G, Rangoonwala Building, 78, Mohammed Ali Road, Mumbai-400 003

AUCTION SALE OF IMMOVABLE PROPERTIES

Sealed offers/Tenders are invited from the public/intending bidders for purchasing the following properties on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHAT EVER THERE IS basis" without Recourse which is now in the physical possession of the Authorized Officer of the BOMBAY MERCANTILE CO-OP. BANK LTD., as per section 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Description of immovable Assets Properties	RESERVE PRICE	EARNST MONEY	INSPECTION OF PROPERTY	Date time and place of submission of Tenders/offers	DATE & TIME OF OPENING TENDER	Name & Address of the secured Creditors	Name of the Borrower / Mortgagor	Outstanding Loan Amount
Flat No. 2, Ground Floor, A-4 Building Happinest Co-op. Hsg Soc. Ltd., New Gat No 50, Plot No. 1, Boisar Village Kambalagav Taluka Palghar Dist. Thane-401501 (admsg 38.79 Sq.Mtrs.)	Rs. 10,00,000/-	Rs. 1,00,000/-	19.12.2025 from 11 am to 4 p.m.	Sealed Tenders/offers shall be submitted to the Authorised officer on or before 29.12.2025 till 4 p.m. BOMBAY MERCANTILE CO-OP BANK LTD., 78, Mohamedali Road Mumbai-400003	30.12.2025 at 4 p.m.	BOMBAY MERCANTILE CO-OP. BANK LTD., Head Office 78, Mohd. ali Road Mumbai-400003	Mrs. Saroj Manikant Thakur & Mr. Manikant Nunu Thakur	As on 28.04.2025 Rs. 12,53,377/- further Interest from 29.04.2025 till Payment

- The Purchaser shall bear all expenses related to stamp duty, Registration Charges, Transfer Charges, Miscellaneous Expenses all Statutory dues payable Taxes and rates of outgoings both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only.
- The Authorised officer Reserves the right to reject any or all tenders and/or postpone the date of opening of tender or sale confirmation without giving any reason thereof.
- Mortgagor/borrower may bring prospective bidder/offers and may also remain present while opening the offers on 30.12.2025 at 4 p.m.
- The bidders/offers may take inspection of the property and also inspect the Title deed if they so desire.
- The Successful bidder/offers should deposit 10% of the bid amount immediately, 15% of bid amount by next day and balance 75% within 15 days from the date of opening the tenders.
- The Successful bidder shall ensure by his own sources to get the information in respect of any dues/encumbrance pertaining to the said Immovable properties and the successful bidder shall be responsible for any charge, lien, encumbrance, property tax, government dues in respect of the property under the sale.
- Encumbrance if any: with further outgoings of society statutory dues if any will be borne and paid by successful purchaser.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall be forfeited.
- Tenders quoted below the "Reserve Price" will not be considered.
- TDS applicable @ of 1% of offer bidding price to be paid by the purchaser from the sale proceeds if the Sale is Rs. 50.00 lacs in more.
- In case of further queries of the sale, you may contact Authorised officers Mr. Amrindin Panhalkar 8689939999 Mr. Javid Patel Mobile No. 9821334753

STATUTORY NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT: This is also a notice to the Borrowers/Guarantors/Mortgagor of the above loan under Rule 8 (6) of the SARFAESI ACT 2002 in respect of time available, to redeem the secured asset Public in general and the borrowers in particular take notice that in case the auction scheduled here in fails for any reason what so ever then secured creditors may enforce security interest by way of sale through private treaty Notice is also hereby given to you to pay the sum as mentioned above before the date fixed for Auction sale failing which the property will be sold and balance dues if any will be recovered with interest and cost from you.

Date : 11.12.2025

Place : Mumbai

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CTIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for Immovable property)

Whereas, the Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(2) read with Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as its own/acting in its capacity as trustee of Trust mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on the date mentioned against each property.

Sl No	Name of Assignor	Name of Trust	Loan Account Number	Borrower Name & Co-Borrower(s) Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
1.	Edelweiss Housing Finance Limited	EARC TRUST SC-447	LKYNSTH0000063969	1.Mr. Ganesh Shankar Shinde (Borrower) 2) Sayli Ganesh Shinde (Co Borrower)	09.08.2021 & Rs.22,39,259.08/-	09-12-2025	Physical Possession

DESCRIPTION OF THE PROPERTY: All That Piece And Parcel of Property Bearing Flat No.302, On The 3rd Floor, A-Wing, Area Admeasuring 620 Sq. Ft. IE.57.62 Sq. Mtrs. Built Up, In The R.C.C Building Known As "Rooftop Galaxy" In The Complex Known As "Jai Mata Di Complex", Constructed On Land Bearing Survey No.330, Hissa No.16, Area Admeasuring 04-40-50, Being Lying Situated At Village Kalher, Tal. Bhiwandi, Dist. Thane Within The Limits Of Gram Panchayat Kalher, Within The Registration District Thane And Sub-Registration Bhiwandi. The Sadi Flat Is Bounded As North: Building, South: A Wing, East: Road, West: Building.

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. 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 Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Place: Mumbai

Date: 11.12.2025

Sd/- Authorized Officer

Edelweiss Asset Reconstruction Company Limited



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

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

[See proviso to rule