

Kotak Public Notice

Kind Attention: (1). Rameez Jali Shaikh, (2). Farida Jali Shaikh, (3) Zohaan Transport. are hereby notified that the property i.e. D-104, Mahalaxmi Apartment, Aghashi, Taluka-Vasai, Dist-Palghar, Thane-401303, mortgaged under the loan account No. 601807210086989 & 601807510203604, physical possession of which was taken in furtherance of order of the Hon'ble Additional CMM Espalade Court, Mumbai dated 29.11.22 and handed over to the Authorised Officer of Kotak Mahindra Bank ("KMBL") on 23.6.2025

That you refused to remove the movable articles lying in the mortgaged property at the time of taking possession despite giving sufficient notice/time. Subsequently after the sale of the said secured asset, notice dated 16.12.2025 was issued to you to remove the movable articles lying therein but you have failed to remove the same.

You are hereby again notified that Kotak Mahindra Bank Ltd. has left with no option but to sell the movable articles lying therein since taking physical possession on 23.06.2025, which is now under the possession of the Bank.

The persons mentioned hereinabove are notified to remove the movable articles lying therein after paying the expenses incurred by the bank for safekeeping the movables on or before 17.01.2026, post which your allay rights or claim whatsoever to the movable articles shall cease forthwith and sale of the movable articles shall be immediately effected.

For any clarification kindly contact concerned Officer Mr. Pushkar Dani (+91-8108383613), Mr. Agnel Pillai (9976929685)

Place: Mumbai Date:14.01.2026 Authorised Officer, Kotak Mahindra Bank Ltd

PUBLIC NOTICE

This is to inform to all that the Ministry of Environment, Forest and Climate Change (issued by the State Level Environment Impact Assessment Authority (SEIAA), Maharashtra) have accorded Environment Clearance for Proposed Redevelopment of Property Bearing C.T.S. No. 570/A of Village Nahur in T Ward, at Pandit Madan Mohan Malaviya Road Mulund (West) Mumbai under regulation 33 7(B) + 33 20(B) bearing proposal No. SIA/MH/INFRA2/548683/2025 and EC Identification EC25C3801MH5399131Ndated 07thJanuary2026. Copy of said Clearance Letter can be seen on the website at <http://parivesh.nic.in>

M/s. Sheth Development Pvt. Ltd.
Director
Sd/-
Ahura Centre, 7th, S7-4, Pinnacle Business Park, Mahakali Caves, Chakala MIDC, Mumbai Suburban, Maharashtra-400093

PNB Housing Public Notice

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 PROVISIONS OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Reg. Office: 9th Floor, Antirisk Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.MIRA ROAD: Shop No. P01 & P02, First Floor, Bldg., No.7, Sidharth Nagar CHS Ltd., Opp. Snehanjali Showroom, Rly. Station Road, Mira Road (East) - 401107, Maharashtra

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-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 WHATSOEVER 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) and/or any other person(s) who may be interested in the property and/or for registration, you have to co-ordinate with Vinod Dawale, Mob:-8600046734, Toll Free No. -1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No./Name of the Borrower/Co-Borrower/Guarantor(s)	Demand Amount & Time (B)	Nature of Possession (C)	Description of the Property (D)	Reserve Price (E)	EMD Amount (F)	Last Date of Submission of Bid (G)	Bid Opening Date & Time (H)	Date of Auction & Time (I)	Known Equipments (J)
H00/RMIR/0423/1101034 Sagar Ganpat Nigade - Sanyal Ganpat Nigade - Sagar Nigade, B.O. : MIRA ROAD	Rs. 17,24,526.00 & 15-07-2025	Physical Possession	Flat No 401, Bldg No 3, Wing No 7, Shree Township, Kamalapur, Palghar, Thane, Maharashtra-401501, Thane, India.	Rs. 16,59,000	Rs. 1,65,900	16/02/2026	20-01-2026, 12:00pm to 04:00pm	17-02-2026, 2PM to 03:00PM	NOI

*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 or 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) On date, there is no further claim or claim against the property. (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the above immovable properties and status is mentioned in column no-K. (3) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleadings/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 bank. (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 (bidders) (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 s 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 part payment of sale consideration amount within 15 days from the date of expiry of acknowledgement of sale confirmation letter and the property/secured asset shall be resold as per the provisions of SARFAESI Act. (4) **M/s O1 India Private Limited** would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurugram, Haryana 120003 Website - www.auctionindia.com and the documents and for any other query or for registration, you have to co-ordinate with Vinod Dawale, Mob:-8600046734, Toll Free No. -1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

PLACE : MAHARASHTRA DATE : -14.01.2026

SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground Floor, Dr. Sunderlal Behl Marg, Ballair Estate, Mumbai-400001. Phone: 022-43683803, 43683808, Email: arbmomb@bankofbaroda.co.in

Sale Notice For Sale Of Immovable Properties

*APPENDIX-IV-A [See proviso to Rule 8 (6) and 9(1)]

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 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), Mortgagor (s), Hypoecator (s) and Guarantor (s) that the below described movable properties Mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues of secured creditor/below mentioned accounts. The details of Borrowers/Mortgagors/Guarantors/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr/ Lot No.	Name & Address of Borrower/s/ Director/s/Mortgagor/s/Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1. Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s Growfield Agro Pvt Ltd (Borrower) Registered Address: C-1406, Kailas Business Park, Godrej Hiranandani Link Road, Vikrol West, Mumbai-400079, Business Address: a) C-1406, Kailas Business Park, Godrej Hiranandani Link Road, Vikrol West, Mumbai-400079, b) Plot No D 42, TTC Industrial Area, Sanpada Village, New Bombay, Mumbai Suburban, Mumbai 400705 MR. Harshad N. Shah (Guarantor) a) FLAT No.401 and 402, Silver Solitaire, Tilak Road, Opposite AXIS Bank, Ghatkopar East, Mumbai-400076 b) Shop No. 4.5 and 6 Ground Floor, Kshiti Building, Plot No.3, Sector 19, sanpada, Navi Mumbai, Maharashtra 400704 MR. Ajay Khatri (Director) a) Flat No 203, 2nd Floor, Guru Kiran Beach, Castle, CTS No. 96, Shahab Belapur, Navi Mumbai 400614 b) 2nd Floor, Mahadev Nagar, Jagatpura Near SKIT College, Jaipur, Rajasthan-302021 MR. BRIJ Mohan Arya (Director/ Guarantor) Flat No. A 801, Raj Grandeur, Behind Dr. L.H. Hiranandani Hospital, Powai, Mumbai-400076 MR. Vishal Harshad Shah (Guarantor) Flat No.401, Silver Solitaire Tilak Road, Ghatkopar East, Mumbai-400077 Mrs. Pramoda Harshad Shah (Guarantor) a) Flat No.401 and 402, Silver Solitaire, Tilak Road, Opposite AXIS Bank, Ghatkopar East, Mumbai 400076 b) Shop No. 4.5 and 6 Ground Floor, Kshiti Building, Plot No.3, Sector 19, sanpada, Navi Mumbai, Maharashtra 400704	Property No. 1: Shop No.5 on Ground and First Floor admeasuring about 236.322 Square Meters Carpet Area of the building known as "Kshiti" and society known as Sanpada Kshiti Co Operative Housing Society Limited, constructed on plot no. 3, Sector 19, Sanpada, Navi Mumbai, Taluka and District Thane belonging to Mrs Pramoda H Shah and Mr. Harshad N Shah Encumbrance known to bank: None Property No. 2: Shop No.6 on Ground and First Floor admeasuring about 248.206 Square Meters Carpet Area of the building known as "Kshiti" and Society known as Sanpada Kshiti Co Operative Housing Society Limited, Constructed on plot No. 3, sector 19, Sanpada, Navi Mumbai, Taluka and District Thane belonging to Mrs Pramoda H Shah and Mr. Harshad N Shah Encumbrance known to bank: None	Total dues- Outstanding Amount Rs. 17,95,06,384.56 as on 29.07.2025 plus Legal Charges, Other Charges Plus subsequent interest/cost thereon	1) 21.02.2026 2) 1400 Hrs to 1800 Hrs	1)Rs. 72.00 Lakhs 2)Rs. 72.20 Lakhs 3) Rs. 1.00 Lakh	Symbolic Note: Property is in Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	10.02.2026 And 11:00 AM to 01.00 PM
				1) 21.02.2026 2) 1400 Hrs to 1800 Hrs	1)Rs. 758.00 Lakhs 2)Rs. 75.80 Lakhs 3) Rs. 1.00 Lakh	Symbolic Note: Property is in Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	30.01.2026 And 11:00 AM to 01.00 PM

In case of property under Symbolic Possession, Bank will hand over the property symbolically to auction purchaser.

For detailed terms and conditions of sale, please refer visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No. 022-43683803-13 Mobile No. 9771419968

Date: 13.01.2026
Place: Mumbai

Sd/-
Authorised Officer
Bank of Baroda

Bandhan Bank

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers' /mortgagors' 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.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Vicky Ramaniyan Puwa Rinki Vicky Puwa 200004010014137	All The Piece And Parcel Of Flat No.504, On The 5th Floor, Building No.-B-13/A, In Sector-2, Neptune Swaraj, Building No. 13/A/ 13/B Co-Op Housing Society Limited, Ambivali Gaon, Ambivali West, Tal- Kalyan, Dist- Thane, Maharashtra -421102, Area Adm About: 387 Sq Ft Carpet Area Owned By Vicky Ramaniyan Puwa & Rinki Vicky Puwa Bounded By: North: Internal Road, East: Internal Road, West: Building No.13/B, South: Building	May 31, 2025	January 10, 2026	Rs.15,30,782.02 (As on May 19, 2025)
Vishal Damodar More Devati More 200004140000876	All The Piece And Parcel Of Survey No.20/1, Flat No.206, Second Floor, C-Wing, Aashra Park, Situated At Village Adivali-Dhakali, Tal. Ambarnath, Dist. Thane, Owned By Vishal Damodar More And Same Bounded As Under: North: Internal Road, East: D Wing, West: Open Space, South: B Wing	August 16, 2025	January 10, 2026	Rs.8,37,850.38 (As on August 12, 2025)
Nilesh Ramavtar Agrawal Shalini S Mishra 2000041400001350	All The Piece And Parcel Of Flat No.302, On The 3rd Floor, B Wing, In The Building Known As "Vinayak Shree Apartment", Bearing S No.10, T H No.2(P), Village-Navindivi Tarfe Panchanand, Dombivli East, Tal-Kalyan, Dist-Thane-421204, Area Admeasuring About: 555 Sq Ft Built Up, Owned By Shalini S Mishra And Same Bounded As Under: North: A Wing, East: Internal Road, West: Open Space, South: Pvt Bunglow	May 31, 2025	January 10, 2026	Rs.25,99,242.68 (As on May 19, 2025)
Mrs. Kavita Maruti Kadam Mr. Maruti Shankar Kadam 900001107917761	All The Piece And Parcel Of Flat No 405, On 4th Floor, Admeasuring Area - About 400 Sqft. Final Plot No. 260 B, Block/Building Known As Shree Sai Prasad Co-Operative Housing Society Ltd. Situated At M.R.M.D.A. Colony, Vashi Naka, R.C. Marg, Chembur, Mumbai- 400074, Owned By Mrs. Kavita Maruti Kadam And Same Bounded As Under: North: Road, East: Road, West: Road, South: Road	July 19, 2025	January 10, 2026	Rs.37,85,113.19 (As on July 18, 2025)
Mr. Gorakh Babasaheb Sonavane Mrs. Reena Gorakh Sonavane 900001105494186	All The Piece And Parcel Of Flat No. 505, Survey No. 167/6, 5th Floor, Area Adm. About 386 Sq. Ft. Carpet Area, B- Wing, Hari Gauri Apartment, Village- Bolkum, Taluka And Dist- Thane, Maharashtra- 400608. Owned By Mr. Gorakh Babasaheb Sonavane And Same Bounded As Under: North: Ashtavaniyak Hospital, East: Sai Ratndee, West: Road, South: Slum	April 29, 2025	January 10, 2026	Rs.50,02,269.21 (As on April 21, 2025)
Sajid Husain Marjina Khatun 90000000753311	All That Piece And Parcel Of Flat No. 05 B Wing Ground Floor Building No.04 Type C 6 Building No. 04 In The Building Known As Shree Balaji Paradise bearing Gut No. 115,116 And 118 Sector -IV Village Bategaon Tal Palghar Boiser East Maharashtra 401501 And Bounded By: North: A Wing, East: Open Plot, West: Parvati Building, South: Internal Road	June 27, 2025	January 09, 2026	Rs.23,32,955.16 (As on June 21, 2025)
Arun Basudev Thakur 200004140001917	All That Piece And Parcel Of The Flat No.403, 4th Floor, A Wing, Plot No.22 And 23, Building Known As "Sai Krupa Apartment", Mamdapur, Near Amar Preet Building, Survey No.169, Neral, Tal- Karjat, Dist-Raigarh, Maharashtra-410101, Area Admeasuring About: 27.54 Sq Mtrs Carpet Area, Balcony Area-5.28 Sq Mtrs + Ch Area-1.17 Sq Mtrs. And Bounded By: North: Open Land, East: Road, West: Building, South: Building	May 05, 2025	January 09, 2026	Rs.14,96,130.33 (As on April 21, 2025)
Nishita Sabastin Rozario Sebastian Joquin Rozario 200004140000659	LI That Piece And Parcel O Survey No 424, Final Plot No 6, Hissa No 6, House No 102, 1st Floor Manassarovar Apt, Street- Near Sanman Hotel, Area -Neral, Karjat (Raigarh) , Maharashtra 410101, And Bounded By: North: As Per Plan, East: As Per Plan, West: As Per Plan, South: As Per Plan	September 11, 2025	January 09, 2026	Rs.14,21,139.54 (As on June 21, 2025)
Saahab Satish Panvelkar Satish Vitthal Panvelkar 200004220000592	All The Piece And Parcel Of Flat No.102, 1st Floor, Moraya Ganesh Chs, Hetkar Ali, At Post-Neral, Tal-Karjat, Dist-Raigarh, Maharashtra-410101, Area Adm About: 1200 Sq Ft Built Up Area, And Bounded By: North: As Per Record, East: As Per Record, West: As Per Record, South: As Per Record	May 05, 2025	January 09, 2026	Rs.18,10,494.35 (As on April 21, 2025)
Mohammad Mustaq Sheikh Shafeela Sheikh 200004040004170	All That Piece And Parcel Of The Immovable Property Bearing Flat No. 214, D Wing, 2nd Floor, Building Known As "Riddhi Siddhi Chs", Situated At Goddev Phatak Road, Village Khari, Near H P Gas, Bhayander East, Thane, Maharashtra- 401105, Area Adm About: 450 Sq Ft Super Built Up, Owned By Mohammad Mustaq Sheikh And Same Bounded As Under: North: Not Available, East: Not Available, West: Not Available, South: Not Available	April 04, 2025	January 10, 2026	Rs.39,27,422.39 (As on September 09, 2025)
Narayan Suresh Gupta Krishna Suresh Gupta 200004130001914	All That Piece And Parcel Of Survey No 26.4th Floor,Flat No 402, Sakai Mauli, Umeta, Near Nimrals Mata Church, Naigaon West, Mumbai, And Bounded By: North: As Per Plan, East: As Per Plan, West: As Per Plan, South: As Per Plan	October 04, 2025	January 09, 2026	Rs.37,79,144.94 (As on September 09, 2025)

Place: Maharashtra
Date: January 14, 2026

Authorised Officer
Bandhan Bank Limited

PHYSICAL POSSESSION NOTICE

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

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

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Yogita Rajnikant Dhurnal/ LBPUN00007063640/ TBPUN00006787862	Unit No.001, Podium Floor, Bldg No. 7, Skyi Songbirds, Next To Shell Pterol Pump, Village- Bhuguan, Taluka- Mulshi, Pune- 412115/, January 09, 2026	May 14, 2025 Rs. 95,44,260.00/-	Pune
2.	Sunny Deepak Kanajiya & Deepak Foolchand Kanajiya/ TBPUN00006417014/ LBPUN00006568621	Flat No. 904, 9th Floor, Bldg No. A12, Serenity in Said Scheme Megapalis, Plot No. R-1/1, Plot No. R-1/2, Plot No. R-1/3, Plot No. R-1/4, Village- Maan, Taluka- Mulshi, Rajiv Gandhi Infotech Park Hinjewadi, Pune- 411057/, January 09, 2026	May 16,2025 Rs. 38,09,365.00/-	Pune

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

Date: January 14, 2026
Place: Pune

Sincerely Authorised Officer,
For ICICI Bank Ltd.

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

Date: January 14, 2026
Place: Pune

PIRAMAL FINANCE LTD.
CIN: L65910MH1984PLC032639
Registered Office: Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurfa (west), Mumbai- 400070 –T +91 22 3802 4000

Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivli (West), Mumbai- 400067
Contact Person: 1. Savita Yadav- 9819960712, 2. Chandan Sakhalakar- 9820407168, 3. Ashish Jha- 9096750852

E-Auction Sale Notice – Subsequent Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever Is There Is Basis", Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/Co-Borrower(s)/Guarantor(s)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (13-01-2026)
Loan Code No.: 10900005484, Thane- Ambarnath (Branch), Ramkisan Lekarshetti Pandey (Borrower), Kamal Ram Kishan Pandey (Co-Borrower 1)	Dt: 19-11-2019, Rs. 58,14,099/- (Rs. Fifty Eight Lakh Fourteen Thousand Ninety Nine Only)	All The Piece And Parcel of The Property Having An Extent - Flat No. 108, 1st Floor, B Wing Eltra Bldg, Casa Bella Gokul Kalyan Shil Road, Dombivli East Thane Maharashtra- 421204	Rs. 36,00,000/- (Rs. Thirty Six Lakh Thousand Only)	Rs. 3,60,000/- (Rs. Three Lakh Sixty Thousand Only)	Rs. 1,27,34,901/- (Rs. One Crore Twenty Seven Lakh Thirty Four Thousand Nine Hundred One Only)
Loan Code No.: 10900005837, Thane- Ambarnath (Branch), Rajendra S Bendre (Borrower), Mercy Rajendra Bendre (Co Borrower 1)	Dt: 16-06-2021, Rs. 15,94,812/- (Rs. Fifteen Lakh Ninety Four Thousand Eight Hundred Twelve Only)	All The Piece and Parcel of The Property Having An Extent - Flat No. 004, Gr Flr, A1 Bldg, Krishna Commercial CHSL, Nr. Manorama Nagar Badapur Transport Road, Badapur Transport Road, Badapur East Thane Maharashtra - 421053	Rs. 12,80,000/- (Rs. Twelve Lakh Eighty Thousand Only)	Rs. 1,28,000/- (Rs. One Lakh Twenty Eight Thousand Only)	Rs. 28,90,341/- (Rs. Twenty Eight Lakh Nine Hundred Forty Three Thousand Seven Hundred Thirty One Only)
Loan Code No.: 09100002461, Mumbai- Borivali (Branch), Prasanna Narayan Shetty (Borrower),	Dt: 25-08-2021, Rs. 6,42,438/- (Rs. Six Lakh Forty Two Thousand Four Hundred Eighty Three Only)	All The Piece and Parcel of The Property Having An Extent - Flat No. 05, 3rd Floor, Shalini Shobha Apartment, Nr. John 23rd High School, Chikhaldandi Road, Dongpada, Virar West Thane Maharashtra - 401303	Rs. 9,50,000/- (Rs. Nine Lakh Fifty Thousand Only)	Rs. 95,000/- (Rs. Ninety Five Thousand Only)	Rs. 11,79,732/- (Rs. Eleven Lakh Seventy Nine Thousand Seven Hundred Thirty Two Only)

DATE OF E-AUCTION: 30-01-2026, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH). LAST DATE OF SUBMISSION OF BID: 29-01-2026, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-auction.html or email us on piramal.auction@piramal.com

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till the date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : January 14, 2026
Place: Mumbai

Sd/- (Authorised Officer)
Piramal Finance Limited

DATE OF E-AUCTION: 30-01-2026, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH). LAST DATE OF SUBMISSION OF BID: 29-01-2026, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-auction.html or email us on piramal.auction@piramal.com

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till the date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : January 14, 2026
Place: Mumbai

Sd/- (Authorised Officer)
Piramal Finance Limited

AXIS FINANCE

AXIS FINANCE LIMITED
(CIN: U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025

NOTICE FOR SALE BY PRIVATE TREATY TO THE BORROWER BY SPEED POST/ REGISTERED A.D./EMAIL WITHOUT PREJUDICE

To,

- Late. Navneet Ramchandra Chavan, Deceased Through his legal heirs**
Flat No. 904, 9th Floor, Wing – A, Suvan Cresta, Mahesh Society, Near Vidya Niketan School, Bibvewadi, Taluka- Havelli, Pune, Maharashtra -411037. **Also at:** Flat No 2 Sai Heights, S No 686, Kothari Block, Bibvewadi Road, Nr Chandralok Hospital Bibvewadi Pune City Market Yard Pune Pune Maharashtra 411037.
- LEGAL HEIRS**
Pooja Navneet Chavan (W/O Late. Navneet Ramchandra Chavan (Co-Borrower / Legal Heir-1)
Flat No. 904, 9th Floor, Wing – A, Suvan Cresta, Mahesh Society, Near Vidya Niketan School, Bibvewadi, Taluka- Havelli, Pune, Maharashtra -411037. **Also at:** Flat No 2 Sai Heights, S No 686, Kothari Block, Bibvewadi Road, Nr Chandralok Hospital Bibvewadi Pune City Market Yard Pune Pune Maharashtra 411037.

Whereas the Authorized Officer of Axis Finance Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (herein after referred as SARFAESI Act) read with the Security Interest (Enforcement) Rules, 2002 has taken over physical possession of the below property after performing necessary formalities under the Act and also has given several reminders to the borrower and guarantors to clear their dues, which they have failed to do.

The secured creditor has received an offer to purchase the secured asset by way of private treaty from Proposed Purchaser and in line with provision of rule 8 sub-rule 8 of aforementioned Prescribed Rules, Axis Finance Limited, through it's authorized officer has entered into an agreement stipulating the terms and conditions of such sale by way of private treaty on such reserve price/sale price as mentioned below.

A notice is hereby given to the Borrower and Guarantor/mortgagor that in case they fail to make payment of the total outstanding within 15 days of this notice, the secured asset will be sold by way of private treaty on 31.01.2026 and balance after adjusting the sale proceeds if any will be recovered with interest and cost from the Borrower and Guarantor/mortgagor.

ACCOUNT NUMBER	Name of the a) Borrower b) Guarantor	Location/Details of the Secured Assets possessed and put for sale	Reserve Price (INR.)	**Outstanding Dues to be recovered as of 12th December 2025 (INR.)
0456AHA0 0001296 0456MMA0 0003551	Late. Mr. Navneet Ramchandra Chavan, Deceased Through his legal heirs Pooja Navneet Chavan (W/O Late. Navneet Ramchandra Chavan (Co-Borrower / Legal Heir-1)	All that piece and parcel of bearing Flat No.904, on 9th Floor, admeasuring 58.34 Sq. Mtrs., carpet area, and balconies admeasuring carpet area 7.05 Sq. Mtrs., and adjoining terrace admeasuring 24.47 Sq. Mtrs. i.e., Total Area- 89.86 Sq. Mtrs., in the building / wing A, in the project known as "SUVAN CRESTA" constructed on bearing Survey No. 635/5A now bearing C.T.S. No. 491 (pt), at Village Bibvewadi, Taluka- Havelli, Dist. Pune, and within the limits of Pune Municipal Corporation. East: Building/ wing 'B', West: Flat. North: Building Space, South: Flat.	Rs 66,20,000/-	Rs 7889692 (Rupees Seventy Eight Lakhs Eighty Nine Thousand Six Hundred and Ninety Two Only) as on 12th December 2025

****With further interest as applicable, incidental expenses, costs, charges etc incurred up to the date of payment and/or realization.**

Date: 14.01.2026
Place: Pune

Authorised Officer
AXIS Finance Ltd.