

Sl. No.	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Possession 3. Amount due in Rs.
1.	NANDKISHOR EKNATH PARAB (S/DW of EKNATH PARAB) Room No-205, Bam Bam Bhole Apartment, Sagaon, Dombivli East, Thane, Maharashtra 421201. SHWETA NANDKISHOR PARAB/S/DW of Nandkishor Eknath Parab Room No-205, Bam Bam Bhole Apartment, Sagaon, Dombivli East, Thane, Maharashtra 421201. Loan Account Number: LXPEN00116-170042254 & LXMHOPEF121-222608495 Loan Amount Sanctioned: Rs. 16,07,705/- (Rupees Sixteen Lacs Seven Thousand And Seven Hundred And Five Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No 103, 1st Floor, Bam Bam Bhole Apt, S-No-34, Mouje Sagaon, Sagaon-Kalyan, Raigarh(Mh) Maharashtra 421001	1. Demand Notice Date 11-05-2023 2. Date of Physical Possession 09/06/2025 3. Amount due in Rs. 7,88,78,- (Rupees Seven Lac Eighty Eight Thousand Seven Hundred Eighty One Only) Due And Payable As On 08-05-2023 With Applicable Interest From 11-05-2023 Until Payment In Full
PLACE: MUMBAI Date: 14.06.2025		AUTHORISED OFFICER FOR PHOENIX ARC PRIVATE LIMITED, TRUSTEE OF PHOENIX TRUST FY24-16	

Issued by:
Mr. Nitin Maruti Talwadkar
President
Mr. Sandeep Prabhakar Deshmukh
Secretary
Mr. Abhishek Vijay Thakur
Representative
President
Sd/-
MR. MAYUR S. KHADTALE
Advocates High Court
Place: Mumbai Date: 14/06/2023

Authorised Officer
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

Date : 11.06.2025
Place : THANE

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.**) [CIN : L65922DL2005PLC136029] ("**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 **30.06.2025** from **05.00 P.M.** to **06.00 P.M.**, for recovery of **Rs. 23,49,188/- (Rupees Twenty Three Lakh Forty Nine Thousand and One Hundred Eighty Eight only)** pending towards **Loan Account No. HHLBAD00531457**, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.06.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.06.2025** along with legal expenses and other charges due to the Secured Creditor from **PRANALI SHASHIKANT INDULKAR** and **SHASHIKANT PANDURANG INDULKAR**.

The Reserve Price of the Immovable Property will be **Rs. 1,72,00,00/- (Rupees Seventeen Lakh Twenty Two Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 1,72,00,00/- (Rupees One Lakh Seventy Two Thousand Two Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT No. 304, ADMEASURING AREA ABOUT 456 SQ. FEET, 3RD FLOOR, C - WING, SHARMILA RESIDENCY, GUT NO. 46, H. NO. 3, MANKAVLI BADLAPUR EAST, AMBERNATH THANE, THANE - 421503, MAHARASHTRA.

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 7065410242; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

sd/-
AUTHORISED OFFICER

Date : 10.06.2025
Place : THANE (Formerly known as **INDIABULLS HOUSING FINANCE LTD.**)
SAMMAAN CAPITAL LIMITED

www.ril.com


PNB Housing Finance Limited
 E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS OF PNB HOUSING FINANCE LIMITED
 ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH THE COMPANIES ACT, 1956 AND THE COMPANIES ACT, 2013

DhanlaxmiBank

est. 1972

Branch: Ambarneth (East)
Regional Office: Sion, Mumbai
Corporate Office: Thiruvr

POSSESSION NOTICE

(For immovable property) [Rule 8(1)]

Whereas The undersigned, being the Authorised Officer of the Dhanlaxmi Bank Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued this 12 (twelve) notice dated 26/09/2024 calling upon the borrowers: (1) **Mr. Anish Ashok Mankani**, Flat No. D 1503 15th Floor D Wing Casa Viento, Lakeshore Greens, Project No. 8, Dombivli, East Thane-421201, Khoni Tal, Kalyan Dist, Thane, Also, At-Flat No. 203 2nd Floor A Wing, Laxmi Sagr CHS, Shiv Mandir Road, Ambarneth (East), Maharashtra-421 501, Also, At-Flat No.103, 1st Floor, B Wingm Maa Parvati, CHSL, Shivdharm Complex, Shiv Mandir Road, Ambarneth (East), Thane-421501., (2) **Mr. Nilesh Ashok Mankani**, Flat No. D, 1503, 15th Floor D Wing, Casa Viento, Lakeshore Greens, Project No. 8, Dombivli, East Thane-421201, Khoni Tal, Kalyan Dist, Thane, Also, At- Flat No. 203, 2nd Floor, A Wing, Laxmi Sagr CHS, Shiv Mandir Road, Ambarneth (East), Maharashtra-421 501, Also At- Flat No. 103, 1st Floor, B Wing, Maa Parvati, CHSL, Shivdharm Complex, Shiv Mandir Road, Ambarneth (East), Thane-421501., to repay the amount mentioned in the notice being of **Rs. 51,87,257.61/- (Rupees Fifty-One Lakh Eighty-Seven Thousand Two Hundred Fifty-Seven and Sixty-One Paise Only)** as on 31/08/2024 with further interest, charges costs and expenses, within 60 days from the date of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him under Section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **11th June 2025**.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Dhanlaxmi Bank Limited for an amount of **Rs. 51,87,257.61/- (Rupees Fifty-One Lakh Eighty-Seven Thousand Two Hundred Fifty-Seven and Sixty-One Paise Only)** as on 31/08/2024 with further interest as applicable per annum with monthly rests from 01/09/2024 together with incidental expenses, costs, charges etc. The borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to realise the secured assets.

Description of the Immovable Property

All that part and parcel of the property consisting of--Unit No. D1503, on the 15th Floor, admeasuring 673 Sq. Feet., Carpet area along with one car parking space in the building known as Casa Viento, Project No. 08, in the Project Known as Lakeshore Greens, Land Bearing Survey No. 150/6, 150/4A+AB and Survey No. 92 Village Khoni, Dombivli (East), Taluka Kalyan, District Thane 421 201. **Boundaries: East: Lobby, West: Building, North: Flat No. 1504 & Lift, South: Flat No. 1502.**

Date : 11.06.2025
 Place : Ambarneth

For Dhanlaxmi Bank Ltd.
 Authorized Officer

PNB Housing Finance

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Asset Reconstruction Company (India) Ltd. (ARCIL)
 Acting in its capacity as Trustee of various ARCIL Trusts
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.
Website: <https://auction.arcil.co.in> • **CIN:** U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION

IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated on 26.08.2017	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Mr. Asad Anwar Sayed Ms. Afreen Asad Sayed Best Computer Solution Pvt. Ltd.	LAN No.: MUMHL16001406/ MUMHL16001638 Selling Bank : L&T Financial Services	Arcil-Retail-Loan Portfolio 058-B-Trust	Rs. 2,15,58,158.95 (Rupees Two Crore Fifteen Lakhs Fifty Eight Thousand One Hundred Fifty Eight And Paise Ninety Five Only) as on 18.08.2017+ further Interest thereon+ legal Expenses.	Physical Possession on 19.03.2025	14.07.2025	1440 Sq. Ft BUA	Rs. 19,83,000/- (Rupees Nineteen Lakhs Eighty Three Thousand Only)	Rs. 1,98,30,000/- (Rupees One Crore Ninety Eight Lakhs Thirty Thousand Only)	16.07.2025 at 12:30 PM

Description of the Secured Asset being auctioned: Property owned by Asad Anwar Sayed & Afreen Asad Sayed, Best Computer Solution Pvt. Ltd., All That The Piece and Parcel of Office No. 705 7th Floor, B Wing, Oxford Chambers Saki Vihar Road Sakinaka Andheri (East) Mumbai Maharashtra Pincode: 400072.

Pending Litigations known to ARCL	Nil	Encumbrances/Dues known to ARCL	Nil
Last date for submission of Bid	Same day 2 hours before Auction		Bid Increment amount
Demand Draft to be made in name of:	Arcil-Retail-Loan Portfolio 058-B-Trust		Payable at Mumbai

RTGS details	Account No: 57500000439586, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013
Name of Contact Person & Number	Shalish Gaikwad - 9867929121(shalish.gaikwad@arcil.co.in) Satish Naidu - 8879545079 (satish.naidu@arcil.co.in)

Terms and Conditions:

- The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out thereon.
- The Authorised Officer ("AO")/ ARCL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCL. The Authorized Officer of ARCL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Mumbai
Date: 14.06.2025

Sd/
Authorized Officer
Asset Reconstruction Company (India) Ltd.