

PUBLIC NOTICE

Notice is hereby given that under the instructions of our client we are investigating the title of **THE BANK OF INDIA STAFF PANCHSHEEL CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/HSG/3068of 1971 and having its registered office at CTS No.684, Bhardawadi, Andheri (West), Mumbai – 400 058, in respect of the property more particularly described in the **Schedule** hereunder written (and hereinafter referred to as **"the Property"**), which is being re-developed by our client.

All persons having any claim in respect of the Property or any part thereof whether by way of sale, transfer, assignment, gift, mortgage, lien, charge, lease, sub-lease, tenancy, license, trust, inheritance, possession, maintenance, easement, exchange, allotment, development rights or otherwise howsoever, are required to make the same known in writing, together with copies of supporting documents, to the undersigned at their office at 401 & 402, 4th floor, Makhija Chambers, 196, Turner Road, Bandra (West), Mumbai-400 050, within 14 (fourteen) days from the date of publication hereof, failing which, such claims or objections, if any, will be considered to have been waived and/or abandoned, and shall not be binding upon our client.

SCHEDULE OF THE PROPERTY

All that piece or parcel of non-agricultural free-hold land admeasuring about 2586.3 square metres and bearing CTS No.684 of Village Ambivali and situate, lying and being at Bhardawadi, Andheri (West), Mumbai – 400 058 and the building known as 'Panchsheel' standing thereon, comprising of 3 Wings i.e. A, B and C each consisting of ground floor and three upper floors, and bounded as follows –

On or towards the North : By existing road;

On or towards the South : By land bearing CTS No. 131, 131/1 to 131/8 of Village Andheri;

On or towards the East : By land bearing CTS No. 685, 685/1 to 685/3 of Village Ambivali;

On or towards the West : By land bearing CTS No. 683, 683/1 of Village Ambivali

For Pradhan & Rao,
Advocates & Solicitors,
Aloke V. Rao, Partner,

Dated this 14th day of November 2025.

IN THE DEBTS RECOVERY TRIBUNAL NO.2

MTNL BHAVAN, 3D FLOOR, STRAND ROAD, APPOLLO BANDAR,
COLOBA MARKET, COLOBA, MUMBAI-400 005

MISCELLANEOUS APPLICATION NO. 62 OF 2005

IN
CHAMBER APPEAL (L) NO. 277 OF 2025

EXH -11

BANK OF BARODA

VERSUS

M. B. CAPITAL ADVISORS PVT. LTD & ORS.

.... APPLICANT

.... RESPONDENTS

NOTICE

1. Whereas, the application has been made to this Tribunal. The copy of which is enclosed herewith. This is to give you notice, as to why relief asked for should not be granted. Take notice that said application will be taken up for hearing by the Tribunal at 11 a.m. or at such time immediately thereafter according to the convenience of the Tribunal on 30/12/2025.

2. You are required to appear in person or by a Pleader Advocate duly instructed at the aforesaid time and file your reply, if any

3. Take Notice that in default of your appearance on the day mentioned herein before, the proceeding will be heard and determined in your absence.

Given under my hand and the seal of this Tribunal on this 3rd day of November, 2025.

SEAL

Sd/
Registrar
DRT-II, Mumbai

Name & Address of all the Respondents

1. M/s Mb Capital Advisors Pvt. Ltd.

Office at A/10, Bhoomi Utsav Near, Kala Hanuman, M.G.Road, Kandivali(W), Mumbai 400 067 AND

B/4, Gayatri Niwas, Bhagatsingh Road, Gr. Floor, Vile Parle (West), Mumbai 400047

2. Mr. Rishabh Harishbhai Bhatt

B-1202, Raj Heights CHS, M.G. Road, Kandivali (West), Mumbai 400 067 AND
Flat No. 35, Satyam CHS1, Behind Swimming Pool, Kandivali (West), Mumbai 400 067

3. Mr. Pratik Harishbhai Bhatt

Flat No. 35, Satyam CHS1, Behind Swimming Pool, Kandivali (West), Mumbai 400 067

SBI State Bank of India

Home Loan Center, Bhayander Unit No.101,102,103 B, 1st Floor,
I.T. Landmark Building, 150 Ft. Road, Near Hotel Shree Middhi, Opp. Maxus
Mall, Bhayander West, Thane-401101. Email- sbi.61178@sbi.co.in

PUBLICATION OF NOTICE REGARDING POSSESSION OF PROPERTY U/S 13(4) OF SARFAESI ACT 2002

Notice is hereby given 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, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

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 STATE BANK OF INDIA for an amount and interest thereon.

The Borrower/s/ Guarantor'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.

Name of Borrower & Addresses	Name of Owner of Property	Description of the mortgaged Properties	Date of Demand Notice	Date of Physical Possession	Amount outstanding
Mr. Ankur Gupta and Mrs. Neeta Prakash Karande Address: B-12, Shaw Blossom CHS LTD., ST Depot, Nilemore, Nalasopara West – 401203.	Mr. Ankur Gupta and Mrs. Neeta Prakash Karande	Flat No.205, admeasuring 23.32 sq.Mtrs (Carpet) on 2nd Floor in F-Wing, Building No. 2 of Nakshatra Primus constructed on land bearing Survey No.43, Hissa No.4C, Survey No. 44, Hissa No. 9/10/11/12, Survey No. 45, Hissa No. 2A/ 3A/3B/4 at Village - Tivari, Taluka - Vasai, Dist. Palghar & 401028.	25.07.2025	11.11.2025	Rs. 25.91, 178.82 (Rupees Twenty Five Lakh Ninety One Thousand and Hundred Seventy Eight & Eighty Two Paise Only) as on 25.07.2025 plus further interest, costs, etc thereon.

Authorised Officer
State Bank of India

PNB 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 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. Off.- 9 th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com										
B.O. KALYAN/ Office No.-2,3, Third/Floor, Swami Tirud Building No.5, ShelarPark,NearKhadakpada Circle, Kalyan(West), Maharashtra-421301, B.O.VIRAR:-302, Third Floor, Riddhi Arcade, 100ftNarangi Bypass Road, NearBigBazar, Virar(West)Maharashtra-401303, B.O. MUMBAI:-G-01, Ground/Floor,BabaHouse,NearWesternExpressMetro Station,AndheriEast,Mumbai-400093, B.O. BORIVALI:-203&204-A, Second/Floor,WesternEndge-I,NearVHHighway,Magathane, Borivali(East), Mumbai, Maharashtra-400066, B.O. GHATKOPAR:-Office No. 601-602, Sixth/Floor,OppositeCityMail, Ghatkopar(West), Mumbai-400066, Maharashtra, B.O. NAVI MUMBAI:-5th Floor,FlatNo.508-509,PersipolisBuilding, Sector-17,Vashi, NaviMumbai,Maharashtra-400703										
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 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 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 Property (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Bid/Increase in Bid (G)	Bid/Increase in Bid Rate (H)	Inspection Date (I)	Date of Auction & Time (J)	Known Encumbrances/Charges (K) if any (L)
NHL/VRR/0119/628754 Rakesh Kapoor / Radical Construction Private Limited / Jyoti Rakesh Kapoor / Any Exports Private Limited, B.O. - VIRAR	Rs. 41747021.03 & 31-05-2024	Physical Possession	Office No. 2, 2nd Floor, Woodroff, Veera Desai Road, Andheri West, Thane, Maharashtra-400053, India. Unit No 101, Vikrant Ind Estate Prem Chs Ltd, Post Office Road, govand Est, Mumbai, Maharashtra-400008, India.	Rs. 14123000	Rs. 1412300	28-11-2025	Rs. 50000	19-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/GHKP/0120/7171484 Sandeep Pandharinakar Somkar / Sachin Somkar, B.O. - GHATKOPAR	Rs. 1963993.06 & 31-05-2021	Physical Possession	Wing B, 3,308 Sai Vishva Wing B,G No 4 No H 174 05 At Village Badlapur,Sai Vishva B Wing Chintamani Chowk,Badlapura Road,Opp Amrut Vishva,Badlapur West 421503, Thane,MAHARASHTRA-421503,India	Rs. 1663000	Rs. 166300	28-11-2025	Rs. 10000	20-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0720/805331 Parash Shantikant Pamecha / Sapna Jain, B.O. - BORIVALI	Rs. 1634824.68 & 05-08-2021	Physical Possession	Flat No 6, Ground Floor, New Anarsa Chst, Church Road Fakari Colony, Bhayander East, Thane, Maharashtra, India, 401105	Rs. 1860000	Rs. 186000	28-11-2025	Rs. 10000	17-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0219/646793 Pravin S Naik / Trupti Naik, B.O. - KALYAN	Rs. 25,60, 325.73 & 13-09-2022	Physical Possession	Wing H, 4, 408 Anrhan City Phase II Building D E F G H I Possesss and J Kalyan Bhiwandi Road, Temghar, Bhiwandi, Thane, MAHARASHTRA-400603, India.	Rs. 1619000	Rs. 161900	28-11-2025	Rs. 10000	18-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0119/642792 & NHL/BRVL/0119/642695 Ajaazhmed Shakir Khan / Sabina Ajaaz Ahmed Khan, B.O. - BORIVALI	Rs. 76536246.18 & 31-05-2024	Physical Possession	Flat No 3401-A, 3Wing,4th Floor,orchid Enclave, Belasis Road Opposite Bus Depot, Mumbai Central East, Mumbai, Maharashtra-400008, India.	Rs. 43000000	Rs. 4300000	28-11-2025	Rs. 10000	19-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0219/643808 Sanket Shashikant Kadam / Swapnil Shashikant Kadam / Smita Shashikant Kadam, B.O. - KALYAN	Rs. 2603998.35 & 26-10-2021	Physical Possession	503, 5th Floor, A Wing, Audumbar Apartment, Near Datta Nagar, Chintamani Chowk, Badlapur West, Badlapur, Thane, Maharashtra, India, 421503	Rs. 2053000	Rs. 205300	28-11-2025	Rs. 10000	20-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
NHL/GHKP/0219/648122 Udayo Kiran Limlat / Deepak Prajapati / Poonam Prajapati / Bodech Initiatives Pvt Ltd, B.O. - GHATKOPAR	Rs. 1,61,38,329.58 & 31-05-2024	Symbolic Possession	Office No 408, 4th Floor, C Wing, Crystal Plaza, Premisesss Co Op Hsg Society Ltd, Andheri West, Mumbai, Maharashtra-400053, Mumbai, India.	Rs. 13000000	Rs. 1300000	28-11-2025	Rs. 50000	22-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/NAV/0216/269358 Manoj Kumar Musalir / Asha Manojkumar Bhavita, B.O. - NAVI MUMBAI	Rs. 3404196.68 & 16-01-2020	Physical Possession	Siena wing B,11,1101, Codename Finale - Casa Bella Kheda Savarina, In Village Usarghar, Near Shri Klenakshwar Temple,Kalyan Shi Road, Dombivli E, Thane, Maharashtra-421203, India.	Rs. 2552000	Rs. 255200	28-11-2025	Rs. 10000	24-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0219/652791 Vaibhav Sanjay Bag / Sharmila Sanjay Bag / V.N. VARNIA	Rs. 3538969.28 & 15-04-2024	Physical Possession	Building No 3 Wing A, 15,1505, Sai Shikhar Building No 3 Wing A, Proposed housing project at Village Dongre, Chikal Dongrang, Bolni, tal Vasa, Near Suni Grendale and Bhumai Building, Thane, Maharashtra-401202, India.	Rs. 1985000	Rs. 198500	28-11-2025	Rs. 10000	17-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/01018/568408 Jeevan Hindurao Masal / Manisha Masal, B.O. - KALYAN	Rs. 1896518.36 & 16-06-2021	Physical Possession	Flat No 203 2nd Floor, A Wing, Phase 2, Shree Gokul Dham Complex Chsl, Jadhav Colony Road Belavali, Badlapur West, Near Jadhav Colony & Swapna Nagar, Thane, Maharashtra-421503, India.	Rs. 1437000	Rs. 143700	28-11-2025	Rs. 10000	18-11-2025 12:00pm to 04:00pm	29-11-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/MUM/0722/010861 Deepchand Yadav Deepak Kumar Yadav, B.O. - MUMBAI	Rs. 2000000 & 09-08-2023	Physical Possession	Building No 4,2,0,208,0,Paramount Enclave, S No 1023 Possesss 1 plus 2 Plot No 25 at village Mahim Mahim Palghar Road Palghar West Thane Maharashtra-401404, India.	Rs. 1182000	Rs. 118200	28-11-2025	Rs. 10000	19-11-2025 12:00pm to 04:00pm	29-11-2025 Between 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 the Secured Creditor, there are no other mortgages, charges, claims in respect of above mentioned immovable/Secured Assets which has 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 PNBHFL, the authorized Officer of PNBHFL 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 and/or inspect of the pending or proposed orders passed by the court and/or not limited to the title of the documents of the title of the documents to be available with the PNBHFL and satisfy themselves 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) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of interest) on the same day of the date of the auction. (4) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (5) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (6) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (7) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (8) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (9) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (10) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (11) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (12) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (13) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (14) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (15) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (16) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (17) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (18) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (19) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (20) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (21) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (22) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (23) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (24) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (25) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (26) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (27) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (28) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (29) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (30) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (31) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (32) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (33) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (34) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (35) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (36) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (37) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (38) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (39) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (40) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (41) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (42) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (43) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (44) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (45) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (46) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (47) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (48) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (49) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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 mandatory period of 15 days mentioned in the sale confirmation letter and the property/Secured asset shall be resold as per the provisions of Sarfaei Act, (4) of Mys C India Private Limited would be assisted officer for the purpose of the sale. (50) The bidder(s) the purchaser is legally bound to pay the balance 75% of the amount of sale price 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

*Together with the deepseek @18% n.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 PNBHFL the authorized Officer of PNBHFL 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/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 PNBHFL and satisfy themselves 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 exercise 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) at 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 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 CI India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 66, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Anwar Mulani, Shaleish Bhatnagar and Rajeev Chandra. Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLANE -1, MUMBAI DATE -11.11.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

APPENDIX- IV-A [See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
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 Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Supriya Avishkar More, Avishkar Ajit More	Flat No-A/406,Padmaraj Residency, 4th floor, Old Survey No-130, New Survey No 77/ Hissa no 1A, Near Shivaji Chowk, opp. Ch. Kedar Society, Lodha Heaven, Nilje, Dombivli,Mumbai,Maharashtra,421201 Bounded by East-Kalyan Shilphata Road, West-Chandresh Niketan Building, North-Internal Road, South-Kalyan Shilphata Road.	04-07-2025	17,84,940	06-09-2025	14,90,000	1,49,000	29-11-2025 (11am -2pm)	27-11-2025 (upto 5pm)	7045706959
2.	Anwar Ali,Shayan Abdulla,Rafiq Ali Sayed,Vilas Babubhai Hathiwala	Flat No. 6, 4th Floor, Building No. OA-13, Shubha Gruh Sector-A CHSL, Gut No. 279, 281, 284, 286, 287, 288, 296, 298, 301 to 305, 306P to 312, 314, 315, 317 318, 323, 339 to 344, Village. Shahapur, Vasind (West), Thane,Vashind,Maharashtra,421601 Bounded by North-A-12, East-Internal Access Road, West-Residential, South-Open Plot.	04-07-2025	16,67,274	06-09-2025	8,50,000	85,000	29-11-2025 (11am -2pm)	27-11-2025 (upto 5pm)	9960648423
3.	Vaijayanti Genge, Babasaheb Dhondiba Genge	Flat No. 101, 1st Floor, Plot No-24, Building known as'Sadaf Apartment', Situated on Survey No169, at Village-Mamdapur, Taluka –Karjat, District- Raigad, Karjat-410101	06-12-2022	12,11,114	06-08-2024	6,00,300	60,030	29-11-2025 (11am -2pm)	27-11-2025 (upto 5pm)	9960648423

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Company Name : e-Procurement Technologies Ltd. (Auction Tiger), Help Line No. -079-35022160 / 149 / 182 Contact Person : Ram Sharma -8000023297 e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net .	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount – Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://homefirst.auctiontiger.net>). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, **In case of any discrepancy English Version of the Notice will be treated as authentic.**

STATUTORY 15 days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 14-11-2025 Place: Mumbai

PUBLISHED IN THE GAZETTE OF INDIA, EXTRAORDINARY PART-II SECTION 3, SUB SECTION (ii) GOVERNMENT OF INDIA MINISTRY OF ROAD TRANSPORT AND HIGHWAYS

NOTIFICATION

New Delhi, the 7th October, 2025

S.O. 4557(E). - In exercise of powers conferred by sub-section (1) of section 3A of the National Highways Act, 1956 (48 of 1956) (hereinafter referred to as the said Act), the Central Government, after being satisfied that for the public purpose, the land, the brief description of which is given in the Schedule below, is required for building (widening/Six/Eight laning etc.), maintenance, management and operation of Mumbai - Vadodara Expressway Spur to NH-NE4 in the stretch of land from Km. 58.820 to Km. 74.195 (Maharashtra Section) in the district of Thane in the state of Maharashtra, hereby declares its intention to acquire such land.

Any person interested in the said land may, within twenty-one days from the date of publication of this notification in the Official Gazette, object to the use of such land for the aforesaid purpose under sub-section(1) of section 3C of the said Act.

Every such objection shall be made to the Competent Authority, namely, Sub divisional Officer, Ulhasnagar Division Ulhasnagar, Thane Maharashtra in writing and shall set out the grounds thereof and the Competent Authority shall give the objector an opportunity of being heard, either in person or by a legal practitioner, and may, after hearing all such objections and after making such further enquiry, if any, as the Competent Authority thinks necessary, by order, either allow or disallow the objections.

Any order made by the Competent Authority under sub-section (2) of section 3C of the said Act shall be final.

The land plans and other details of the land to be acquired under their notification are available and can be inspected by the interested person at the aforesaid office of the Competent Authority.

The dates of hearing are schedule village wise as details in the below table.

Place: Office of the Competent Authority and Sub-Divisional Officer, Ulhasnagar Sub-Division Ulhasnagar, Powai Chowk, Ulhasnagar Camp No. 3, Tal.-Ulhasnagar, Dist. – Thane –421003

Sr. No.	Village Name	Taluka	Date	Time
1	Badlapur	Ambernath	05/12/2025	11:00 am to 6:00 pm

The land maps and details of the land is respect of the lands include in the above notification are available in office of Competent Authority.

Date : 07.11.2025
Place: Ulhasnagar

Competent Authority & Sub Divisional, Officer, Ulhasnagar Division, Ulhasnagar, Dist. Thane.

SCHEDULE

Brief Description of the land to be acquired with or without structures falling within the stretch of land from Km. 58.820 to Km. 74.195 (Maharashtra Section) Mumbai - Vadodara Expressway Spur to NH-NE4 in the district of Thane in the state of Maharashtra.



[F. No. NHA/PIU/Surat (Expressway/3A) SHAIKH AMINKHAN, Director

District : Thane
https://egazette.gov.in/(Search by Gazette Id: CG-DL-E-08102025-266758)
Publication Date: 07/10/2025
Link: https://shorturl.at/ppFGq

</