PUBLIC NOTICE

1. **NOTICE** is hereby given to the public at large that at large that our client is in the final stage of negotiations with Sky Electronics Pvt. Ltd. (CIN : U72100MH1999PTC118175) (PAN :AAECS5310C), a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at CTS No.247, Near Raikar Chambers, K. D. Marg, Govandi, Deonar, Mumbai -400 088, through its Authorised Directors, (1) Mr. Sudhir Baliram Mhatre (DIN No.00422734) and (2) Mr. Vivek Vijay Mhatre (DIN No.09077866), in respect of the Property ("Property"), more particularly described in the Schedule appended hereunder.
2. Any party or person having or claiming any right, title, interest, claim or demand of any nature whatsoever in, to, over, upon or in respect of the Property or any part thereof, by way of sale, exchange, assignment, lease, tenancy, mortgage, licence, easement, gift, inheritance, charge, lien, lispendens, beneficial right/interest or otherwise howsoever, is hereby called upon to make the same known to us in writing along with the supporting documentary evidence in respect thereof, at the address given below within a period of 14 (fourteen) days from the date hereof, failing which it shall be presumed that there exists no claim of any nature whatsoever, in respect of the said Property or any part thereof. Please note that any claim received after the expiry of the said period of 14 (fourteen) days is liable to be ignored, as if there was no such claim at all.

THE SCHEDULE HEREINABOVE REFERRED TO :

All that piece or parcel of land hereditament and premises bearing Survey No.18 Hissa No.1/A corresponding to C.T.S. No.247, with area admeasuring 916.70 square meters or thereabouts, at Village Deonar, Taluka Kurla, Mumbai Suburban District, known as "Mhatre House", Behind Raikar Chambers, presently with a 342 square meters kacha (non-permanent) structure, standing thereon and assessed by Brihanmumbai Municipal Corporation under assessment No.ME0407560010000 ;

bounded as follows:

On or towards the North : CTS No. 234 A.
On or towards the South : CTS No.232 and Road
On or towards the East : CTS No.248
On or towards the West : CTS No.244 B A (Pt)

Dated this 18th day of June, 2025.

Sd/-.
Mahesh Menon, Proprietor,
Mahesh Menon & Co.,
Advocates & Notary,
101, 1st floor, 110, Mittal Avenue, Nagindas Master Road,
Fort, Mumbai -400 023. E-mail : mmcolaw@hotmail.com

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Extension Notice No. 2

E Tender Notice No. 12/2025-2026 (Mumbai)

Vide above E Tender Notice, tender for following work were published in Daily Navakal, Mumbai, Daily Free Press Journal, Mumbai, Daily Sagar, Thane on 28/05/2025.

Sr. No.	Name of Work	Estimated Cost
1.	M & R to Thane Complex W. S. S. … AMC for Operation and Maintenance of Chlorination System at Shil Reservoirs for the period of 2 years.	₹ 39,12,500.00

Now the Extension Notice is hereby issued for extending the date of availability of E Tender, raising the contractors queries, reply to queries/MIDC Clarification on website of https://mahatenders.gov.in for the above works.

The blank tender forms for above works will now be available upto 30/06/2025 on website of https://mahatenders.gov.in

Interested agencies may upload their queries for above works before 23/06/2025 on above website. Answers to the queries/MIDC Clarification will be available from 24/06/2025 on above website.

Please note that the bidders who have already submitted/ uploaded their offer will again have to reload or resubmit their offer with or without change, such bidders shall also note that if offers is not reloaded or resubmitted, their bid will be out of completion for the this tender in particular.

Other contents of the tender notice remain unchanged.

JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of **Jana Small Finance Bank Limited** has **taken over Physical Possession** of the schedule property under the SARFAESI Act.

The Authorized Officer of **Jana Small Finance Bank Limited,** had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS".**
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve Price for Private Treaty
1	45769420001264	1) Ritesh Shankar Shinde, 2) Hobha Shankar Shinde	**Rs.30,64,202.80** (Rupees Thirty Lacs Sixty Four Thousand and Two Hundred and Two and Eighty Paise Only) **as on 08/06/2022**	**Rs.10,50,000/-** (Rupees Ten Lakh Fifty Thousand Only)
	Details of Secured Assets: All that piece and parcel of Flat No.202 on 2nd Floor, admeasuring 425 Square Feet and Enclosed Balcony in the Building known as "Krishna Empires" being Constructed on Plot No.115 allotted by Cidco situated at Sector No.24, Node Pushpak (New Vahal) Ulwe, Navi Mumbai, Taluka Panvel, District Raigad and within the Jurisdiction of Registration District and Sub District of Raigad and also within Local Limits of Navi Mumbai and **Boundaries of the Plot is as under: On East:** Plot No.115A, **On West:** Plot No.114, **On South:** 9 Mtr. wide Road, **On North:** Plot No.116.			

The aforesaid Borrower's/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

Correspondence Address: Mr. Kaushik Bag (Mob. No.7019949040), email: kaushik.bag01@janabank.com, Mr. Ranjan Naik (Mob. No.6362951653), email: ranjan.naik@janabank.com. Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Pvt. Ltd.), having office at Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

Date: 20.06.2025, Place: Thane **Sd/- Authorized Officer, Jana Small Finance Bank Limited**

AU SMALL FINANCE BANK
A SCHEDULED COMMERCIAL BANK

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** 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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060124087343, New Fashion Mens Wear (Borrower), Dayesh Laxman Shelke (Co-Borrower), Smt. Yamuna Nago Shelke (Co-Borrower), Smt. Sapna Dayesh Shelke (Co-Borrower)	13-Jun-23 ₹ 10,18,331/- Rs. Ten Lac Eighteen Thousand Three Hundred Thirty-One Only as on 12-Jun-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures **(Property 1)** Property Situated At- House No. 34/1, Group Gram Panchayat Pimpoli, Tal- Karjat, Distt- Raigarh, Maharashtra. **Admeasuring 1280 Sq. Ft.** East: GP Road, West: Property Of Tanaji Mahasane, North: Property of Bhaskar Mahasane, South: Property Of Shankaram Shelke **(Property 2)** Property Situated At- House No. 34/2, Group Gram Panchayat Pimpoli, Tal- Karjat, Distt- Raigarh, Maharashtra. **Admeasuring 1200 Sq. Ft.** East: GP Road, West: Property Of Tanaji Mahasane, North: Property of Bhaskar Mahasane, South: Property Of Shankaram Shelke	14-Jun-25
(Loan A/C No.) L9001070125634456, Mohsin Noor Mohammed Khan (Borrower), Yasmeen Mohsin Khan (Co-Borrower), Sameer Noormohammad Khan (Co-Borrower)	25-Mar-25 ₹ 39,31,841/- Rs. Thirty-Nine Lac Thirty-One Thousand Eight Hundred Forty-One Only as on 24-Mar-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Flat No.312, 3Rd Floor, 4-A Wing, JP North Elara , Survey No 22, 24,112 ,113 ,117 ,Vill - Ghodbunder, Tal And Dist - Thane, MH. **Admeasuring 266 Sq.Ft.**	16-Jun-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is Invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 19/06/2025 **sd/-**
Place : Mumbai **Authorised Officer AU Small Finance Bank Limited**

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Govt. of India Undertaking
सिंडिकेट Syndicate

ARM BRANCH MUMBAI

Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, Mumbai – 400 001
Email: cb2360@canarabank.com **TEL.** - 8655948019 **WEB**: www.canarabank.com

SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable Properties The Securitisation And Reconstruction Of Financial Asets and Enforcement Of Security Interest Act, 2002 Read With Rules 8(6) & 9 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 properties mortgaged / charged to the Secured Creditor, the **Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **below Mentioned** in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table. by way of deposited in E-Wallet of M/s. PSB Alliance Private Limited (**Baanknet**) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Borrower(s) / Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)
1	**Mamta Rajendra Rajam.**	**Rs. 25,53,795/- (Rupees Twenty Five Lakhs Fifty Three Thousand Seven Hundred Ninety Five only (as on 15.06.2025 plus further Interest and cost from 16.06.2025)**	Residential Flat No 703, on 7th Floor, C-Wing in the building known as "Shiv Shahi Complex", Situated at Village Narayangaon, Taluka Murbad abnd District Thane, bearing survey No 234 /4/1(Part) and 237(Part) , admeasuring 34.83 Sq Mts (Carpet Area) along with exclusive balcony/ ies admeasuring 5.70 Sq Mts and Terrace Admeasuring 4.93 Sq in the name of Mamta Rajendra Rajam CERSAI Security Interest ID 1 – 400064266437 CERSAI Security Interest ID 2 – 400066071333. **(Symbolic Possession)**	**Rs. 21,14,000/-** **Rs. 2,11,400/-**
2	**Mrs Neeta Mahesh Daulat, Mr. Mahesh Khetshi Daulat, Mr. Harsh Mahesh Daulat & Mr. Himesh Makesh Daulat.**	**Rs. 1,00,56,318.74 (Rupees One Crore Fifty Six Thousand Three Hundred Eighteen and Paisa Seventy Four Only) as on 31.05.2025 plus further Interest and cost from 01.06.2025**	Residential Flat No. 901, Admeasuring 39.76 Sq. Mtrs. Carpet Area + EBVT Area 3.90 Sq. Mtrs Area (Net Area 43.66) on the 9th floor in 'F' wing of the building known as "Fontana" of the project Known As "Palava Fontana C-H" along with one car parking space situated at Taloja Bypass Road, Dombivli (E) constructed on a land bearing Survey No. 37/1B PT, 37/2A PT, 143/3PT, 38/2P PT, 37/4PT, 37/3PT, 37/2B PT & others situated at Village Khoni, Taluka Kalyan, District Thane, Maharashtra **(Symbolic Possession)**	**Rs. 41,70,000/-** **Rs. 4,17,000/-**
			Residential Flat No. 901, Admeasuring 39.76 Sq. Mtrs. Carpet Area + EBVT Area 3.90 Sq. Mtrs Area (Net Area 43.66) on the 9th floor in 'F' wing of the building known as "Fontana" of the project Known As "Palava Fontana C-H" along with one car parking space situated at Taloja Bypass Road, Dombivali (E) constructed on a land bearing Survey No. 37/1B PT, 37/2A PT, 143/3PT, 38/2P PT, 37/4PT, 37/3PT, 37/2B PT & others situated at Village Khoni, Taluka Kalyan, District Thane, Maharashtra **(Symbolic Possession)**	**Rs. 41,70,000/-** **Rs. 4,17,000/-**

E-auction Date is 22.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 21.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

For detailed terms and conditions of the sale, please refer the link **"E-Auction"** provided in Canara Bank's website **(www.canarabank.com)** or may contact **Mr. Sudrashan Joshi, Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) For Sr. No. 1 - Mr. Purnachander Rao officer (Mob. No. 7842782478), For Sr. No. 2 - Mrs. Kinjal Vishal Parmar officer (Mob. No. 7698185403) E-mail id :** cb2360@canarabank.com during office hours on any working day or the service provide **M/s. PSB Alliance (BAANKNET),** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.BAANKNET@psballiance.com), Website - **https://baanknet.in**

Sd/-
Date : 16.06.2025 **Authorised Officer, ARM - Branch**
Place : Mumbai **Canara Bank**

PUBLIC NOTICE

TAKE NOTICE THAT we are investigating the title of our client, **ANDHERI FLYOVER CO-OPERATIVE HOUSING SOCIETY LIMITED**, having its office address at Flyover Apartment, Telli Gully, Andheri (East), Mumbai – 400 069, to the under mentioned property, owned by our client, more particularly described in the schedule hereunder written.

All persons having any right, title, interest, benefit, claim, or demand, in or to the under mentioned Property described in the Schedule hereunder written and/or any part thereof by way of sale, allotment, exchange, gift, lease, tenancy, license, mortgage, charge, lien, trust, inheritance, bequest, easement, possession, hypothecation, maintenance, development rights, Decree or Order of any Court of Law, agreement, or otherwise howsoever, are hereby requested to make the same known in writing together with notarial certified true copies of all documentary proof in support thereof, to the undersigned, **Pradeep Rane & Associates**, having its address at A/323, Gokul Arcade, Subhash Road, Vile Parle (East), Mumbai - 400057, within fifteen (15) days from the date of publication hereof, or otherwise the same, if any, shall be deemed to have been waived, given up and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece and parcel of land or ground, situate, lying and being at Telli Gulli, Andheri (East), Mumbai – 400 069, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, Survey No.39, Hissa No.2B (part), Area 1160.58 sq. meters, Survey No. 39, Hissa No. 28 (part) Area 903.58 sq. meters, (including floor mill), Survey No. 39, Hissa No. 2A (part), Area 513.30 sq. meters (including Chawl structure) as per new corresponding property cards bearing C.T.S. No. 457, 457/1 to 5, 463/1 to 12A total Area 2310.10 sq. meters AND C.T.S. No. 466/A – out of which an area of about 270.09 sq. meters, of Village Gundavali, Taluka Andheri, in the Registration District and Sub-District of Mumbai Suburban, total area admeasuring in aggregate 2577.69 sq. mtrs., alongwith building standing thereon now known as Flyover Apartment, Andheri Flyover Co-operative Housing society Limited, having ground plus stilt (part) and 6 upper floors and consisting in aggregate 39 residential flats and 5 stilt parking spaces.

Place : Mumbai
Dated: 20th June, 2025.

Sd/-
Pradeep Rane & Associates
Advocates & Consultants

NOTICE

Subject: Cancellation and Reissuance of Share Certificates

It is hereby notified to all concerned that a share certificate bearing Certificate No. was issued to multiple units, namely:

Shop No.	Owner Name	Share Certificate No.	Allotted Share No.
1	Ravindra Jeetsingh Rawat	89	881-890
2	Ravindra Jeetsingh Rawat	89	881-890
5	Manish Prakash Rane	92	911-920
6	Manish Prakash Rane	92	911-920
6A	Sherbhadur Dammersing Mohta	92	911-920
7	Sherbhadur Dammersing Mohta	92	911-920
8	Sherbhadur Dammersing Mohta	92	911-920
9	Akshay Chandrakant Dhangar	92	911-920
10	Sarita Mahindra Mhatre	92	911-920
23	Babita Dixit	108	1071-1080
24	Babita Dixit	108	1071-1080

Due to this discrepancy, a Special General Meeting (SGM) was convened on 28th March 2025, during which Agenda No. 3 and Resolution No. 3 were unanimously passed.

As per the resolution:

- **New share certificates will be issued to the aforementioned units with distinct certificate numbers.**
- **All previous certificates stand canceled in the society's records.**
- **New certificates will be issued to the respective owners upon submission of the old share certificates to the Society Management Committee.**
- **If the Old Certificate are custody with any Members/Individual, Financial Institutions, any NBFC, any Borrower shall submit to the said Society. Until the old certificates will submit, the new certificates will remain in the custody of the Society Management Committee.**
- **The previous Shares Certificates are deemed canceled and hold no value with immediate effect of this Public Notice.**

  Any objections regarding this matter must be submitted to the Society office within 7 days from the Public Notice.

By Order of the Society Management Committee OLIVE (AMEYA) YASHWANT NAGAR CHS LTD
Yashwant Nagar, Opp. Ameya Club, Virar West Date:20-06-2025

कॅनरा बँक भारत सरकारचे उपक्रम केनरा बैंक भारत सरकार का उपक्रम Canara Bank A Government of India Undertaking
सिंडिकेट सिंडिकेट Syndicate

STRESSED ASSETS MANAGEMENT BRANCH
Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block
Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
Phone No. : +91 22 -2269 238782/8744/8771 **Email:** cb15550@canarabank.com

Ref: 4/SAMB/INVOCATIONNOTICE **Date:05.06.2025**

To
Mr. Sandeep Ramesh Chandra Vedant
Resi: 4/203, Balaji Garden
Koperkhairane,Vashi
Navi Mumbai-4000709.

Office/Business Adress:
301, Navyug, Industrial Estate
T.J. Road, Sewree, Mumbai-4000015.

Dear Sir/ Madam,

Sub:Notice for Invocation of Guarantee Agreement executed in lieu of credit facilities availed by Corporate Debtor M/s Ashapura Garments Limited under the provisions of IBC-2016

That Corporate Debtor namely M/s Ashapura Garments Ltd (hereinafter referred to as " Corporate Debtor") had availed credit facility / facilities had entered into certain loan agreements in favour of the Bank being Financial Creditor. While availing the said financial assistance, Corporate Debtor had expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements.

That you , Sri Sandeep Ramesh Chandra Vedant (hereinafter referred to as "the Guarantor") has guaranteed the payment on demand of all moneys and discharge all obligations and liabilities owing or incurred to the Financial Creditor by the Corporate Debtor for such credit facilities with interest thereon in terms of Guarantee Agreement/s.

It is further stated that the Corporate Debtor having failed to keep up with the terms of the above said agreements in clearing the dues of the secured creditor within the time given, and have been evasive in settling the dues. The operation and conduct of the above said financial assistance / credit facility/ies having come to a standstill and as a consequence of the default committed in repayment of principal debt/ installment and interest thereon, the Financial creditor was constrained to classify the debt as Non Performing Asset (NPA) as on 18.02.2015 in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The Financial creditor through this notice brings to your attention that the Corporate Debtor has failed and neglected to repay the dues/ outstanding liabilities and hence hereby demand you under the provisions of IBC, by issuing this notice to discharge in full the liabilities of the Corporate Debtor as stated in Schedule A hereunder to the secured creditor within 7 days from the date of receipt of this notice. Further, it is brought to your notice that you are also liable to pay future interest at the rate of 19.70 % per year together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the Financial Creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the Financial creditor the aforesaid sum of Rs.7,77,69,59,861.24(Rupees Seven Hundred Seventy Seven Crore Sixty Nine Lakh Fifty Nine Thousands Eight Hundred Sixty One Rupees & Twenty Four Paise Only) together with further interest and incidental expenses and costs as stated above in terms of this notice, the Financial creditor will exercise all or any of the rights available with them as per provisions of IBC.

This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the Financial Creditor may have including further demands for the sums found due and payable by you.

This is without prejudice to any other rights available to the Financial creditor under the Act and/or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of Non- compliance, further needful action will be resorted to, holding you liable for all costs and consequence.

Place : Mumbai
Date : 18.06.2025 **Chief Manager**

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department - Mumbai Division
The Federal Bank Ltd. Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400021
E-mail : mumlcrd@federalbank.co.in,
Phone : 022-22022548 / 22028427
CIN : L65191KL1931PLC000368, Website : www.federalbank.co.in

Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), **will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 30/07/2025, for recovery Rs. 4,53,27,568.00 (Rupees Four Crore Fifty Three Lakhs Twenty Seven Thousand Five Hundred Sixty Eight Only) as on 30/07/2025 along with further interest, charges and cost thereon, due to The Federal Bank Limited (secured creditor) till realization from (1) Mr. Ashokkumar Sagarmal Jain, (2) Mrs. Kajal Ashok Jain and (3) Mr. Yash Ashok Jain. The Reserve price will be Rs. 3,41,00,000/- (Rupees Three Crore Forty-One Lakhs Only) and the earnest money deposit will be Rs. Rs. 34,10,000/- (Rupees Thirty-Four Lakhs and Ten Thousand Only).**

Description of secured property

All that piece and parcel of Residential Flat bearing No. 1302, admeasuring about 88.15 Sq.Mtrs. Built up area, on the 13th Floor, of the Building Known as "PRARTHANA HEIGHTS", in Society known as "Prarthana Heights Co-operative Housing Society Limited" and all other improvements thereon Situated at Dr. R. K. Shirodkar Marg, Parel, Mumbai-400012, State Maharashtra. The said building constructed on land bearing Cadastral Survey No. 74, Parel Sewree Division, Mumbai City, Maharashtra State Within Municipal Corporation of Greater Mumbai, Within the limits of Sub-Registrar Mumbai City, bounded on East : Dr. R K Shirodkar Marg, West : School, North : Building Sai Leela and South : ITC Grand Circle.

For detailed terms and conditions of the sale. please refer to the link provided in the website of The Federal Bank Ltd. i.e. https://www.federalbank.co.in/web/guest/tender-notices.

For, The Federal Bank Ltd.
Lecin C
Deputy Vice President-I & Division Head
Date : 19/06/2025 **(Authorised Officer under SARFAESI Act)**

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pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

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

B.O. NAVI MUMBAI: Arenja Arcade Co.Op. Society, Shop No.4,5,6, Plot No.4, Sector 17, Vashi, Navi Mumbai- 400703, **B.O. KALYAN:** Office no-2-3, Third Floor, Swami Tirth Bulding No. 5, Shelar Park, Near Khadakpada Circle,Kalyan (West), Maharashtra- 421301, **B.O .THANE:** Office No. 204 Second Floor Dev Corpora Cadbury Junction Eastern Express Highway Thane West, Maharashtra - 400601, **B.O. VIRAR: 302,** Third Floor, Riddhi Arcade, 100ft Narangi Bypass Road, Near Big Bazar, Virar (West) Maharashtra - 401303, **B.O.PANVEL:** Office No.6-B, First Floor, Neel Empress CHSL, Plot No.92-93, Sector1/S, Near HDFC Circle, New Panvel, Maharashtra-410206

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 borrowers/ 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)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/THA/0617/398740 Vishal Babasaheb Shinde / Swapnali Vishal Shinde, B.O. : THANE	**Rs. 20,57,401.34 & 22-07-2024**	Physical Possession	Tulsi Darshan Bldg No 2B, Ground,6,Tulsi Darshan, CTS 80/1A, 80/2 A+2 B, 94/1/A4, Village Mamdapur.,Tal. Karjat, Dist. Raigad, Near Dilkap College, Thane, Maharashtra - 410201, India.	**Rs. 17,05,000**	**Rs. 1,70,500**	24-07-25	**Rs. 10,000**	02-07-2025 12:00pm to 04:00pm	25-07-2025 2PM to 03:00PM	Not Know
HOU/VRR/1020/822452 & HOU/VRR/0121/853863 Menka Jha / Sitadevi Ganapati Choudhary, B.O. : VIRAR	**Rs. 39,04,415.76 & 21-04-2023**	Physical Possession	Flat No 1101,11th Floor, I Wing Bldg No 5, Rustomjee Evershine Global City, Dongare, Virar West, Thane, Maharashtra - 401303, Thane, India.	**Rs. 38,33,000**	**Rs. 3,83,300**	24-07-25	**Rs. 10,000**	03-07-2025 12:00pm to 04:00pm	25-07-2025 2PM to 03:00PM	Society due's Pending - Approx Rs. 2,50,000/- To Rs. 3,00,000/-
HOU/KLN/1118/601670 Mayur Rathod / Rashmi Mayur Rathod, B.O. : KALYAN	**Rs. 24,03,865.71 & 08-04-2021**	Physical Possession	Wing B,7,703,Golden Ville,Proposed Building Permission on land Bearing, S No 87/2/B/1 87/2/D and 87/2/K/2 village Soniva,badlapur Tal Ambernath Dist Thane, Near Jewel Arista, Thane, Maharashtra - 421503, India.	**Rs. 22,52,000**	**Rs. 2,25,200**	24-07-25	**Rs. 10,000**	07-07-2025 12:00pm to 04:00pm	25-07-2025 2PM to 03:00PM	Not Know
HOU/NAV/1021/925188 Nikhil Kishor Mirgh / Roma Kishor Mirgh / Vanisha Ashok Gianchandani, B.O. : NAVI MUMBAI	**Rs. 25,00,765.35 & 22-07-2024**	Physical Possession	Orchid Wing O,10.0,O-1010,Palava Orchid Wing A to O, Survey No 139 Hissa No 2A and 2B, S No 27 Hissa No A B and C, Village Khoni, Thane, Maharashtra-421204,India.	**Rs. 23,73,000**	**Rs. 2,37,300**	24-07-25	**Rs. 10,000**	08-07-2025 12:00pm to 04:00pm	25-07-2025 2PM to 03:00PM	Not Know
HOU/PNVL/0920/814717 Vishal Vijay Dicholkar / Jyoti Dicholkar, B.O. : PANVEL	**Rs. 31,22,448.09 & 16-07-2024**	Physical Possession	Flat no 301, A wing, 3rd Floor, Jewel Residency Phase II, Nere, Panvel, Maharashtra - 410206, Raigarh (MH), India.	**Rs. 29,63,000**	**Rs. 2,96,300**	24-07-25	**Rs. 10,000**	10-07-2025 12:00pm to 04:00pm	25-07-2025 2PM to 03:00PM	Not Know

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction 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 terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the 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 C1 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, Gurgaon, Haryana 122003 Website - www.bankeauctions.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 Rajiv Chandra And Anwar Mulani Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE :- MUMBAI **DATE :- 20.06.2025** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

POSSESSION NOTICE

HDFC BANK

HDFC BANK LIMITED

Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020.
Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013.
CIN: L65920MH1994PLC080618 **Website:** www.hdfcbank.com

Whereas the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) **(HDFC)**, under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date & Type of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	**MS JADHAV ASMITA ARUN & MR BOLE HARSHAD SURYAKANT**	**Rs. 32,02,597/- as of 31-JAN-2024***	**23-FEB-2024**	**17-JUN-2025 (PHYSICAL POSSESSION)**	**SHIVAM HEIGHTS, FLAT-402, FLOOR-4, PLOT 57/57A/59, SHREE MALANG ROAD, OPP DWARLI BUS STOP, AT POST DWARLI, KALYAN – 421306**

*with further interest, cost and charges as applicable from time to time, till payment and / or realization.

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

or HDFC Bank Ltd.
Sd/-
Place: MUMBAI
Date: 18 JUN 2025
Authorized Officer