



MUTHOOT

HOUSING FINANCE

MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: T/20/142074-T, Muthoot Centre, Punnem Road, Thiruvananthapuram - 695 034, CIN No - U65922KL2010PLC025624,
Corporate Office: 12/A 01, 13th floor, Parkrose Crescendo, Plot C/38 & C/39, Bandra
Kuria Complex-6 block (East), Mumbai-400051 TEL. No: 022-62728517, Email id: authorised officer@muthoot.com

APPENDIX -IV(Rule 8(1)) Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.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 a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, The Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 6 of the said Rules on this.

Sr. No.	LAN / Name of Borrower / Co-Borrower / Guarantor	Date of Demand notice	Total Ols Amount (Rs.) Future Interest Applicable	Date of Possession
1	LAN No. MHFLPURMUM000005006733. 1. Ravi Sanjay Bhandari, 2. Asha Ravi Bhandari Alias Asha Ravi Bhandary	18-June-2024	Rs.22,33,510.00/- as on 13-June-2024	22-January-2026

Description of Secured Asset/s) Immovable Property (ies): ALL THAT PART AND PARCEL OF THE PROPERTY BEING TUKDI DISTRICT THANE, POT TUKDI TALUKA KALYAN PAKI MAJUE MHARAL VILLAGE LIMIT AND WITHIN THE GRAM PANCHAYAT MAHARAL TALUKA KALYAN DISTRICT PARISHAD, THANE OF THE FOLLOWING DESCRIPTION FIRST SCHEDULED ALL THAT PART AND PARCEL OF THE PROPERTY BEING MAJUE MHARAL, TALUKA KALYAN, DISTRICT THANE, OLD SURVEY NO. 2 NEW SURVEY NO.23 HISSA NO. 4A, AREA 5300 SQ. M. OUT OF WHICH 2160 SQ. M., GRAM PANCHAYAT, MAHARAL LIMIT AND WITH THE JURISDICTION OF SUB REGISTRAR KALYAN, DISTRICT REGISTRAR THANE, IN THE BUILDING KNOWN AS GAONDEVI APARTMENT, FLAT NO.204 ADMEASURING 660 SQ. FT. BUILT UP. ON THE 2ND FLOOR BOUNDED BY EAST – MILKAT OF MR. DOHALE WEST – MILKAT OF MR. JADHAV SOUTH – MILKAT OF MR. MAHESH KHOT NORTH – ROAD

The Borrower/s / Guarantor/s 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 Muthoot Housing Finance Company Limited, for an above mentioned demanded amount and further interest thereon.

Place: MAHARASHTRA, Date: 24 January, 2026

Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited

PUBLIC NOTICE

This is to inform the general public that M/s. Inlead Electronics Private Limited has sold the following vehicles to third parties, and the Company no longer has any right, title, or interest therein:

- (1) PB10EM6034
- (2) MH02DJ0746
- (3) UP16BD6320
- (4) UP16BD6326
- (5) UP16BM8968

Henceforth, any act, omission, accident, liability, or misuse of the said vehicles shall be the sole responsibility of the respective present owners. The Company shall not be held liable in any manner whatsoever.

Sd/-
Adv. Pradeep K. Pandey
Advocate High Court, Mumbai
Mob: 8779051597

PMB Housing		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 DEBTS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF DEBTS ACT, 2002 (SARFESI) AND THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF DEBTS (SARFESI) RULES, 2002												
Reg. Office: 9 th Floor, Anantpur Bhawan, 22 Kestura Gandhi Marg, New Delhi-110011, Phones:011-23357471, 23357472, 23357474, Web:-www.pnbhousing.com												
B.O. BOISAR: 28, Second Floor, Aneya Park, Navpura Road, Boisar(V), Maharashtra-401501, B.O. BORIVAL: 2033&204/4, 23557/Floor/Westside, Near/WeHighway, Magathane, Borival(East), Mumbai, Maharashtra-400066, B.O. KALYAN: Office-20, 3 rd Floor, Swami Tirath Building No. 5, Shelar Park, Near/Chadpada Circle, Kalyan(West), Maharashtra-421301, B.O. MUMBAI: G-01, Ground Floor, BabaHouse, Near/WesternExpress Metro Station, Andheri East, Mumbai-400093, B.O. NAVIMUMBAI: Arena/Arcade Co.op.Society, Shop No.45, 5, Plot No.4, Sector 17, Vashi, NaviMumbai-400703, B.O. VIRAR: 302, Third Floor, Riddhi Arcade, 100ft/Naravli Bypass Road, Near/BigZavir, Virar (West) Maharashtra-401303, B.O. THANE: Office No. 204/Second Floor/DeVopra Cadbury Junction, Eastern Express Highway/Thane West, Maharashtra-400016, B.O. PANVEL: Office No. 6& 6, First Floor/Neel Empress CHSL, Plot No. 92-93 Sector 1/PrabhHDFC Office, New Panvel, Maharashtra-410206, B.O. PRASHADEVI: 1st Floor, Aman Chamber, Veer Sarvakar Marg, Near/HDFC Colony, Mumbai-400025, Maharashtra.												
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property(ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-B) 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 the prospective purchaser/bidder to ascertain the veracity of the above mentioned properties/secured assets and status is mentioned in column no-(K). The prospective purchaser/bidder and interested parties may independently take or disposing of the above immovable properties/secured assets and status is mentioned in column no-(K). The prospective purchaser/bidder and interested parties may independently take or disposing of the pleading in the proceedings/orders passed etc. If any stated in column no-K, including but not limited to the list of the documents of the title pertaining thereto available with the prospective purchaser/bidder in all respects prior to submitting the bid, the bidder(s) has to sign the terms and conditions of the action along with the bid, in the prescribed Form. (3) Please note that in terms of Rule 9(3) of the 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 the terms and conditions of the action. The prospective purchaser/bidder and interested parties may independently take or disposing of the above immovable properties/secured assets and status is mentioned in column no-(K). The prospective purchaser/bidder and interested parties may independently take or disposing of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Anwar Mumtaz / Shailesh Bhattacharya Tel Free No. - 1800 120 8800. E-Mail: auction@pnbhousing.com, is authorised Person of PNBHF or refer to www.pnbhousing.com.												
Loan Borrower/Secured Creditors/Heirs(A)	Demandable Amount (B)	Nature of Property (C)	Description of the Property (D)	Reserve Price (RP) (E)	EMD (RP) (F)	Last Bid Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date Time (I)	Date of Auction & Time (J)	Known Equities/Charge Party (K)		
HOU/THA/0219/648375 Debasis Mallick, Sameer Paul Mallick, B.O. : THANE	Rs. 30,49,475.49 & 08-04-2021	Physical Possession	Building No 2, 7/70, Shreeji Nisarg Phase 1 and 2, 2nd Beeroo Surve No.24 and 25 Surve No.11, No 10 AC Village Eranj, Near to Valmiki Uthas River Bridge, Badapur West, Taluka Ambarnath District, Thane, Maharashtra-421503	Rs. 19,27,000	Rs. 1,92,700	09-02-2026	Rs. 10,000	03-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0816/603690 Manas Mohan Sankpal / Akshay Mohan Sankpal, B.O. : THANE	Rs. 48,07,64,726 & 27-02-2025	Physical Possession	Plot/Darshan Bldg No 7, 102, Tulsii Darshan, Cts 30/1A, 80/2 A + 2 B, 94/1A/4, Tulsii Darshan, Pt. Karjat, Dist. Raigad, Near Dilip College, Thane, Maharashtra-410201, India.	Rs. 22,40,000	Rs. 2,24,000	09-02-2026	Rs. 10,000	04-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/KLN/1018/592678 Prashant Vijay Telote, B.O. : KALYAN	Rs. 29,30,893.17 & 26-10-2021	Physical Possession	Wing A, 1, 104,03, Shubh Nisarg, Land Bearing S No 9, 9, Shreeji Nisarg, Ambarnath District, Thane, Op. Mohan Palms, Thane, Maharashtra-421501, India.	Rs. 22,53,000	Rs. 2,23,300	09-02-2026	Rs. 10,000	06-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/MUM/031/664508 DHARMADKUMAR P Singh / Pustha D Singh, B.O. : MUMBAI	Rs. 15,64,847.54 & 31-03-2021	Physical Possession	Flat No 202, 2nd Flr F Wing, Kusumkunj Complex, Old Sapari Road, Revenue Village, Dhanisar, Palghar, Near Ghodola House, Thane, Maharashtra-401044, India.	Rs. 11,10,000	Rs. 1,11,000	09-02-2026	Rs. 10,000	28-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0819/742457 Archana Dnyandoo Ohal / Ankush Hirman Jadhav, B.O. : THANE	Rs. 14,10,235.33 & 30-06-2021	Physical Possession	Daffodils Type E Wing, A Ground, 1, Chintamani Habitat, Lotus Angelica Daffodils, Proposed Building On Land, Village Shapur, Dist. Thane, S No 109/16, Thane, Maharashtra-410201, India.	Rs. 10,79,000	Rs. 1,07,900	09-02-2026	Rs. 10,000	29-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/1018/598550 Chandresh Popat Chhedra / Amrnathe Popat Chhedra, B.O. : THANE	Rs. 20,60,968.11 & 21-02-2025	Physical Possession	Building no 6, 1, 105 Galaxy Garden, Pashane, Pashane Road, Near Bauru Residency, Tal. J. Karjat, Dist. Raigad 410011, 2017.45, 218/18P, 22, 219/P 2, 5, 6, 7, 8, 22/3, Near Dhruv Residency, Thane, Maharashtra-410201, India.	Rs. 10,09,000	Rs. 1,00,900	09-02-2026	Rs. 10,000	30-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/1221/941261 Pratibha Shwas Pawar / Abhijeet Shwas Pawar / Shwas Vishwas Pawar, B.O. : THANE	Rs. 60,59,235.8 & 08-08-2024	Physical Possession	Plot No 110, 1st Floor, B Wing, Vardhan Heights, Lokhande Nagar, Near Amar Mahal Junction Flyover, Chembur West, Mumbai, Maharashtra-400089, Mumbai, India.	Rs. 49,91,000	Rs. 4,99,100	09-02-2026	Rs. 10,000	02-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/KLN/0116/635945 Sajidali Jahidali Sayyed / Fahmidali Sajidali Sayyed, B.O. : KALYAN	Rs. 30,95,499.83 & 16-11-2022	Physical Possession	Chembur, Wing B, Golden Villa, Proposed Building On Land Bearing, S No 87/2/18 87/2/18 And 87/2/K/2 Village Sonoli, Badapur Tal. Ambarnath Dist. Thane Near Jewa Arista, Thane, Maharashtra, India-421503	Rs. 21,50,000	Rs. 2,15,000	09-02-2026	Rs. 10,000	03-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0871/415044 Vinod Appas Dhyavale / Pradnya Vinod Dhyavale, B.O. : THANE	Rs. 12,13,905.66 & 12-05-2023	Physical Possession	303.3, Building No. 4, Wing O 1, Kalpavriksha, Kanpoli, Near Deepak Fertiliters, Panvel, S.No. 5/2/24 + 3/6/4 6/4/1 6/5 At Village - Panvel, Maharashtra, India -410206	Rs. 16,92,000	Rs. 1,69,200	09-02-2026	Rs. 10,000	04-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/NAV/0231/866957 Mohammed Ejaz Shaikh / Shahanaq Bano, B.O. : NAVI MUMBAI	Rs. 28,52,114.25 & 14-02-2024	Physical Possession	Flat No 404, A Wing 4th Floor, Plot No 1, Asha Building, Sai Shanti Park Phase I, Pisave, Panvel, Navi Mumbai, Raigarh(MH), Maharashtra, India, 410208	Rs. 17,99,000	Rs. 1,79,900	09-02-2026	Rs. 10,000	05-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0816/731353 Sameer Sayed / Neha Sameer Sayed, B.O. : THANE	Rs. 27,72,820.42 & 25-08-2023	Physical Possession	402.4 Wing E, Jewel Vista, Proposed Building On Plot Bearing G No 67, Village Sonvali Op Hanuman Temple, Tal Ambarnath Dist Thane, H No 1A, Thane, Maharashtra-421503	Rs. 14,26,000	Rs. 1,42,600	09-02-2026	Rs. 10,000	06-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0423/1104687 Shriat Jahaa Hasan Raza Shauk / Hassan Raza Shaikh, B.O. : THANE	Rs. 22,27,642.01 & 07-11-2024	Physical Possession	Plot No 401, 1st Floor, 1, Shubh Vastu Co Op Housing Soc Ltd, Village Khatval, Shapur, Dist Thane, Thane, Maharashtra-421601, Thane, India.	Rs. 15,66,000	Rs. 1,56,600	09-02-2026	Rs. 10,000	27-01-2026 Between 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	Not Know		
HOU/PRDV/0179/725259 Rajendra Chandra Telote / Khushbu Rajendra Pandey / Vivek Kumar R Mishra, B.O. : MUMBAI	Rs. 24,38,102.02 & 13-08-2024	Physical Possession	Orchid Wing E 3, 303 Palava Orchid Wing A to O, Survey No 133, Ambarnath West, Near 271 Bungalows A and B, Village Khoni, Thane, Maharashtra-421004, India.	Rs. 18,97,000	Rs. 1,89,700	09-02-2026	Rs. 10,000	28-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/KLN/1120/831946 Chetan Rajaram Name / Priyanka D Mandavkar, B.O. : KALYAN	Rs. 21,96,162.50 & 26-04-2024	Physical Possession	404.2, Shree Ekta CHSL, Katarg, Nr Ganpati Mandir, Badapur, Maharashtra-421503, Thane, India.	Rs. 16,32,000	Rs. 1,63,200	09-02-2026	Rs. 10,000	29-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/KLN/0119/635026 Pratik Krishna Shinde / Krishna Tukaram Shinde, Sushruti K Shinde, B.O. : KALYAN	Rs. 15,61,873.83 & 15-09-2021	Physical Possession	Plot No 614, A Wing, Panvelkar Utsav, 6th Floor, Kulgaon, Badapur West, Thane, Maharashtra-421503, Thane, India.	Rs. 12,01,000	Rs. 1,20,100	09-02-2026	Rs. 10,000	30-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/SH/0179/722407 Raju Kanaparthi / Pooja Kanaparthi, B.O. : PANVEL	Rs. 15,92,756.39 & 14-09-2023	Physical Possession	2 Ground, Type K Wing C, Chintamani Habitat, Lotus Angelica Daffodils, Proposed Building On Land, Village Shapur, Dist Thane, S No 109/16 36, Thane, Maharashtra, India-421601	Rs. 9,99,000	Rs. 99,900	09-02-2026	Rs. 10,000	02-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0322/966977 Neeta J Bartakae / Jagannath Ganpat Bartakae, B.O. : THANE	Rs. 50,56,351.56 & 07-12-2023	Physical Possession	Building A, 8th Floor, Flat No 804, Amrutvel Heights, G No 66 and 67, At Mouje Kirkatwadi Tal Haveli, Panvel, Maharashtra-411024, India.	Rs. 32,01,000	Rs. 3,20,100	09-02-2026	Rs. 10,000	27-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0719/722384 Kadambini Prashant Chhedra, B.O. : THANE	Rs. 20,00,934.66 & 16-01-2024	Physical Possession	Wing B/1, 108, Panvelkar Prestige Phase 2, Plot no 3 to 20 and 21 to 11 at village Mumbai, Ambarnath Near Panvelkar Green City, Ambarnath East, Thane, Maharashtra-421501, India.	Rs. 10,96,000	Rs. 1,09,600	09-02-2026	Rs. 10,000	30-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/BOSR/119/802748 Rajan Rajane / Anurag Rajane, B.O. : BOISAR	Rs. 17,12,206.8 & 02-08-2024	Physical Possession	Flat No101 B Wing, 1st Floor, Guni Castle, Khaira, Dist. Badli, Thane, Maharashtra - 401501, Thane, India.	Rs. 12,00,000	Rs. 1,20,000	09-02-2026	Rs. 10,000	03-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/VRR/0119/635804 Sachin Gokul Chhedra / Chandrika Gokul Chhedra, B.O. : THANE	Rs. 66,898,37.42 & 22-06-2024	Physical Possession	Flat No C-606, 6th Floor, Shradha Heights, Kamgar, Village Andanvalli, Nashik, Nashik, Maharashtra-422007, India.	Rs. 44,22,400	Rs. 4,42,200	09-02-2026	Rs. 10,000	04-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/CHKP/0120/771484 Sandeep Pasharnani Sornkur / Sachin Sornkur, B.O. : GHATKOPUR	Rs. 13,84,000.00 & 31-03-2021	Physical Possession	Wing C, 308, Vishwa Wing B, G No S No H No 14 05, Village Badapur, Sai Vishwa B Wing Chintamani Chokur, Baropada Road Op Amruti Vishwa, Badapur West 421503, Thane, Maharashtra-421503, India.	Rs. 10,42,000	Rs. 1,04,200	09-02-2026	Rs. 10,000	05-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/MUM/0019/427322 Kelvin Poulsoe Kodyian / Kelvin Kodyian Wilson, B.O. : MUMBAI	Rs. 55,70,028.68 & 17-04-2019	Physical Possession	Casa Lakeside Wing C Cluster No.1, 12, 17, 1706, Lake Shore Green (The Rise) Palava, 2 Village Khoni & Aneri, Taluka Kalyan, Dist-Than, Maharashtra-422001, India.	Rs. 36,69,000	Rs. 3,66,900	09-02-2026	Rs. 10,000	27-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/VRR/0717/407708 Rachana N Chotaliya / Titus A Barrow, B.O. : VIRAR	Rs. 64,44,243.07 & 04-02-2025	Physical Possession	Building A, 4th Floor, 405, SILVER ARCH, Sr. No. 49/2/21, Tapodham Colony, Behind HDFC Bank, Tapodhade (Station), Panvel, Maharashtra-411056, India.	Rs. 23,43,000	Rs. 2,34,300	09-02-2026	Rs. 10,000	28-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0719/727843 Bharat Udhavdas Talreja / Sharmil & Bharat Talreja, B.O. : THANE	Rs. 25,89,744.5 & 08-04-2021	Physical Possession	Flat 202, 2nd Floor, C Wing, Shrutika Complex, Chavali, Badapur, Thane Maharashtra - 421503, Thane, India.	Rs. 15,70,000	Rs. 1,57,000	09-02-2026	Rs. 10,000	29-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/MUM/0171/437787 Anant Salwadekar / Divesh Anant Salwadekar, B.O. : THANE	Rs. 44,12,563.39 & 24-07-2024	Physical Possession	Flat 401 4th Floor, Janki Niwas CHS Ltd, Diva Shill Road, Diva East, Thane, Maharashtra-400612, Thane, India.	Rs. 18,86,000	Rs. 1,88,600	09-02-2026	Rs. 10,000	30-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/0871/415022 Sanjeev S Chavan / Kusma Devi, B.O. : THANE	Rs. 22,68,952.47 & 31-03-2021	Physical Possession	Building No. 6, Wing M 2, 3306, Kalpavriksha, Kanpoli, Near Deepak Fertiliters, Panvel, S.No. 5/2/24 + 3/6/4 6/4/1 6/5 At Village - Panvel, Maharashtra-410206, India.	Rs. 12,99,000	Rs. 1,29,900	09-02-2026	Rs. 10,000	02-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/1218/625651 Akshay Vijaynagar Chavan / Shalata Bansode, B.O. : THANE	Rs. 18,73,449.02 & 31-03-2021	Physical Possession	Wing D, 1, 106, Tulsii Darshan, (Old S.No.223/2F), Survey No 133, Ambarnath West, Near 271 Bungalows, Raigad, Near Dhruv Residency, Thane, Maharashtra-421201, India.	Rs. 14,23,000	Rs. 1,42,300	09-02-2026	Rs. 10,000	03-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/BOSR/0119/630543 Pavan Madan Pankaj Wilson, B.O. : BOISAR	Rs. 33,09,292.64 & 17-01-2025	Physical Possession	A Wing 2, 202, Shree Sai Woods (Old No.14), Land Bearing S No 133, Ambarnath West, Near 271 Bungalows, CFC Open Space Road No 742, Village Shirgaon Palghar, Thane, Maharashtra-401045, India.	Rs. 15,92,000	Rs. 1,59,200	09-02-2026	Rs. 10,000	04-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/VRR/0616/294541 Rameshchandra Jaiswar / Meenu Jaiswar, B.O. : VIRAR	Rs. 20,38,947.44 & 01-06-2024	Physical Possession	Plot 3, 3.Bldg No 3 Wing A, Sai Rachana Apartment Bldg. No. 3, S.No. 153 At Village - Padgha, Tal. Palghar, Thane, Near Saraga Cricket Ground, Thane, Maharashtra, India- 401044	Rs. 8,10,000	Rs. 81,000	09-02-2026	Rs. 10,000	05-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/VRR/0616/296058 Umesh P Gupta / Sindhu Umesh Gupta, B.O. : VIRAR	Rs. 18,45,057.39 & 24-07-2024	Physical Possession	Bldg No 3 Wing A, 131, Sai Rachana Apartment Bldg. No. 3, S.No. 153 At Village - Padgha, Tal. Palghar, Thane, Near Saraga Cricket Ground, Thane, Maharashtra-410044, India.	Rs. 10,31,000	Rs. 1,03,100	09-02-2026	Rs. 10,000	06-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
NHL/MUM/0920/818444 Pramod Dada Borge / Annapurna P Borge / Mahesh Borge, B.O. : MUMBAI	Rs. 24,47,056.5 & 17-12-2021	Physical Possession	Unit No 316, 3rd Floor, Bldg No A/3, Pala Empire Industrial Hub, Chikoli, Ambarnath West, Thane, Maharashtra-421505, Thane, India.	Rs. 28,00,000	Rs. 2,80,000	09-02-2026	Rs. 10,000	29-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/BOSR/0523/112950 Kalpesh Patil / Pratibha Yuvraj Patil / Yuvraj Bavurav Patil, B.O. : BOISAR	Rs. 25,48,960.05 & 09-01-2024	Physical Possession	Flat No 303, Bldg No 2 E, Sadawal Impression, Saravali, Boisar West, Thane, Maharashtra-401501, Thane, India.	Rs. 22,11,000	Rs. 2,21,100	09-02-2026	Rs. 10,000	30-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/BRVL/0621/867891 HOU/BRVL/1021/919172 Mahendra Mahapatra / Mahilhi Mahapatra, B.O. : BORIVAL	Rs. 29,05,684.11 & 15-07-2022	Physical Possession	Flat No 06, Ground Floor, B Wing, Jal Shree Balaji Chsl, Khari Gaud Poja Nagar Cabin Cross Road, Bhayander East, Opp. Narmada Theatre, Thane, Maharashtra-401095, Thane, India.	Rs. 24,06,000	Rs. 2,40,600	09-02-2026	Rs. 10,000	02-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/BRVL/1021/835271 Ramesh Amarnath Yadav, B.O. : THANE	Rs. 32,17,313 & 15-02-2025	Physical Possession	Flat No 205, 2nd Floor, A Wing Bldg No 1, Type A Eleven Hills, Maaje Hakli Tal Palgar, Marol Road, Palghar, Maharashtra-401044, Mumbai, India.	Rs. 27,65,000	Rs. 2,76,500	09-02-2026	Rs. 10,000	03-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/BOSR/0323/109486 Pooja Shashanknath / Sushila Shashanknath, B.O. : BOISAR	Rs. 18,28,341.54 & 07-03-2024	Physical Possession	Flat No 702 7th Flr Wing D 1, Mount View Residency, Knopoli, Knapal, Maharashtra-412003, Raigad, India.	Rs. 27,90,000	Rs. 2,79,000	09-02-2026	Rs. 10,000	04-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/NAV/0619/707050 Reena Sharma / Manish R Sharma, B.O. : THANE	Rs. 28,34,890.99 & 14-01-2023	Physical Possession	Flat No 4 B 102, First Floor, Wing No 4 B, Balaji Residency Complex, Hedutane, Panvel, Raigarh, Maharashtra-410204, India.	Rs. 27,85,000	Rs. 2,78,500	09-02-2026	Rs. 10,000	06-02-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
NHL/THA/0871/432464 Prakash Baburao Lakde / Jayshree Prakash Lakde, B.O. : THANE	Rs. 16,30,446.95 & 22-10-2024	Physical Possession	Flat No 201, Second Floor, Ganesh Darshan 2 CHS, Near Apte Floor Mail, Apte Road Road 2, Village Shirgaon, Badapur East, Thane, Maharashtra-421503, India.	Rs. 12,40,000	Rs. 1,24,000	09-02-2026	Rs. 10,000	27-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/VRR/1017/7439915 Pradipt Sitaran Gadade / Neha P Sitaran, B.O. : THANE	Rs. 28,39,300.23 & 12-12-2024	Physical Possession	Flat No 601, 6th Floor, Wing, Building No 02, Dream Nirman Building, Nellore, Nelloresopara West, Thane, Maharashtra-421503, Thane, India.	Rs. 24,23,000	Rs. 2,42,300	09-02-2026	Rs. 10,000	29-01-2026 12:00 pm to 04:00 pm	10-02-2026 2PM to 03:00PM	NOT KNOWN		
HOU/THA/1017/444031 Jayshankar Ramchaykar Prajapati / Sarita Jayshankar Prajapati, B.O. : THANE	Rs. 25,75,018.38 & 13-11-2014	Physical Possession	Wing B2, 1, 104,0 Mukta Lake Wing A, 4, H.No 10 Pt., At Dwale Village Near Ashwiniyakhall Hall, Sai Krishna Complex, Thane, S No 4, H.No 10 Pt., At Dwale Village Near Ashwiniyakhall Hall, Sai Krishna Complex, Thane, Maharashtra-421002, India.	Rs. 23,32,000	Rs. 2,33,200	09-02-2026	Rs. 10,000	30-01-2026 12:00 pm to 04:00 pm	10-0			

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भारत सरकार का उपक्रम

A Government of India Undertaking

Assets Recovery Management Branch :

21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS 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 PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 27.02.2026 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.bank.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 27.02.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com>

Date & Time of Auction : 27.02.2026 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Mrs. Yogita Menon, Mr. Yogesh Menon & Mr. Faizan Nisar Kondwilkar b) Asset Recovery Branch c) All piece and parcel of Flat no. 1404, 14th floor, D Wing, Building CASA Marvella, Project Palava Marvella B,C,D,E,F,G admeasuring carpet area of 583 sq ft with 1 car parking, constructed on land bearing Survey No. 32.35,36 and near Khidkaleswar Temple, Sector VI, Kalyan Shil Road, Dombivali East, Village Khoni, Tal and Dist Thane 421203 d) Mrs. Yogita Menon and Mr Faizan Nisar Kondwilkar	a) Rs. 33,00,000/- b) Rs. 3,30,000/- c) Rs. 33,000/-	Rs. 39,62,210.24 (Rupees Thirty Nine Lakhs Sixty Two Thousand Two Hundred Ten and Twenty Four paise only) as on 20.01.2025 plus further interest thereon w.e.f 21.01.2025 at applicable rate of interest, cost and charges till date. Mr. Vikash Anand - 7800003697 Ms. Kashish Jain - 7718041070	Not Known to Authorised Officer Symbolic Possession (CMM order received)
2	a) Nana Vasant Patil b) Asset Recovery Branch, Mumbai c) All that piece and parcel of Flat No. 202 second floor, B Wing, Sai Raj Apartment, Survey No. 169, Hissa No. 7, Virar East, Taluka Vasai, Dist. Palghar 401305 having super built up area of 600 Sq.Ft. d) Nana Vasant Patil	a) Rs. 27,15,000/- b) Rs. 2,71,500/- c) Rs. 28,000/-	Rs. 27,13,000.00 (Rupees Twenty Seven Lakhs Thirteen Thousand Only) as on 31.12.2025 with further interest, cost, and charges from 01.01.2026 Mr. Rajesh Kumar -8088980811 Mr. Abhishek Talkalkar 8897815935	Not Known to Authorised Officer Symbolic Possession. DM Order Received
3	a) M/s. Shree Swami Samarth Electro Services Through its Partners: 1) Nilima Ramchandra Chavan 2) Chhaya Ramchandra Chavan b) Asset Recovery Branch c) All that piece & parcel of Flat no. B-3, admeasuring 530 sq.ft built-up area situated on the Ground Floor of Building called OM Trishul CHS Ltd., Plot No.30, Baba Saheb Joshi Marg, Opposite Phadke Road, Dombivili (East), Village- Thakurli, District-Thane within the limits of Kalyan Sub Registration District Thane in the land bearing Survey No. 261, Hissa No. 8 (Part). d) Nilima Ramchandra Chavan (earlier known as NILIMA KIRAN DHAWAN)	a) Rs. 48,66,000/- b) Rs. 4,86,600/- c) Rs. 50,000/-	Rs. 35,94,612.06 (Rupees Thirty Five Lakh Ninety Four Thousand Six Hundred Twelve & Paise Six Only) as on 31.12.2025 Plus interest, Incidental Expenses, Costs, charges etc. from 01.01.2026. Mr. Vikash Anand-7800003697	Not Known to Authorised Officer Symbolic Possession
4	a) M/s. AVS Plus Phrama Private Limited b) Asset Recovery Branch, Mumbai c) LOT 1:-Flat No 13, (Old Flat no 601) 6th floor, Shri Niwas CHSL, Plot No 18, TPS No IV of Mahim, D V Deshpande Marg, Shivaji Park, Road No 4, Dadar West, Mumbai 400028, admeasuring 700 sq ft carpet & 840 Sq. ft. Built up. LOT2:- Commercial Office 1 & 2, 8th floor, Heritage Plaza Premises CHSL, J P Road, near D N Road Metro, Andheri West, Mumbai 400053 Admeasuring 902 Sq. Fts. Carpet Area & 1082.40 Sq Ft Built up Area. LOT3:- Commercial Office 3 & 4, 8th floor, Heritage Plaza Premises CHSL, J P Road, near D N Road Metro, Andheri West, Mumbai 400053 Admeasuring 902 Sq. Fts. Carpet Area & 1082.40 Sq Ft Built up Area. LOT4:- Industrial Unit No. 26, Ground Floor, Industrial Shed No B-5, Bhumi World, Village Pimpalas, Talathi Saja Vehale, Taluka Bhiwandi, District Thane 421302 Admeasuring 3750 Sq. Fts. Carpet Area 4500 Sq. Ft. Built up Area.	LOT1 :- a) Rs. 3,00,00,000/- b) Rs. 30,00,000/- c) Rs. 3,00,000/- LOT2:- a) Rs. 2,80,00,000/- b) Rs. 28,00,000/- c) Rs. 2,50,000/- LOT3:- a) Rs. 2,80,00,000/- b) Rs. 28,00,000/- c) Rs. 2,50,000/- LOT4:- a) Rs. 1,60,00,000/- b) Rs. 16,00,000/- c) Rs. 1,50,000/-	Rs. 15,16,14,604.07 (Rupees Fifteen Crore Sixteen Lakhs, Fourteen Thousand, Six Hundred Four and paise Seven only) as on 31.07.2025, plus further interest as per contractual rate, cost, charges and expenses) Mr. Rajesh Kumar:- 8088980811	Not Known to Authorised Officer Symbolic Possession
5	a) Mr. Naresh Ramesh Dhakad & Pooja Naresh Dhakad b) Asset Recovery Branch Mumbai c) LOT 1:- Flat No 206, 2nd Floor, D Wing, VERSATILE VALLEY, situated at Nilaje, Dombivali, lying on New Survey No 12/9, 14,15,16,17/1A & 17/1B, village Nilaje, Taluka Kalyan, Thane – 421204. Admeasuring 370 Sq. Fts. Built up. LOT2:- Flat No 1602, 16th Floor, D Wing, VERSATILE VALLEY, situated at Nilaje, Dombivali, lying on New Survey No 12/9, 14,15,16,17/1A & 17/1B, village Nilaje, Taluka Kalyan, Thane – 421204. Admeasuring 370 Sq. Fts. Built up.	LOT1:- a) Rs. 50,00,000/- b) Rs.5,00,000/- c) Rs.50,000/- LOT2:- a) Rs. 50,00,000/- b) Rs. 5,00,000/- c) Rs. 50,000/-	Rs. 1,27,88,651.99 (Rupees One Crore Twenty-Seven Lakhs, Eighty Eight Thousand, Six Hundred Fifty One and paise Ninety-Nine only) as on 31.12.2025, plus further interest as per contractual rate, cost, charges and expenses) as on 31.12.2025, plus further interest as per contractual rate, cost, charges and expenses. Mr. Rajesh Kumar:- 8088980811	Not Known to Authorised Officer Symbolic Possession
6	a) M/s. Pratik Industries b) Asset Recovery Branch c) Land and Building at Plot No. 11, Survey No. 7, Hissa No. 10, Admn:580.86 Sq Mtrs as Om Harihar Complex situated at Revenue Village Vadghar, Taluka Bhiwandi, District Thane Maharashtra. d) Mrs. Swati Pratap Mohite	a) Rs. 1,43,20,000/- b) Rs. 14,32,000/- c) Rs. 1,50,000/-	Rs. 72,58,120.62/- (Rupees Seventy Two lakhs Fifty Eight Thousands one hundred and Twenty & Paise Sixty Two Only) as on 31.12.2025 Plus interest, Incidental Expenses, Costs, charges etc. from 01.01.2026. Mr. Kishor Chandra Kumar- 9466747894 Mr. Amit Prakash Masram: 7875832686	Not Known to Authorised Officer Symbolic Possession
7	a) M/s. Shri Hari Enterprises b) Asset Recovery Branch c) Flat No. 2, A, Wing, On the ground floor in the Building Known as New Sunbeam Co-Operative Housing Society Ltd., adm.570 Sq.ft (Built up area) i.e 52.97 Sq.Mtr(Built up area), On land bearing Survey No.07 to 11, 15 to 17,19 to 25, Plot No.50, situate, lying and being at village More, Central Park, Nallasopara(East), Taluka Vasai & District Palghar-401209. d) Mrs. Reema Sushil Dubey	a) Rs. 29,10,000/- b) Rs. 2,91,000/- c) Rs. 30,000/-	Rs. 66,95,951.00 (Sixty Six Lakh Ninety Five Thousand Nine Hundred and Fifty One and Paise Zero Only) as on 31.12.2025 with further interest, cost and charges from 01.01.2026. Mr.Kishor Chandra Kumar- 9466747894 Mr. Amit Prakash Masram: 7875832686	Not Known to Authorised Officer Symbolic Possession
8	a) Mr. Mahendra Ramsubhag Pal b) Asset recovery Branch c) Mr. Mahendra Ramsubhag Pal Survey No. 79, Hissa No.16 &17, Residential Flat No. 806,wing -B,Shiv Savali Complex,kumbharkar Pada, Near Vishnu Height, Shankeshwar Plan chok Dombivali (West) 8th Floor, Shivaji Nagar, Kalyan, Thane-421301 d) Mr. Mahendra Ramsubhag Pal	a) Rs. 32,53,000.00 b) Rs. 3,25,300.00 c) Rs. 33,000.00	Rs. 49,38,027.33 (Rupees Forty Nine Lakhs Thirty Eight Thousand twenty seven Rupees and Thirty Three paise only) as on date of issue of demand notice dated 05.02.2024 plus further interest thereon at applicable rate of interest, cost and charges till date. Mr. Nilesh Sharma: 7303299319 Mr. Vikash Kumar Upadhyay: 7572002323	Not Known to Authorised Officer Symbolic Possession

Bidders are requested to visit the Bank's website www.unionbankofindia.bank.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal.

The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.bank.in or <https://baanknet.com>

Date : 24.01.2026
Place : Mumbai

Authorised Officer, Union Bank of India

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