



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एन गवर्नर ऑफ इंडिया

MUMBAI NORTH ZONAL OFFICE
 "Yashomangal Bldg", Plot No 632,
 Gandhi Nagar, Bandra East,
 Mumbai – 400 051, Tel: 022-26400038
 e-mail: legal_msr@mahabank.co.in
 legal_msr@mahabank.co.in

AX65/SARFAESI/13/4 /2025-26 DATE: 24/07/2025
POSSESSION NOTICE
 (For Movable/Immovable Property) [See rule 8(1)]

Whereas, The undersigned being the Authorized Officer of the **Bank of Maharashtra, Mumbai North Zone Mumbai 400051** under The Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued a demand notice Dated 27/12/2024 calling upon the **Vandana Kishore Shirke (Borrower) & Kishore S Shirke** to repay the aggregate amount mentioned in the notice being **Rs.17,43,229/- (Rupees Seventeen lakh Forty Three Thousand Two hundred twenty nine only, Ledger Bal. Rs.15,60,477/- & Unapplied Interest Rs. 1,82,752/-)** Plus further unapplied interest and expenses & cost/ other charges thereon till the date of payment & /or realization against Loan Account Number 60391266999 within 60 days from the date of receipt of the said notice.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him/her under sub section 4 of section 13 of the said Act with rule 8 of the Security Interest Enforcement Rules, 2002 on this **24th day of July 2025.**

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 Bank of Maharashtra for an amount **Rs.17,43,229/- (Rupees Seventeen lakh Forty Three Thousand Two hundred twenty nine only, Ledger Bal. Rs.15,60,477/- & Unapplied Interest Rs. 1,82,752/-)** Plus further unapplied interest and expenses and cost/ other charges thereon till the date of payment and/or realization

The borrower'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 asset.

The details of the property/ies mortgaged to the Bank and taken possession by the Bank are as follows:-

Sr No	Particulars	Particulars
1	Immovable Property Details	Collateral Security : Immovable property. All that pieces and parcel of the property consisting of Flat no 001, B Wing/Ground Floor/Aghav residency,Atgaon,Sahapur Thane-421601 by: Mrs. Vandana K Shirke,Cersai Asset ID: 400059465703.Bounded As: On the North: Survey No. 69, On the south : Survey No. 65, On The east : Survey No. 67, On the west : Survey No. 64

Date:- 24.07.2025
Place:- Mumbai
For BANK OF MAHARASHTRA,
Chief Manager & Authorised Officer,
Mumbai North Zone, Mumbai



यूनियन बैंक ऑफ इंडिया
Union Bank of India
A GOVERNMENT OF INDIA UNDERTAKING
एन गवर्नर ऑफ इंडिया

Regional Office Thane,
 Dhanlaxmi Ind. Estate, Gokul Nagar, Near Navnit Motors, Thane (W)- 400601.
 Phone No-2221721360, Fax 2221721611

Regional Office Thane,
Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (b) of the Security Interest (Enforcement) Rule, 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 constructive / physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Branch name and address	Bhiwandi Branch
Branch Head: Pradip Fulzele Contact: 7888045937	
Name of the Borrower & Guarantor/s	Amount due
M/s. Tanisha Fabrics (Prop. Hiren Premchand Shah)	Rs. 1,07,36,129.81/- (O/s as of 30-06-2025 plus further interest thereon & other charges)
Mrs. Jayaben Premchand Shah (Guarantor)	
Mr. Premchand Ramjibhai Shah (Guarantor)	
Mr. Jayendra Vershi Savla (Guarantor)	
Property No 1: Flat No 502, "Pritivi Residency A- Wing CHSL", Near Oswal College, Bhagwan Mahavir Chowk, Kamalghar-Anjurphata Road, Kamalghar, Taluka Bhiwandi, Dist Thane- 421302 (under symbolic possession)	
Reserve Price	Rs. 68,29,000/-
Earnest money to be deposited	Rs. 68,300/-
Branch name and address	Kalyan Branch
Branch Head: Vanraj Contact : 9909963667	
Name of the Borrower & Guarantor/s	Amount due Rs 22,96,361/- (O/s as of 30-06-2025 plus further interest thereon & other charges)
Mr. Jayant Vasant Walker (Borrower)	
Mrs. Surekha Jayant Walker (Co-borrower)	
Property No 2: Flat No. 604, 6th Floor, A-Wing, Siena, Cass Bella, Near Khidkaleshwar Temple, Of Kalyan-shilphata Road,Village-Usarghar, Lodha pleva city, Dombivli(East), Thane-421 204 (Under Symbolic possession)	
Reserve Price	Rs. 42,50,000/-
Earnest money to be deposited	Rs. 42,500/-

For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.co.in or https://baanknet.com

Auction date-29-08-2025
Date: 25-07-2025
Place:Thane
Sd/-
Authorized Officer
Union Bank of India



JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED
Corporate Identity Number: U67190MH2007PLC74287
Registered Office Address : 7th Floor, Energy, Appasaheb Marathe (Marg, Prabhadevi, Mumbai- 400025
 T: +91 22 6630 3030 F: +911 22 6630 3223, www.jmfinancialarc.com

APPENDIX IV POSSESSION NOTICE (for immovable property)
 Whereas, the Authorized Officer of Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand notice calling upon to the Borrower(s), Co-Borrower(s), Guarantor(s) to repay the amount mentioned in the notice together with interest at contractual rate and expenses, cost, charges etc due thereon till the date of payment within 60 days from the date of receipt of the said notice. Subsequently, Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) assigned the financial assets pertaining to Borrower(s) together with the underlying security interest created therefor along with all rights, title and interest thereon in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya – Trust (hereinafter referred to as "JMIFARC") under the provisions of the SARFAESI Act vide an assignment agreement dated March 29, 2023 (hereinafter referred to as "Assignment Agreement"). The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s), Co-Borrower(s), Guarantor(s) and the public in general that the undersigned, being the Authorised officer of JMIFARC has taken possession of the property described herein below, in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of JMIFARC for an amount as mentioned herein under with interest thereon till the date of repayment. The borrower(s), Co-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.

Sr No	Name of the Borrower(s) / Co-Borrower(s), Guarantor(s)	Description of secured asset (Immovable property)	Demand Notice Date and Amount with NPA date	Date of Possession
1.	(Loan Code No. 06900007643)/ Thane-Kalyan Branch), Candida B Mendonca (Borrower)	All the Part & Parcel of Property- Flat No- 403, 4Th Floor, B-Wing, Adonia 1, Bldg No. 01, Nr Modi Resort, Neral Karjat Road, Ashane, Karjat, Raigad, Thane Maharashtra- 410201	30/01/2025 for Rs 27,31,318/- Twenty Seven Lakh Thirty One Thousand Three Hundred Eighteen	21-07-2025
2.	(Loan Code No. 206000042107)/ Thane-Naupada Branch), Rohan Achyutar Nalawade (Borrower) Preeti Rohan Nalawade (Co-Borrower)	All the Part & Parcel of Property- Flat No 502, 5th Floor, C-2 Building Casa Treetops, Upper Thane Lodha, Nr. Anjur Phata, (Mankoli Bhiwandi), Thane Thane Maharashtra:- 421302	30/01/2025 for Rs 62,87,037/- Sixty Two Lakh Eighty Seven Thousand Thirty Seven	21-07-2025

Date: 26-07-2025
Place: Maharashtra
Authorised Officer
JM Financial Asset Reconstruction Company Limited,
acting in its capacity as trustee of Aranya-Trust



FEDERAL BANK
YOUR PERFECT BANKING PARTNER
LCRD Mumbai Division
 The Federal Bank Ltd, LCRD/Mumbai Division, 134, 13th Floor, Jolly Maker Chamber No.2, Nariman Point, Mumbai, Maharashtra, 400 021 E-mail: mumlcrd@federalbank.co.in
 CIN: L65191KL1931PLC0003681 Phone: 02228466676, 2222853712, 2222028427

- (Regd/AD)**
- Shri. Jatin Narendra Patel, S/o Narendra Ambalal Patel, Room No. 07, Bhatia Chawl, M. G Cross Road No. 1, Sai Nagar, Kandivali West, Mumbai, Maharashtra- 400067.
 - Shri. Dharmesh Narendra Patel, S/o Narendra Ambalal Patel, B/17, Om Shyam Sarjit Society, 1st Floor, Mathuradas Road, Opp Wanjia Wadi, Kandivali West, Mumbai, Maharashtra- 400067.
 - Smt. Sarojben Narendra Patel, D/o Kantibhai Chhotabhai Patel, Room No. 07, Bhatia Chawl, M. G Cross Road No. 1, Sai Nagar, Kandivali West, Mumbai, Maharashtra- 400067.
 - M/s Kavish Finserv Private Limited, Shop No. 10, Sukh Sagar Premises Society Ltd., Akurli Cross Road No.1, Kandivali- East, Mumbai, Maharashtra- 400101.

Notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)

The 1st of you as principal borrower along with 2nd to 4th as guarantor/co-obligant/ mortgagor availed OD-Property Power loan/limit with number 13835600053502 of ₹70,00,000/- (Rupees Seventy Lakh only) on 13.05.2024 From The Federal Bank Limited a company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branch at Mumbai / Thane for personal needs of individuals, after executing necessary security agreements / loan documents in favour of the Bank.

Towards the security of the aforesaid credit facility availed from the Bank, 1st and 2nd of you have created security interest in favour of the Bank by way of mortgage in respect of the following immovable property. Description of Mortgaged Immovable Property.

All the piece and parcel of the Flat No. B/17, on 1st Floor, admeasuring 435 Sq. fts. Built up area in the building known as "Shyam Sarjit" in OM Shyam Sarjit Co-Operative Housing Society Ltd., situated at Mathuradas Road, Kandivali (West), Mumbai – 400 067 on the land bearing CTS No. 1187, of Village Kandivali, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban in Greater Mumbai, bounded on East: A Wing, West: Building, North: Bohra Colony and South: Mathuradas Road.
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Loan Account	A) Balance outstanding	B) Out of A unrealised interest	C) Out of A pending Charges	Rate of interest
OD- Property Power loan/limit 13835600053502	₹68,46,888/- (Rupees Sixty Eight Lakh Forty Six Thousand Seven Hundred and Seventy Seven only) as on 01.07.2025	₹98,607/-	₹1,046/-	@8.40% p.a. monthly rests with 4% as penal charges from 02.07.2025

As such, the Bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13 (2) of the said Act, to pay the said amount with further interest at the rate mentioned above till the date of payment with additional/penal charges and costs within 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following recourse measures prescribed under section 13(4) of the Act against you.

- To take possession of the secured assets described above and transfer the said assets by way of lease, assignment or sale for realising the dues.
- To take over the management of the secured assets and transfer them by way of lease, assignment or sale for realising the dues.
- To appoint any person to manage the secured assets the possession of which has been taken over by the bank.
- To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to the bank.

You are also put on notice that as per section 13(13) of the Act, you shall not after receipt of this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any manner whatsoever to the prejudice of the interest of the bank without its prior written consent. You are also put on notice that Section 13(6) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank initiates remedial actions under the provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you for the recovery of the balance amount personally. This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues. Dated This the day 08th of July 2025.

For The Federal Bank Ltd
Rajeshkumar P
Authorised Officer under SARFAESI Act



PNB Housing Finance Limited
एन एच आर सी लिमिटेड

EAUCTION-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(B) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23557171, 23557172, 23705414, Web:-www.pnbhousing.com

B.O.PRABHADEVI:-Second Floor,Electric Mansion Appasaheb Marathe Marg, Prabhadevi, Mumbai, Maharashtra-400025. B.O.MUMBAI:-G-01, Ground Floor, Babahouse, Near Western Express Metro Station, Andheri East, Mumbai-400093. B.O. VIRAR:-302, Third Floor, Rishi Arcade, 100 Narangji Vyas Road, Near P. Nagar, Virar (West) Maharashtra-401303. B.O. THANE:-Office No. 204 Second Floor, Dev Corporate Building, Junction Eastern Express Highway, Thane West, Maharashtra-400001. B.O. BOISAR:-2B, Second Floor, Aranya Park, Navapur Road, Boisar (West), Maharashtra-401051. B.O. KALYAN:-Office-2-3, Third Floor, Swami Tiir Building No.5, Shelar Park, Near Khadakpada Circle, Kalyan (West), Maharashtra-421301

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-B mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken 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), assignee(s) of the respective borrowers/mortgagor(s) (since deceased) as the case may be indicated in Column no-C in 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 Heir(s)	Demand Amount (Rs.)	Nature of Possession (C)	Description of the Property mortgaged (D)	Reserve Price (RP) (E)	EMD (F)	Last Date of Submission of Bid (G)	Bid Closing Time (H)	Inspection Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Case (K)
HOU/PRDV/119/757770	Awadhinarayan Bansraj Yadav / Dhanraj Bansraj Yadav, B.O.: PRABHADEVI	6456204.15 & 14-03-21	Physical Possession	Flat No 201, 2nd Floor, B Wing, Mandasur Chs Ltd, Kokeni Park, Near Jyoti Hotel Kute Village Road, Malad East, Mumbai, Maharashtra-400097, India.	475500	475500	13-08-25	Rs. 10,000	28-07-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	Not Known
HOU/MUM/1019/151032	Francis Louis Britto / Rashmi Francis Britto, B.O. : MUMBAI	2520378.03 & 17-12-21	Physical Possession	Building No 5 Wing A 4401 Golden Eye land bearing G NO 394 and G NO 395 of village Shirgaonatali Palghar Palghar, Near Anand Vrudhashram, Rodhakrishna Temple Thane Maharashtra- 401404 India.	1,24,00,00	1,24,00,00	13-08-25	Rs. 10,000	29-07-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	Not Known
HOU/BOISR/0519/888857	Vinayak Jagannathi Jadhavrao / Siddhi Vinayak Jadhavrao, B.O.: BOISAR	3487515.14 & 13-03-21	Physical Possession	Moreshwar heights, 6 602, Moreshwar heights, Plot Bearing S No 245 Village Botnjalal Vast, Palghar, Thane, Maharashtra- 401404, India	1,75,00,00	1,75,00,00	13-08-25	Rs. 20,000	30-07-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	Not Known
HOU/PRDV/0319/663470	Suryavanti V Surve / Vites Laxman Surve, B.O.: PRABHADEVI	0951622.41 & 14-11-23	Physical Possession	1003, 10 amara W/21, Amara, 60/18,60,20 A, 104/0, 27 A/1, At Village Kotsari, Thane (W), Thane, Maharashtra, 400400607	863000	863000	13-08-25	Rs. 20,000	04-08-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	Not Known
HOU/VRR/1116/610105	Mrunal Shyam Kadam / Sani Anant Chalke, B.O. : THANE	1917941.97 & 14-11-23	Physical Possession	Building No 303, B Wing, 3rd Floor Bhagwati Classic Bearing S No 9 Chst Kopan Chandansar Road Virar, Maharashtra- 401305 India.	1,24,70,00	1,24,70,00	13-08-25	Rs. 10,000	05-08-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/THA/0320/787655	Kanchan P Vora / Pravin Hirji Vora, B.O. : THANE	3093547 & 16-09-21	Physical Possession	B 603 6TH FLOOR B WING ROYAL FLORA SURVEY NO 69 MAJUE BHADWADI, Thane, MAHARASHTRA- 411210, Thane, India.	1,92,40,00	1,92,40,00	13-08-25	Rs. 10,000	06-08-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	Not Known
HOU/MUM/0719/727970	Rajesh R Rajbhar / Uma Rajesh Rajbhar, B.O. : MUMBAI	2598172.06 & 31-03-21	Physical Possession	Building No 9 Wing B, 4,402, Golden Eye Land bearing G NO 394 and G NO 395 of village, Shirgaonatali Palghar Palghar, Near Anand Vrudhashram, Rodhakrishna Temple, Thane, Maharashtra- 401404, India.	1,12,00,00	1,12,00,00	13-08-25	Rs. 10,000	07-08-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/BOISR/0920/815320	Rahul Garu / Rajaram Garu, B.O. : BOISAR	2276233.88 & 05-10-21	Physical Possession	Flat No 402 B Wing, 4th Floor, Building No 10, Amrut Building, Sagar, Boisar West, Thane, Maharashtra- 401501, India.	1,29,10,00	1,29,10,00	13-08-25	Rs. 10,000	08-08-2025 12:00pm to 04:00pm	14-08-2025 2PM to 03:00PM	Not Known
HOU/KLN/0918/578133	Gopal Ganesh Bhople / Manisha Bhople, B.O. : KALYAN	1756533.9 & 31-03-21	Physical Possession	Flat No 201, 2nd Floor, Manoj Orchid, Near Sai Baba Mandir, Sai Mandir Road, Village Dhamote, Karjat, Neral West, Thane, Maharashtra- 410201, India.	804,000	804000	13-08-25	Rs. 10,000	11-08-2025 12:00pm to 04:00pm	14-08-2025 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 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-B. Further such encumbrances to be catered/paid by the successful purchaser/bidder and the prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date of receipt of this notice and (2) on or after the date of receipt of this notice, the authorized Officer of PNBHL, 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 of the title and sale of the property, pertaining to the title and sale of the property, to ascertain the veracity of the title and sale of the property with the PNBHL 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 after the date of payment and/or realization thereof and the property/secured asset shall be sold as per the provisions of Sarfaesi Act. (4) M/s O I India Private Limited would be assisting the Authorized 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.bankeuctions.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 Nutani and Rajeev Chandra, Toll Free No. - 1800 120 9800, E-Mail- auction@pnbhousing.com, Is Authorised Person of PNBHL or refer to www.pnbhousing.com

PLACE :- MUMBAI
DATE :- 26.07.2025
Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE 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 Assets and Enforcement Of Security Interest Act, 2002 Read With Rules 8(B) & 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 before Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before before 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 before Mentioned in Table. Date of inspection of properties is before Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P) Earnest Money Deposit (EMD) in cash
1	Sudham Vitthal Harke	Rs 45,22,680.21/- (Forty Five Lakhs Twenty Two Thousand Six Hundred Eighty Rupees Twenty One Paisa Only) (as on 30.06.2025 plus further interest and charges thereon from 01.07.2025)	All part & Parcel of Flat Constructed on Sy No 6, Hissa No 10, Flat No 302, 3rd Floor, Building No N/2, Pavan Putra Residency Village Kalher, Rajalaxmi Compound, admeasuring Carpet Area of 699 sq ft Opposite Sai Pooja Hotel, Kalher, Bhiwandi Dist Thane 421302. Bounded By- On The North By Road On The South By Jai Mata Di Compound Wall On The East By Building No N/1 On The West By Godown (Physical Possession)	Rs. 25,00,000/- Rs. 2,50,000/-
2	Mr. Vijay Shankar Powar and Mrs. Chhaya Shankar Powar	Rs 1,03,90,024.92/- (One Crore Three Lakhs Ninety Thousand Twenty Four Rupees Ninety Two Paisa Only) (as on 30.06.2025 plus further interest and charges thereon from 01.07.2025)	Flat No 301 on Third Floor, admeasuring about 225 Sq ft carpet area, D wing in Building named as Sai Sadan on Shree Pandit SRA CHS LTD situated at Vaishali Nagar Best Last Stop, behind Bahar Bank and Malika Family Restaurant and Bar, Arianth Royale, Bal Rajeshwar Road in Mulund (W), Mumbai 400080 being constructed on CTS. Nos 6 (part) 7,7/1 to 7/3, 9,9/1 to 9/4, 10 (part), Survey No. 256 and 257 of Village Mulund in name of Mr. Vijay Shankar Powar S/O Shankar Powar. (Symbolic Possession)	Rs.35,30,000/- Rs.3,53,000/-
3	Mr. Rustam Ali Mohd lqbal	Rs. 48,68,353.42 (Rupees Forty Eight Lakhs Eight Thousand Three Hundred Fifty Three And Forty Two Paisa only as on 21.07.2025 plus further interest and cost from 21.07.2025)	Flat No 302 on Third Floor, admeasuring about 225 Sq ft carpet area, D wing in Building named as Sai Sadan on Shree Pandit SRA CHS LTD situated at Vaishali Nagar Best Last Stop, behind Bahar Bank and Malika Family Restaurant and Bar, Arianth Royale, Bal Rajeshwar Road in Mulund (W), Mumbai 400080 being constructed on CTS. Nos 6 (part) 7,7/1 to 7/3, 9,9/1 to 9/4, 10 (part), Survey No. 256 and 257 of Village Mulund in name of Mr. Vijay Shankar Powar S/O Shankar Powar. (Symbolic Possession)	Rs. 35,30,000/- Rs. 3,53,000/-
4	Smt. Varsha Gandhi and Sri. Kashyap Dilip Gandhi	Rs. 3,12,98,404.07 (Rupees Three Crore Twelve Lakhs Ninety Eight Thousand Four Hundred Four and Paise Five Only) Plus further interest & other costs, expenses etc.	All the part and Parcel of Flat No. 301, 3rd floor, Shri Siddhivinayak Tower Co-op Society Ltd., Krishna Garden Complex CTS No. 374-B/19 Eksar village, Near Phoenix Hospital, Eksar Road, Padma Nagar, Chikwadi, Borivali West, Mumbai-400092 Boundries: North: Road, South: Krishiraj Tower, East: Road/Phoenix Hospital West: Divya Jyothi Building (Symbolic Possession)	Rs.25.20 lakhs (Rupees Twenty Five lakhs Twenty thousand Only) Rs.2.52 lakhs (Rupees Two Lakhs Fifty Two Thousand Only).

For Sr. No 1 & 2 E-auction Date is 14.08.2025 & Last date of submission of Bid / EMD / Request letter for participation is 13.08.2025 upto 5.00 p.m. Date of inspection of properties with prior appointment