

FORM A PUBLIC ANNOUNCEMENT <i>(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)</i>	
FOR THE ATTENTION OF THE STAKEHOLDERS OF GREAT EASTERN SERVICES LIMITED	
1. Name Of Corporate Person	Great Eastern Services Limited
2. Date Of Incorporation of Corporate Person	23/06/2020
3. Authority Under Which Corporate Person Is Incorporated/ Registered	Ministry of Corporate Affairs Registrar of Companies (ROC) Mumbai
4. Corporate Identity Number of Corporate Person	U61100MH2020PLC340929
5. Address of the Registered Office and Principal Office (If Any) of Corporate Person	Ocean House, 134/A Dr. Annie Besant Road, Worli, Mumbai City, Mumbai, Maharashtra, India, 400018
6. Liquidation Commencement Date of Corporate Person	23/06/2025
7. Name, Address, Email Address, Telephone Number and The Registration Number Of The Liquidator	Ms. Dipti Mehta Reg No: IBBI/IPA-002/IP-N00134/2017-18/10350 Authorization for Assignment Valid : 31.12.2025 Address: 201-206, Shiv Smriti, 2nd Floor, 49A, Dr. Annie Besant Road, Above Corporation Bank, Worli, Mumbai – 400 018 Tel: +91 (22) 6611 9696 Email dipti@mehta-mehta.com Email vlag@greateastern@gmail.com
8. Last Date for Submission Of Claims	23/07/2025

Notice is hereby given that the **Great Eastern Services Limited** has commenced voluntary liquidation on **23/06/2025**.

The stakeholders of **Great Eastern Services Limited** are hereby called upon to submit a proof of their claims, on or before **23/07/2025**, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

**Sd/-
Dipti Mehta**

Date: June 25, 2025
Place: Mumbai

Liquidator of Great Eastern Services Limited
 Reg No: IBBI/IPA-002/IP-N00134/2017-18/10350
 AFA: 31.12.2025

PUBLIC NOTICE

NOTICE is hereby given that we, on behalf of our client, are investigating the right, title & interest of **(1) MRS. MEGHA AMAR KOTHARI** and **(2) MR. AMAR KISHORCHANDRA KOTHARI** residing at 220 The Legend Tower B - Wing, Apartment No. 2301, Banganga, Valseshwar, Malabar Hill, Mumbai - 400 006, to the **Premises** more particularly described in the **Schedule** hereunder written for its sale and transfer by **(1) MRS. MEGHA AMAR KOTHARI** and **(2) MR. AMAR KISHORCHANDRA KOTHARI** to our clients.

Any person or persons having any share, right, title, interest, estate, claim or demand against or to or upon or in the Premises or any part thereof mentioned in the **Schedule** hereunder written whether by way of FSI, TDR, sale, assignment, bequest, gift, exchange, encumbrance, lease, tenancy, license, mortgage, charge, covenant, devise, inheritance, transfer, lis-pendens, maintenance, possession, sub-lease, sub-tenancy, trust, partition, acquisition, requisition, inheritance, easement, attachment, possession, reversionary rights or otherwise or rights of any nature whatsoever or under / decree / judgement of any Court, option agreement or any kind of agreement or otherwise notwithstanding and whatsoever, are hereby required to intimate of the same in writing along with supporting documentary proof based on which such claim is being raised to the undersigned at 61-62, Free Press House, 6th Floor, 215, Free Press Journal Marg, Nariman Point, Mumbai - 400 021 within 14 (fourteen) days from the date of publication of this Public Notice, failing which, any such right, title, interest, claim or demand, if any, shall be considered as waived and/or abandoned.

THE SCHEDULE HEREINAFORE REFERRED TO:
(Description of the Premises)

1. Apartment No. 602 admeasuring RERA carpet area 190.99 square meters (i.e. 2056 square feet carpet) and balconies/verandah/open terraces admeasuring 14.36 square meters (i.e. 155 square feet) and as per MOFA Car area 196.45 square meters (i.e. 2115 square feet) located on the 6th Floor of Tower E in the project 'Vivarea' situate at Sane Guruji Marg/Dr. A. L. Nair Marg, Near Jacob Circle, Mumbai - 400 011.
2. (two) car parking spaces for the purpose of parking 2 (two) cars which are marked as Nos. B146 and B147 located on the Level 5 of Tower E in the project 'Vivarea'.
3. Together with all the rights incidental to the said Apartment No.602 and said 2 (two) car parking spaces marked as Nos. B146 and B147 in terms of the Agreement dated 23rd December, 2020 with O.16345123% of UOI, O.16345123% of voting rights and O.65979392% in limited common areas including without limitation the rights to get a Deed of Apartment executed.

The Tower 'E' in the project 'Vivarea' is situate at Sane Guruji Marg/Dr. A. L. Nair Marg, Near Jacob Circle, Mumbai - 400 011 and is constructed on plot of land bearing Cadastral Survey Nos.1903 (pt), 1904 (pt), 1905, 1/1905 and 2/1905 all of Byculla Division in the District Mumbai city.

Dated: 26th day of June, 2025

FOR DHRUVE LILADHAR & CO.
Advocates, Solicitors & Notary
Established in 1957

Sd/-
Ms. Rashida F. Savliwala
(Partner)

61-62, Free Press House, 6th Floor,
215, Free Press Journal Marg,
Nariman Point, Mumbai - 400 021.

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

That Poonawalla Housing Financial Limited (presently known as Grithum Housing Financial Limited) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own acting in its capacity as trustee of EARC-TRUST-SC-438 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 30.06.2022 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the PHFL and all the rights, title and interests of PHFL with respect to the financial assets along with underlying security interests, guarantees, pledges have been transferred in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

Notice of 15 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) will be sold on "As is where is", "As is what is", and "Whatever they are", for recovery of the amounts mentioned herein below to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No	Loan Account No	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding as on 22.12.2021	Reserve Price (In Rs)	Earnest Money Deposit (Mpd) In Rs	Date & Time Of Auction	Type of Possession
1.	HL0027H15100091 Poonawalla Housing Financial Limited (presently known as Grithum Housing Financial Limited)	1) DIPAK G DESHMUKH (Borrower), 2) KAVITA D DESHMUKH (Co-borrower)	EARC TRUST SC 438	₹ 20,12,706/-	₹ 11,00,000/-	₹ 1,10,000/-	15th July 2025 at 11:00 AM	Physical

Property Description: All That Piece And Parcel Of Mortgage Property Flat No 107, 1st Floor, B Wing, Varad Vinayak Apartment, Karjat Murbad Road, Village Neral, C.T.S. No. 125, Neral East, Taluka Karjat, Dist. Raigad 410 101. Mumbai Pin 410010.

Important Information regarding Auction Process:

1 All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai.	
2 EMD Payments made through RTGS shall be to: Name of the Account No.: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT Account No: 000405158602 Name of the Bank: ICICI BANK IFSC Code: IFCIC0000004	
3 Last Date of Submission of EMD	Received 1 day prior to the date of auction
4 Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5 Place of Auction (Web Site for Auction)	E-Auction (https://auction.edelweissarc.in)
6 Contact Persons with Phone Nos.	Toll free no - 1800-2666540 Website - https://auction.edelweissarc.in/
7 Date & Time of Submission of the Property	As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Place: Mumbai
Date: 26.06.2025

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited (Trustee of EARC TRUST SC 438)

Edelweiss
Asset Reconstruction

PUBLICATION NOTICE
DUE ON 26/06/2025 or thereafter.
Date of Order 21st day of September
2023

**IN THE HIGH COURT OF JUDICATURE
AT BOMBAY**

FIRST APPEAL NO.1303 of 2013
M.A.C.NO.403 OF 2003
Appellant, Member, Motor Accident Claim
Tribunal, Pune.
THE NEW INDIA ASSURANCE CO. LTD.
Appellants

**Through Advocate
DEVENDRANATH S. JOSHI**
Versus
1) SOU. SHAKUNTALA SHRIRANG
THAKUR AND ORS. Respondents
Claim Rupees for Court fee, Rupees for
jurisdiction
To
**R/O :3. SHRI. UDAYKUMAR PATIL
R/O : 1 F/7, SAGAR APARTMENT,
FLAT NO.15, HEIGHTS, PARIHAR CHOWK,
AUNDH, PUNE.**

Take Notice that an appeal from the above
decree of Addl. Member, Motor Accident
Claim Tribunal, Pune passed in the
abovenamed appellant and registered in
this court and this court and it is ordered by
this court that the hearing of the said appeal
will take place on 12/06/2025 or on any
subsequent day which to this court may
seem convenient.

If no appearance is made on your behalf
by yourself, your Advocate or by someone
by law authorised to act for you in this
Appeal it will be heard and decided ex-parte
in your absence.

**Witness SHRI. DEVENDRA KUMAR
UPADHYAYA & SHRI. ALOK ARADHE
Chief Justice at Bombay aforesaid this 21st
day of September, 2023 and 2nd day of
December, 2024 & 03th day of April, 2025.**

Clerk
Section officer
By order of the Court
For Deputy Registrar

PNB Housing		APPENDIX -IV-A- E- AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES/ES									
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTERESTS IN MOVABLE AND IMMovable PROPERTY OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)											
Reg. Office:- 9th Floor, Antirah Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phn:Delhi-110001-23837171, 238357172, 23705614. Web:-www.pnbhousing.com											
Branch Office:- G-01, Ground Floor, Baha House, Near Western Express Metro Station, Andheri East, Mumbai- 400093, Branch Office: 203 & 204, A Wing, Second Floor Western Edge-1, Near WE Highway, Magathane, Borivali (East), Mumbai, Maharashtra- 400066, Branch Office:- 302, Third Floor, Riddhi Arcade, 100ft Narangi Bypass Road, Near Big Bazar, Virar (West) Mahasrastra- 401303, Branch Office:- 2/B, Second Floor, Ameya Park, Navapur Road, Boisar (V), Maharashtra- 401501, Branch Office:- 203, Second Floor, Swami Tirub Building No. S, Shelar Park, Near, Radhakrishna Circle, Borivali (West), Mumbai- 400081, Branch Office:- 204, Second Floor, Dr. Porpora Cadbury Junction Eastern Express Highway, Thane West, Maharashtra- 400001, Branch Office:- 204, Second Floor, Dr. Porpora Cadbury Junction Eastern Express Highway, Thane West, Maharashtra- 400001, Branch Office:- 204, Second Floor, Dr. Porpora Cadbury Junction Eastern Express Highway, Thane West, Maharashtra- 400001, Branch Office:- 204, Second Floor, Dr. Porpora Cadbury Junction Eastern Express Highway, Thane West, Maharashtra- 400001 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/Physical Possession of which has been taken as described in Column no-C by the authorized Officer of M/s PNB Housing Finance Limited and/or its branches are being offered for sale under "AS IS BASIS" as per the details mentioned in column no-D. The said property(ies) are being offered for sale to the highest bidder/bidders (mortgagee's/mortgagor's/Legal Heirs, legal Representative, (whether known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagee(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(a) & 9 of the Security Interest Enforcement Rules, 2002 announced 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)	Auctioneer's Date	Natural person(C)	Property Description(D)	Reserve Price (Rs.)	Estimate Price (Rs.)	Last Date of Submission of Bid (G)	Bid Incre. Rate (H)	Auction Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances (K) if any (L)	
HOU/MUM/117/54767 Rajendra Rajbhai Yadav / Bansharaji Rajbhai Yadav / Kanchan Rajendra Yadav, B.O.: Mumbai	25.71.28.64 24.07.2024	Physical	Flat No11, I Wing, Shiv Park Chsl, Kulgaoan Anand Nagar, Andheri East, Colaba, Thane, Maharashtra- 421204, Thane, India,	Rs. 20,26,000	Rs. 2,02,600	14.07.2025	Rs. 10,000	08.07.2025 04:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/MUM/0619/709314 Ashish Bhimraj Tayade / Arti Ramashish Nischad, B.O.: Mumbai	Rs. 36,94,983.07 13.05.2024	Physical	Flat No S/1, Bldg No 17/A A Wing, The Ashashan Chsl, Anmol Nagar, Naigaon West, Maharashtra- 401217, Thane, India,	Rs. 30,47,000	Rs. 3,04,700	14.07.2025	Rs. 10,000	09.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/BVL/0023/1161391 Sarvankumar Talcharam Choudhary / Manisha Kumari B.O.: Borivoli	Rs. 64,89,899.14 07.10.2024	Physical	Flat No 501, 5th D Wing D Building No 7, Agarwal Exotica Chsl Ltd, Vashiwan Smart City, Building No 1 Gokhvare, Vasai East, Thane, Maharashtra- 401208, Thane, India,	Rs. 56,21,000	Rs. 5,62,100	14.07.2025	Rs. 20,000	10.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/BVL/0921/916148 Meena Ajay Waghmare / Pramod Pandurang Gorwale, B.O.: Borivoli	Rs. 25,15,300.72 13.09.2024	Physical	Flat No 404, 4th Floor, Building No 11, Colors City, Kadar Park, Borivoli, Palghar, Maharashtra, India, 401501	Rs. 20,46,000	Rs. 2,04,600	14.07.2025	Rs. 10,000	11.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0517/389905 Swati Ram Mane / Ronald Rock Rs. 17,35,954.64 05.10.2021	Physical	FlatNo 101C1wing 1stFloorBuildingNo03Kanchan University Campus Apartment, Main Palghar Higher West Thane Maharashtra- 401303	Rs. 10,90,000	Rs. 1,09,000	14.07.2025	Rs. 10,000	04.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known		
HOU/VRR/0118/640712 Tulsiram Nanani / Neelamhangavi T Naidu, B.O.: Mumbai	Rs. 73,13,088.28 13.07.2023	Physical	704.0, Woodland Villa, L, Lodha Upper Thane, Codename Superdome, Proposed Integrated Township Project, At Village Anju Surati Ankoli tal Bhiwandri, Near Malkoli Naka, Thane, Maharashtra-421301	Rs. 60,24,000	Rs. 6,02,400	14.07.2025	Rs. 10,000	09.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0118/481010 / NHL/VRR/12/623142 Akshay Shantaram Godekar / Rekha Shantaram Godekar, B.O.: Virar	Rs. 29,09,574.04 11.06.2024	Physical	Flat No 403, 4th Floor, B Wing, Shree Upper Chsl, Bolini Road, Virar West, Thane, Maharashtra- 401303	Rs. 18,00,000	Rs. 1,80,000	14.07.2025	Rs. 10,000	10.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/BOSR/0318/911994 Aashankomkanti Tiwari / Shashikala Ashok Kumar Tiwari B.O.: Boisar	Rs. 11,67,368.40 08.04.2021	Physical	FlatNo104, 1st Floor, Shubh Grn Complex, Apartment Chsl, Bolini Road, Cluster 4 Chsl, tata Housing, Boisar, East, Thane, Maharashtra-401501, Thane, India,	Rs. 10,98,000	Rs. 1,09,800	14.07.2025	Rs. 10,000	11.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/BVL/1218/625034, Sonaram Arvind Komarpant Tiwari / Sonaram Devast, B.O.: Borivoli	Rs. 1,08,27,612.01 11.06.2024	Physical	Shop No. 3101, Tower A, Name Jyoti, Suburban, Kanjur Marg(East), Mumbai -400042	Rs. 1,67,97,000	Rs. 16,79,700	14.07.2025	Rs. 50,000	07.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0117/346187 Iqbal Ummardin Kazi / Ummardin Mazidi Kazi, B.O.: Virar	Rs. 17,64,137.25 24.07.2024	Physical	202 2nd Floor , D Wing, Jyvidani Complex, Evershine City, Achole Road, Vasai East, Mumbai, Maharashtra-401208	Rs. 11,25,000	Rs. 1,12,500	14.07.2025	Rs. 10,000	11.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0719/721781 Yogesh Umraskani Kanoria / Rubina Bilal Ahmed Shaikh B.O.: Virar	Rs. 47,88,66.00 22.08.2024	Physical	Row House No B 228, Satyanagar Township, RowHouse No.10, Plot No.15, Near Railway Pathak, Boisar East, Thane, Maharashtra- 401501	Rs. 23,34,000	Rs. 2,33,400	14.07.2025	Rs. 10,000	30.06.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
NHL/VRR/0119/753569 Nirmal Meghrjai Jain / Hinkl N Jain B.O.: Virar	Rs. 2,46,68,014.57 17.12.2021	Physical	Shop No 4, Ground Floor, Turipatti Heights V Puray Kar, Chunnabhati Mumbai Mumbai Maharashtra-400022	Rs. 45,03,000	Rs. 4,50,300	14.07.2025	Rs. 10,000	30.06.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
		Physical	Shop No 5, Ground Floor, Turipatti Heights V Puray Kar, Chunnabhati, Mumbai, Maharashtra-400022	Rs. 42,40,000	Rs. 4,24,000		Rs. 10,000	30.06.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
		Physical	Shop No 6, Ground Floor, Turipatti Heights V Puray Kar, Chunnabhati, Mumbai, Maharashtra, India, 400022	Rs. 75,00,000	Rs. 7,50,000		Rs. 20,000				
HOU/VRR/0319/664495 Dattaram Dharmra Khade / Darshana Dattaram Khade, B.O.: Virar	Rs. 11,32,916.04 17.08.2022	Physical	C/403, Building No 3, Nest Lotus Bldg, Parasnath Nagri, Near Urmoli Railway Station, Urmoli East, Thane, Maharashtra-401404,	Rs. 9,68,000	Rs. 96,800	14.07.2025	Rs. 10,000	03.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/MUM/1218/620812 Feroz Z A Ansari/Arif Ansari /Farida Feroz, B.O.: Boisar	Rs. 24,60,351.60 05.10.2022	Physical	Flat No.103, 1st Flr Dreams Residency Mandapuri Kanyari Karaj Road, Borivoli Suburban, India, 401501	Rs. 15,24,000	Rs. 1,52,400	14.07.2025	Rs. 10,000	03.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0219/649051 Jitendra Dubey / Ranju Brijmani Dubey B.O.: Virar	Rs. 8,58,318.87 31.03.2021	Physical	Subini Type H1, 2, 202, Pawan Vihar Complex Building No 4 And 6, Revised Group Housing Residential Commercial Bldg, Village Nazari Tal Palghar Dist Palghar, Gud No 15 To 20 H.No 1 3 4, Thane, Maharashtra-401404	Rs. 8,95,000	Rs. 89,500	14.07.2025	Rs. 10,000	08.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0719/730661 Guddu Kumar Jha / Amiradevi Jha B.O.: Virar	Rs. 21,27,565.26 31.03.2021	Physical	Flat No 201, A Wing, 2nd Floor, Shubham I, Chs Ltd, Agashi Road, Virar West, Thane, Maharashtra-401301, Thane, India,	Rs. 10,88,000	Rs. 1,08,800	14.07.2025	Rs. 10,000	10.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0719/635624 Ravi Ramkrishna Tiwari / Sushila Karamveer Kalanya B.O.: Virar	Rs. 23,66,44.48 21.03.2022	Physical	Flat No 306, 3rd Floor, Type E, Himgiri Apartment Chsl, Bolini Road, Cluster 4, Virar West, Thane, Maharashtra-401303	Rs. 10,61,000	Rs. 1,08,100	14.07.2025	Rs. 10,000	01.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	Society and other charges approximately Rs. 1,25,000	
HOU/VRR/1218/614213 Jitubhai Ramjibhai Goni / Geeta Jitu Goni, B.O.: Virar	Rs. 36,60,924.83 14.12.2023	Physical	1201, 12 Building No 6 Wing F, Shree Shaktun Greens, Building No 6 H Dil Lat, Thane, Maharashtra, India-401303	Rs. 35,66,000	Rs. 3,58,600	14.07.2025	Rs. 10,000	03.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/BOSR/0619/709732 Nareesh Nandani / Jyoti Nareesh Nandani, B.O.: Boisar	Rs. 28,54,290.12 26.10.2021	Physical	Flat No 709 B Wing, 7th Floor, Mathuresh Krupa Chsl, Global City Chikhal Dongri, Thane, Maharashtra- 401301	Rs. 22,34,000	Rs. 2,23,400	14.07.2025	Rs. 10,000	04.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/VRR/0118/472604 Arunkumar Yadav / Shanima Khatoun, B.O.: Virar	Rs. 14,66,054.21 31.03.2021	Physical	Flat No 001, Ground Floor, F Wing, Sai Savali Tower, Vignay Complex, Niamore, Nalla Sopara West, Thane, Maharashtra, India, 401203	Rs. 13,42,000	Rs. 1,34,200	14.07.2025	Rs. 10,000	07.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/KLN/0620/797021 Nihna Santosh Sharma / Santosh Santosh Sharma, B.O.: Kalyan	Rs. 28,63,645.05 21.03.2023	Physical	202, D, Lodha Heritage, Chandresh Vastu Chs, Bhopar Road, Dombivli East, Thane, Maharashtra- 401201	Rs. 17,00,000	Rs. 1,70,000	14.07.2025	Rs. 10,000	07.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/0123/646686 Vandana Ramesh Sasane / Ramesh Tukaram Sasane B.O.: Thane	Rs. 20,53,440.14 08.05.2023	Physical	Building No C, 1.0, 104.0, Shree Gajanan Fortune City, Proposed Residential Commercial Scheme For Land, Ap Group Of Construction Cc Mr Arun Patil, G. No. 65p Khadavali Tal Kalyan Dist Thane, Thane, Maharashtra-421301	Rs. 17,86,000	Rs. 1,78,600	14.07.2025	Rs. 10,000	07.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/0521/885193 Praveen Hagesh Nagdev / Hitesh Haresah Nagdev, B.O.: Thane	Rs. 42,69,147.33 26.10.2021	Physical	Flat No B405, 4th Floor, Sai Residency, Survey No 328 To 334 Dive Village Airoli, Near Mumbai, Mumbai, Maharashtra- India, 400708	Rs. 37,68,000	Rs. 3,78,800	14.07.2025	Rs. 10,000	08.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/1117/448564 Umashankar Ramchavhan Prajapati / Ramchavhan Prajapati Saroja Umashankar Prajapati B.O.: Thane	Rs. 24,09,484.12 04.03.2020	Physical	Wing B2, 6 602.0, Mukta Lake S.No. 4, I Wing 10 P, At Dwaile Village, Near Ashwiniyakh Hall & Kanchan Complex, 37 Thane, Maharashtra-401501	Rs. 22,97,000	Rs. 2,29,700	14.07.2025	Rs. 10,000	01.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/0322/966977 Nagaraj Khatke / Nandini Khatke Ganpat Bartakke, B.O.: Thane	Rs. 50,56,351.56 07.11.2023	Physical	Building A, 8th Floor, Flat No 804, Amravati Road, 602.0, Mukta Lake S.No. 4, I Wing 10 P, At Dwaile Village, Near Ashwiniyakh Hall & Kanchan Complex, 37 Thane, Maharashtra-401501	Rs. 43,90,000	Rs. 4,39,000	14.07.2025	Rs. 10,000	07.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
NHL/THA/1020/827923 Ashok Kumar Algu/Shiloo Devi B.O.: Thane	Rs. 15,91,336.89 12.06.2023	Physical	Shop No 13 And 14, Ground Floor, Omkar Residency, Shivparvi Nagar, Nere Shehurgud Road, Majale Pali, Khurd Nere, Palghar, Mumbai, Maharashtra- 401024	Rs. 13,35,000	Rs. 1,33,500	14.07.2025	Rs. 10,000	10.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/0519/699126 Sandip Samadhan Chautmol/Usha Sandip Chautmol B.O.: Thane	Rs. 19,02,656.66 20.07.2022	Physical	Wing F, 7, 204, Satyam Glender, S.No.127 H.No.3, 4, S.No.130, H.No.2, S.No.131, H.No.6, 7 (Pt) At Village Chikhali, Tal.ambernath, Behind District Shilang, Thane, Maharashtra-421501	Rs. 15,62,000	Rs. 1,58,200	14.07.2025	Rs. 10,000	11.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/22/944744 Sandeep Nutha Bangar/ Suvarna Sandeep Bangar, B.O.: Thane	Rs. 24,09,317.62 15.07.2022	Physical	103, Shilang Paradise, Shivang Paradi, Challa A403, 403.0, Mukta Lake S.No. 4, I Wing 10 P, At Dwaile Village, Near Ashwiniyakh Hall & Kanchan Complex, 37 Thane, Maharashtra-421505	Rs. 20,38,000	Rs. 2,03,800	14.07.2025	Rs. 10,000	01.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/0921/917031 Ajit Ramadhar Sharma/Sushma Iyer Sharma, B.O.: Thane	Rs. 27,60,436.57 15.12.2022	Physical	Flat No 706, 7th Floor, Shivam Residency Phase I, Temghar Pada, Bhiwandri, Thane, Maharashtra- 401301	Rs. 23,74,000	Rs. 2,37,400	14.07.2025	Rs. 10,000	02.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/THA/0119/642821 Arvind Ramakabhi Pathak / Abhishek Pathak / Vijaya Arvind Pathak, B.O.: Thane	Rs. 52,30,899.87 26.10.2021	Physical	Room No.108, Building No.2, Shree Sai Anurati, Janta Society Marg, S M Jadhav, Garden, Ghatkopar E, Mumbai, Maharashtra-400086	Rs. 59,17,000	Rs. 5,91,700	14.07.2025	Rs. 10,000	09.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/GHPP/1118/600093 Lotan Khatke / Kanika Lotan Khatke, B.O.: Ghatkopar	Rs. 28,99,331.17 31.03.2021	Physical	Flat No1, Plot No 46, Building No.44 Panvelkar Estate, At A2 to A4 Chs, Bhutwadi, Nearmath West, Uhasnagar, Maharashtra- 421501.	Rs. 16,00,000	Rs. 1,60,000	14.07.2025	Rs. 10,000	11.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/KLN/0619/431642 Vinod Kumar Mishra /Indu Devi B.O.: Kalyan	Rs. 9,04,395.28 31.03.2021	Physical	B3, 3, 315.0, Prem Narayan Residency, Prem Nagar- Near Aligan Railway Station, Off. Mumbai Naskik Highway Aligan E, Near Aligan Railway Station, Thane, Maharashtra- 421002	Rs. 7,83,000	Rs. 78,300	14.07.2025	Rs. 10,000	08.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
HOU/NAV/0618/540558 & HOU/NAV/0718/558579 Gangadhar Sonawane /Sheetal Sonawane, B.O.: Virar Mumbai	Rs. 44,79,735.98 31.03.2021	Physical	204.0, 2.0, Casa Clara Wing A, The Centre Down Town, Special Township Project At Aligan Khar & Anteri, Taluka Kalyan, District Thane, Maharashtra, India, 401203	Rs. 39,66,000	Rs. 3,98,600	14.07.2025	Rs. 10,000	09.07.2025 12:00 PM TO 04:00 PM	15.07.2025 02:00 PM TO 03:00 PM	'NIL'/Not Known	
* Together, the further interest 18% p.a. as applicable, incidental charges, 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 with 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 in the court of law and/or may not be limited to the extent of the information pertaining thereto available with the PNBHFL and satisfy themselves in all respects by 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 prior to the date of the sale confirmation letter and the property/secure asset shall be the property of the purchaser/ bidder and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of the sale price of the property/secure asset by the date of the sale confirmation letter and the property shall be sold to the purchaser/ bidder by the authorized Officer of M/s PNB Housing Finance Limited. The successful bidder/bidder shall be responsible for the payment of											



State Bank of India

Stressed Assets Recovery Branch, Thane (11697):-

1st Floor, Kerom, Plot no A-112, Circle, Road No 22,

Wagle Industrial Estate, Thane (W), 400604, email id : sbi.11697@sbi.co.in

POSSESSION NOTICE

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against account.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount and interest thereon.

Name Of Account /Borrower / Guarantor & Address	Description of the Property Mortgaged/ Charged	Date of Demand Notice	Date of Symbolic Possession	Amount Outstanding as per Demand Notice
Shri Rajesh Harishchandra Kamble 1. Room No.1, 2nd Floor, Mainabai Niwas, Opp Devi Mandir, Near Jadhav Building, Santoshi Mata Road, Chikhale Baug, Kalyan West, Thane 421301 2. R K Traders, Gala No.P-33, A Type Bldg, APMC Market, Kalyan West, Thane 421301	Flat No. 1401, 14th floor, Falco Woodshire, Survey No. 33/2, Mohili Village, Ambivali East Kalyan, Thane 421102 Flat No. 1402, 14th floor, Falco Woodshire, Survey No. 33/2, Mohili Village, Ambivali East Kalyan, Thane 421102 Flat No. 1403, 14th floor, Falco Woodshire, Survey No. 33/2, Mohili Village, Ambivali East Kalyan, Thane 421102	10.02.2025	24.06.2025	Rs.1,12,08,936.00/- (Rupees One Crore Twelve Lakhs Eight Thousand Nine Hundred and Thirty Six Only) as on 10.02.2025 and further interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred, till date of payment.

Date : 26.06.2025
 Place : Thane

Kiran S Pardhiye, Authorised Officer
 State Bank of India - SARB Thane Branch

CAPRI GLOBAL HOUSING FINANCE LIMITED

HOUSING FINANCE LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013

Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 ((6) and 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 Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 1. E-AUCTION DATE: 15.07.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 14.07.2025 3. DATE OF INSPECTION: 11.07.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 12,15,000/- (Rupees Twelve Lacs Fifteen Thousand Only). EARNEST MONEY DEPOSIT: Rs. 1,21,500/- (Rupees One Lac Twenty One Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)
1.	1. Mr. Vijay Sitaram Tribhuvan ("Borrower") 2. Mrs. Chhaya Sitaram Tribhuvan (Co-Borrower) LOAN ACCOUNT NO. LNLHLC1000053739/ 5030000662162 Rupees 18,07,147/- (Rupees Eighteen lacs Seven Thousand One Hundred Forty Seven Only) as on 12.11.2024 along with applicable future interest	All that piece and parcel of Property having land and building bearing Row House No. A1, Sai Park, admeasuring 525 Sq. Fts., Plot No. 8, Admeasuring 97.50 Sq. Mts., Survey No. 189/51, Near Jai Bhadra Motors, Ldgaoon Road, Village Vajipaur, District Aurangabad, Maharashtra - 423701, Bounded As: East By Road , West By – Land in the same survey, North By – Row House No. B-2, South By – Plot No. 9		
2.	1.Mr. Dattu N Ghorpade ("Borrower") 2. Mrs. Chhaya Ghorpade (Co-borrower) LOAN ACCOUNT NO. LNCGHVIRHL0000000797 (Old)/ 51200000497278 (New) Rs. 16,74,229/- (Rupees Sixteen Lakh Seventy-Four Thousand Two Hundred and Twenty-Nine Only) as on 01.12.2023 along with applicable future interest.	All that piece and parcel of Flat No. 502, area admeasuring 365 Sq. Ft., 5th floor, A – Wing, "Sai Enclave", Opposite Mayuresh Mandir, lying being and constructed on Survey No. - 27, Hissa No. 4D, Village Bhopar, Dombivali East, Taluka Kalyan, Dist. Thane, Maharashtra - 421201		

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.

2. Particulars of the property / assets (viz. extent & measurements) specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or may representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.

4. Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.

5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no.-079-68136880/68136837). Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net..

7. For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NET/RTGS in favor of "Capri Global Housing Finance Limited" on or before 14.07.2025.

9. The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 14.07.2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name.".

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.

11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.

12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.

13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.

17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.

19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.

21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.

22. The decision of the Authorised Officer is final, binding and unchallengeable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Movable item (if any) lying in the property is not offer with this sale.

25. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited or Mr. Sumesh Sahebrao Mob. 9698474927

26. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgage / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : MAHARASHTRA
Date : 26- JUNE-2025

Sd/- (Authorised Officer)
Capri Global Housing Finance Limited