punjab national bank
Together for the better

MID CORPORATE CENTRE, 123, 1st Flr. SOHAM PLAZA, MANPADA JUNCTION, GB ROAD, THANE
400610 email: mcc8136@pnb.bank.in

Annexure – 32b
MCC THANE ULHASNAGAR-2 BRANCH
(Notice to legal heirs of Borrower(s)/Guarantor(s)/Mortgagor(s))
(Registered Post with Ack. Due)

To,

LEGAL HEIRS OF MEENA KISHNANI
Ramesh Vasumal Kishnani, Rajkumar Kishnani legal heirs Sheela Kishnani, Disha Kishnani, Ronit Kishnani, Pradeep Vashumal Kishnani, Pooja Gurnani, Geeta Hemnani, Kavita Samyani.
{Name and address of the legal heirs) of the deceased Borrower(s) / Guarantor(s)}

Commercial Premises comprising entire 1st,2nd,3rd floor of Shop no. 46,
U.no.269 sheet no. 63 Japani Bazar Ulhasnagar 421002

Dear Sir (s) / Madam,
Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Hereinafter called the `Act')

This is to bring to your notice that the Bank has extended credit facilities to ~~Shri / Smt.~~/**Ms. PINKKU TRADERS** son of / daughter of / wife of _____-_____(hereinafter called the Borrower) by way of financial assistance and the said financial assistance is duly guaranteed by **PRADEEP V KISHNANI, RAMESH V KISHNANI & NEHA KISHNANI** (hereinafter referred as Guarantor/s) and the said Borrower/ Guarantor(s) owe to the Bank a sum of **Rs.16,64,68,088.53 (Rs. SIXTEEN CRORE SIXTY FOUR LACS SIXTY EIGHT THOUSAND EIGHTY EIGHT AND PASIE FIFTY THREE ONLY)** as on **18.05.2026** along with further interest at contractual rate and costs and other legally recoverable dues in terms of the loan agreements executed by the said Borrower(s)/ Guarantor(s) from time to time in favour of the Bank

2. That Smt. MEENA KISHNANI died on 29.01.2021 (hereinafter referred to as deceased). The deceased as Borrower / Guarantor had created charge / mortgage over the property more fully described in the Schedule `A' herein on 22.07.2016 under the documents more fully described in Schedule `B' hereunder.

3. That you legal heirs referred hereinabove are the legal heirs / legal representatives of the deceased entitled to the scheduled property and therefore you are liable to pay the dues of the deceased to the Bank, the details of which is stated above in para 1.

4. The particulars of the Security Arrangements/ documents / confirmation or creation of mortgage and the amounts secured thereon along with the details of the property over which security interest is created in favour of the Bank by the deceased as security for the above loan, are more fully described in Schedule `B' herein below.

5. The operation and conduct of the account of the said financial assistance / credit facilities have become irregular and the debt has been classified as a Non- Performing Asset on 18.05.2026 (date) in terms of Section 2(1) (o) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act), due to default in repayment of the secured debt thereon.

6. Therefore, you are hereby called upon jointly and severally under Section 13(2) of the said Act to discharge in full the liabilities stated above in para 1, to the Bank, within 60 days from the date of this notice failing which the Bank will exercise all or any of the rights available to them under sub-section 4 of section 13 and other applicable provisions of the said Act.

7. All of you are also put on notice that in term of sub-section 13 of section 13 of the said Act, you shall not transfer by sale/lease or otherwise dispose of the said secured assets without prior consent of the Bank.

8. We invite your attention to the provisions of sub-section (8) of Section 13 of the SARFAESI Act which speaks about the time available to the borrower / guarantor to redeem the secured assets.

9. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of Law.

Date: 27.05.2026
Place: THANE

Yours faithfully,
For Punjab National Bank
Sd/-
VAIBHAV PADTE
CHIEF MANAGER
AUTHORISED OFFICER

PUBLIC NOTICE

Notice is hereby given that 5 fully paid up shares of Rs.50/- each bearing Nos. 41 to 45 entered in Share Certificate No. 9 incidental to Flat No. 303 in Shamrock C.H.S. Ltd., S. K. Bole Road, Dadar (West), Mumbai 400 028 issued by the Shamrock Co-operative Housing Society Ltd., having address at S. K. Bole Road, Dadar (West), Mumbai 400 028 in the name of Manjula Yashwant Dave has been reported lost, misplaced and/or not traceable and an application has been made by Kaushal Pradeep Dave to the Society for issue of duplicate share certificate. The Society hereby invites claims or objections (in writing) for issuance of duplicate share certificate within the period of 14 days from the publication of this notice. If no claims/objections are received during this period, the Society shall be free to issue duplicate share certificate.

Dated this 5th day of August, 2026 **Sd/-**
For and on behalf of Shamrock C.H.S Ltd.
Secretary

BYP

Can Fin Homes Ltd
(Sponsor: CANARA BANK)
HOME LOANS • DEPOSITS
Translating Dreams into Reality

Door No. 101, First Floor, Junction 406-1B, Takka Road, Near K Mall, Panvel, Raigad - 410206
Tel.: 022-27459354/55 Mo.: 7625079203
CIN NO. L85110KA1987PLC008699
Email-panvel@canfinhomes.com

DEMAND NOTICE

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules)

Whereas the undersigned being the Authorised Officer of Can Fin Homes Ltd., under SARFAESI Act and in exercise of powers conferred under Section 13(12) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers / guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.

The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the borrowers. Hence the Company by way of abundant caution is effecting this publication of the demand notice (as per the provisions of Rule 3 (1)). The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers, as per the said Act.

As security for due repayment of the loan, the following assets have been mortgaged to the Company by the respective parties as detailed below.

No.	Name of Borrowers/ Guarantors with address	Amount claimed as per Demand Notice	Description of the Secured Asset	Date of NPA
1	1) Mrs. BIMBISAR BHIWAJI YADAV S/O: Mr. BHIWAJI YADAV (Borrower) 2) Mr. PRAJAKTA BIMBISAR YADAV D/O: Mrs. BIMBISAR BHIWAJI YADAV (Co-Borrower) 3) Mrs. SAURABH BIMBISAR YADAV S/O: Mrs. BIMBISAR BHIWAJI YADAV (Co-Borrower) 4) Mr. PRANITA BIMBISAR YADAV W/O: Mrs. BIMBISAR BHIWAJI YADAV (Co-Borrower) Flat No. B-302, Swami Paradise, Dadar West, Mumbai, Maharashtra - 400028	Rs. 31,10,733/- (THIRTY ONE LAKHS TEN THOUSAND SEVEN HUNDRED AND THIRTY THREE ONLY) as on 07-07-2026	Flat No.104, 1st Floor, Sai Mannat Paradise, S No.21/A/9/2, Near Om Sai Enclave Building, Vill- Palidevad, Panvel, Taluka Panvel, Dist Raigad, 410206 Building Boundaries: NORTH : OPEN TO AIR SOUTH : FLAT NO. A-107 EAST : FLAT NO. A-105 WEST : FLAT NO. A-103	29-06-2026

* Payable with further interest at contractual rates as agreed from the date mentioned above till date of payment.

You are hereby called upon to pay the above said amount with contracted rate of interest thereon within 60 days from the date of publication of this notice, failing which the undersigned will be constrained to Initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers / guarantors is invited to provisions of Section 13 (8) of the Act, in respect of time available to them to redeem the secured assets

DATE: 05.08.2026
PLACE: Panvel

Sd/-
Authorised Officer
Can Fin Homes Ltd.

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property / properties (B)	Date Of NPA (C)	Outstanding amount (Rs.) (D)
1.	LOAN ACCOUNT NO. HHLNAS00547629 1. SANJAY PANDITRAO GOHAD 2. DEEPIKA SANJAY GOHAD	ALL THAT PIECE AND PARCEL OF LAND / PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND / OR FUTURE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND / OR PLANT AND MACHINERY INSTALLED / TO BE INSTALLED AND / OR CONSTRUCTED / TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND / OR FUTURE RIGHTS, TITLE AND / OR INTEREST OF SANJAY PANDITRAO GOHAD AND DEEPIKA SANJAY GOHAD THEREIN : GROUND AND 1ST FLOOR, BUNGALOW, S. NO. 9/A/1B/2/1B/1, PLOT NO. 2, VRINDAWAN COLONY, KRANTI NAGAR, MAUJE NASHIK SHIVAR, MAKHAMLABAD ROAD, NASHIK, MAHARASHTRA - 422003.	04.07.2026	Rs. 83,46,525.28/- (Rupees Eighty Three Lakh Forty Six Thousand Five Hundred Twenty Five nd Paise Twenty Eight Only) as on 17.07.2026
2.	LOAN ACCOUNT NO. HHLVSH00508422 1. ABBAS SAMIULLA KHAN C/O ANAS FURNITURE 2. ADNAN ABBAS KHAN	ALL THAT PIECE AND PARCEL OF PROPERTY AND LAND BEARING FLAT NO. 304 ON 3RD FLOOR, IN B WING ADMEASURING 29.561 SQ. MTRS. CARPET AREA + 3.665 SQ. MTRS. TERRACE AREA, IN THE BUILDING KNOWN AS "SHIV CORNER CO - OP HOUSING SOCIETY" CONSTRUCTED ON PLOT NO. 19, SITUATED AT SECTOR 09, TALOJA PANCHANAD, PANVEL DIST. RAIGARH - 410208, NAVI MUMBAI, MAHARASHTRA.	04.07.2026	Rs. 25,13,479.24/- (Rupees Twenty Five Lakh Thirteen Thousand Four Hundred Seventy Nine and Paise Twenty Four only) as on 16.07.2026
3.	LOAN ACCOUNT NO. HHLVSH00546961 / HHEVSH00547438 1. NABEEL ABDULKARIM MODI 2. NIDA NABEEL MODI 3. MOHAMED YUSUF MOHAMMED SHAFIPATEL (GUARANTOR)	ALL THAT RESIDENTIAL / COMMERCIAL PREMISES BEARING FLAT BEARING NUMBER 101, ON THE 1ST FLOOR, OF BUILDING NO. 03, ADMEASURING 47.314 SQ. MTS. CARPET AREA AND PROPORTIONATE SHARE IN THE COMMON AREAS AND FACILITIES, ALONGWITH COVERED CAR PARKING SPACE IN THE PROJECT KNOWN AS "ANANDAM" BEING CONSTRUCTED ON SURVEY / HISSA NOS. 1/2, 1/2, 1/3, 1/4, 1/6A, 1/6B, 1/6C, 2/1, 2/2, 5/3, 3/5A, 3/5B, 111/1, 111/2, 1/6D & 1/2/1, SITUATED AT VILLAGE - ROHINJAN, WITHIN THE REGISTRATION DISTRICT OF RAIGAD & SUB REGISTRAR OF PANVEL, TAL. - PANVEL, DIST. RAIGAD - 410210, MAHARASHTRA.	04.07.2026	Rs. 73,61,693.61/- (Rupees Seventy Three Lakh Sixty One Thousand Six Hundred Ninety Three and Paise Sixty One Only) (against Loan Facility No. 1) and Rs. 3,08,738.36/- (Rupees Three Lakh Eight Thousand Seven Hundred Thirty Eight and Paise Thirty Six Only) (against Loan Facility No. 2) having total outstanding amount of Rs. 76,70,431.97/- (Rupees Seventy Six Lakh Seventy Thousand Four Hundred Thirty One and Paise Ninety Seven Only) (against Loan Facilities No. 1 and 2) as on 15.07.2026
4.	LOAN ACCOUNT NO. HHLVSH00553439 / HHEVSH00553565 1. RAMCHANDRA PUSHKARNA ALIAS RAMCHANDRA MANAK CHANDRA PUSHKARNA (PROPRIETOR) MAHIRATNAM JEWELLERS 2. SUPRIYA RAMCHANDRA PUSHKARNA	FLAT NO. 403, ON THE 4TH FLOOR, CARPET AREA MEASURING 453 SQ. FT. IN THE BUILDING KNOWN AS "SHAH APARTMENTS CO - OPERATIVE HOUSING SOCIETY LTD.", AREA SITUATED AT LAND CTS NO. 1245 OF VILLAGE MAROL, TALUKA ANDHERI, ZONE - 43/219 FOR 2023-2024, SITUATED AT MAROL MAROSHI ROAD, ANDHERI (E), MUMBAI - 400059, MAHARASHTRA.	09.07.2026, (against Loan Facilities No. 1 and 2)	Rs. 1,09,15,387.82/- (Rupees One Crore Nine Lakh Fifteen Thousand Three Hundred Eighty Seven and Paise Eighty Two Only) (against Loan Facility No. 1) and Rs. 2,70,675.79/- (Rupees Two Lakh Seventy Thousand Six Hundred Seventy Five and Paise Seventy Nine Only) (against Loan Facility No. 2) having total outstanding amount of Rs. 1,11,86,063.61/- (Rupees One Crore Eleven Lakh Eighty Six Thousand Sixty Three and Paise Sixty One Only) (against Loan Facilities No. 1 and 2) as on 16.07.2026

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount.

Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Authorized Officer
For SAMMAAN CAPITAL LIMITED
(Formerly known as Indiabulls Housing Finance Ltd.)

Place : NASHIK / RAIGARH / MUMBAI

बैंक ऑफ इंडिया **Bank of India BOI**
Relationship beyond banking

ASSET RECOVERY DEPARTMENT:- NAVI MUMBAI PLOT NO. 11, SECTOR - 11, CBD BELAPUR, NAVI MUMBAI - 400 614

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of Immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/ physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on as is where is ,as is what is and whatever there is on **25-08-2026 for Sr. No.1 to 7 from 11.00 A.M. to 05.00 P.M & 09-09-2026 for Sr. No. 8 to 16 for from 11.00 A.M. to 05.00 P.M**. for recovery of respective dues as detailed hereunder against the secured assets mortgaged/ charged to Bank Of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform (BAANKNET).

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/GUARANTOR **(Rs. In Lakh)**

Sr No	Names of the Branch/ Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal int & Exp) In Lakh	Date/Time of on site inspection of property	Contact No
1.	**ASANGAON Branch Amit Sukhsagar Dubey (Borrower)**	**Residential Flat:Flat no. 402**, 4th Floor, E Wing, Building – Harmony Enclave Co-op Hsg, Soc. Ltd., Thanekar Hillcrest Road, Bhosle Nagar, Badlapur (East), Village- Shirgaon, Taluka- Ambernath, Thane – 421503 **(Carpet Area: 440.25 Sq. Ft.) (Physical Possession with Bank)**	17.26/ 1.73	22.12	21-08-2026	8369919991
2.	**CHEMBUR Branch Nandkumar A. Kirdawkar (Borrower) & Nutan Nandkishor Kirdawkar (Co – borrower)**	**Residential Flat:Flat no. A/ 505**, 5th Floor, Wing-A, Regency Arcade Apartments, Shanti Nagar, Manjarli Road, Village-Manjarli, Taluka-Ambernath, District-Thane, Badlapur (West)-421503 **(Carpet Area: 470 sq. ft.)(Physical possession with the bank)**	17.45/ 1.75	17.88	21-08-2026	8374184087
3.	**ASANGAON Branch Ajit Bhaskar Panda (Borrower)**	**Residential Flat:-** Flat no. 502, 5th Floor, E Wing, Building-Harmony Enclave Co-op Hsg, Soc. Ltd., Thanekar Hillcrest Road, Bhosle Nagar, Badlapur (East), Village-Shirgaon, Taluka- Ambernath, Thane-421503 **(Carpet Area: 440.25 Sq. Ft.) (Physical Possession with Bank)**	17.26/ 1.73	16.81	21-08-2026	8369919991
4.	**Gavhan Branch Bharat Jagannath Deshmukh (Borrower)**	**Residential Flat:** Flat no. 201, 2nd floor, Building no. L01, CIDCO Mass Housing Scheme (LIG), Society known as Malhar CHSL, Sector-12, Near JNPT Township, Dronagiri, Navi Mumbai, Taluka - Uran, District -Raigad, 400707**(Carpet area: 321 Sq. Ft.) (Symbolic Possession with bank)**	25.69/ 2.569	20.51	21-08-2026	9415205477
5.	**Badlapur East Branch Abhijeet Bhaguram Pawar (Borrower)**	**Residential Flat:- Flat no. 302,** 3rd floor, A Wing, Sai Prasad Apartment, New Sai Prasad CHSL, Gat no. 76, Hissa no. 6/ 1, Village-Valivali, Near Deepali Park, Valivali Road, Badlapur West, Taluka- Ambernath, District- Thane 421503.**(Carpet area: 464 Sq. Ft.) (Symbolic Possession with bank)**	23.38/ 2.338	27.35	21-08-2026	6206130257
6.	**Ambernath Branch Avinash Dagdu Kadam (Borrower)**	**Residential Flat:** Flat no. B-202, 2nd Floor, B Wing, BLISS, Plot no.AM19, Village-Jambhivali, M.I.D.C. Anand Nagar, Additional Ambernath Industrial Area, Ambernath East, Taluka Ambernath, District Thane 421501 **(Carpet area: 325 Sq. Ft.) (Symbolic Possession with the bank)**	17.54/ 1.754	16.33	21-08-2026	8483885678
7.	**Kharghar Sector – 10 Branch Fahmid Yusuf Rawal (Borrower) & Sana Fahmid Rawal (Co-borrower)**	**Residential Flat:** Flat no. 104, 1st floor, A Wing, Manjiri Paradise Co-operative Housing Society Ltd., Plot no. 3, Sector -35E, Village-Owe, Kharghar, Navi Mumbai-410210**(Built – up area: 369.28 Sq. Ft. and terrace area 165 sq. ft.) (Symbolic Possession with the bank)**	40.04/ 4.004	26.40	21-08-2026	9939824176
8.	**Badlapur West Branch Hasmukh Virajibhai Patel (Borrower) & Varsha Hasmukh Patel (Co-borrower)**	**Residential Flat: Flat no. 603,** 6th floor, Om Yashwant Plaza,Survey no. 97, Hissa no. 1 (p), near Bank of India, Village-Belavali, Badlapur – 421503 **(Carpet area: 466 sq. ft.) (Physical Possession with Bank)**	25.64/ 2.57	21.18	03-09-2026	9987655693
9.	**Badlapur West Branch Yogita Shivaji Dokhale (Borrower) & Shivaji Chhagan Dokhale (Co-borrower)**	**Residential Flat Flat no. 001,** Ground Floor, Indigo CHS Ltd., Survey no-43, Hissa no. 2 (p), Plot no.28, Situated near Nikhat Heights, Village-Katrap, Badlapur-421503 **(Built up Area:540 sq. ft.) (Physical Possession with bank)**	18.10/ 1.81	21.65	03-09-2026	6206130257
10.	**Mulund West Branch Laxman Surendra Raut (Borrower) & Urmila Laxman Raut (Co-borrower)**	**Residential Flat: Flat no. 304,** 3rd floor, Rajeshree Deep C.H.S. Ltd., Survey no. 14, Hissa no. 10B, Near Sachin Industries, Village-Panchpakhadi, Kolbad Road, Thane (West), Thane-400601 **(Built-up area: 450 Sq. Ft.) (Physical Possession with bank)**	39.86/ 3.97	32.38	03-09-2026	9909938169
11.	**TURBHE Branch Ajay Bhau Chikane (Borrower) & Nirmala Bhau Chikane (Co-borrower)**	**Residential Flat:-** Flat no.1202, 12th floor, Building no. L-10, Swapnapurti Housing Scheme, Sector-36, Swapnapurti bus stop, Village-Kharghar, Taluka-Panvel, Raigad-410210 **(Built up area– 444 sq. ft.) (Physical Possession with bank)**	32.24/ 3.23	33.99	03-09-2026	9795340826
12.	**Chembur Branch Rupali Santosh Mane (Borrower)**	**Residential Flat:Flat no. 606,** 6th floor, C-Wing, Building known as Badlapur Pride Phase-2, Survey no. 131, Village – Badlapur, Badlapur West, Taluka -Ambernath, District-Thane-421503 **(Carpet area – 440 sq. ft.) (Physical Possession with Bank)**	23.17/ 2.32	18.34	03-09-2026	8374184087
13.	**KOPARKAHIRANE Branch Vaibhav Kisan Gharge (Borrower) Sunanda Kisan Gharge (Co – borrower)**	**Residential Flat Flat no. 104,** 1st floor, Building no. E-11 of type- EWS in Swapnapoorti Housing Scheme, Sector no. 36, Kharghar, Taluka-Panvel, Navi Mumbai, District – Raigad 410210 **(Carpet area – 308 sq. ft.)(Physical Possession with Bank)**	28.85/ 2.89	28.27	03-09-2026	9122442441
14	**Vikhroli Parksite Branch \ Dhirendra Kumar Dhakni Prasad Shrivastava (Borrower) Jayanti Dhirendra Kumar Shrivastava (Co-borrower)**	**Residential Flat: Flat no.1205,** 12th floor, Building known as Fontana E -Wing, Project known as Palava 2, Survey no. 37/1B,37/2AP, 143/ 3P, 38/ 2P andothers, Kalyan -Shilphata Road, Dombivli East-421204 **(Built- up area-469.96 sq. ft.)(Physical Possession with bank)**	36.17/ 3.62	36.74	03-09-2026	9420251919
15.	**Khadakpada Branch Jayshree Ramkrushna Patil (Borrower)**	**Residential Flat:- Flat no. 204,** 2nd floor, Building no. E- 1 known as Sudhakar Shrushti CHS Ltd., Survey no. 55, Hissa no. B (part), Village-Wadeghar, Kalyan -West, Taluka - Kalyan, Dist.- Thane 421301 **(Built- up Area-400 sq. ft.)(Symbolic ossession with bank)**	24.46/ 2.45	17.70	03-09-2026	9833825736
16.	**Kharghar Sector – 35 Branch Baliram Atmaram Gaikwad (Borrower)**	**Residential Flat:-Flat no. 101,** 1st floor, Building known as Yadav Residency, Plot no.298, Sector-1,Situated near Kalbhairav Mandir, Pushpak Node, Village-Vadghar,Karanjade, Taluka-Panvel, Dist. -Raigad 410206**(Carpet Area-293 sq. ft.)(Symbolic Possession with bank)**	28.11/ 2.82	27.21	03-09-2026	9004164737

The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiplies of Rs. 5,000/- (Rupees Five Thousand only).

Terms and Conditions of the E-auction are as under:

1.The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line". **2.**Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be the date of E Auction till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.**3.**To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/rights/dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **4.**The date of on line E-auction for properties listed will be **25-08-2026 for Sr. No.1 to 7 from 11.00 A.M. to 05.00 P.M & 09-09-2026 for Sr. No. 8 to 16 from 11.00 A.M. to 05.00 P.M. 5.**To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at **ARD.NaviMumbai@bankofindia.bank.in** and/or through contact numbers mentioned above to better facilitate the inspection. **6.**Bid shall be submitted through online procedure only. **7.**Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.**8.**Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.**9.**It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. **10.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.**11.**The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount. **12.**Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. **13.**The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody. **14.**The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.**15.**The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).**16.**The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the **auction to be held on the terms and conditions thereof including deposit of earnest money.**

Place: Navi Mumbai **Authorised Officer(S)**
Date: 05-08-2026 **BANK OF INDIA**

IDBI BANK
CIN: L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane (W), Maharashtra – 400604. M. No.: 9821996955/8544111711; Email : samir.malayaz@idbi.co.in; www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1)

SALE OF IMMOVABLE PROPERTY MORTGAGED AS SECURITY

E-auction Sale Notice 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) or 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the Secured Creditor, the physical possession of which has been taken by Authorised Officer of IDBI Bank Ltd., Secured Creditor will be sold on "As is where is basis", "As is what is basis", Whatever there is basis", & "No Recourse Basis".

Sr. No.	Borrower/Mortgagor	Address of the property	Date of physical possession	Reserve Price (Rs. Lakhs)	EMD (Rs. Lakhs)	Loan Outstanding (Rs. Lakhs)
1	Nagu Shetty/ Raju Shetty/ Disha Shetty	Flat No 103, 1st Floor, Bldg No 4A, Chakarvarty Ashok Co Op Hsg Village Sahar Andheri- Mumbai-400099. [As Per Index-II 58.8 Sq Mt.]	11-09-2025	Rs 124/-	Rs 12.40/-	Rs 167.45/-
2.	Madhavi Gautam Varik	Flat No.102, 1st Floor, A Wing, Sarvodaya Anand, Manpada Road, Dombivli East, Thane 421201 Maharashtra. [Carpet Area: 46 Sq.Metre. (As Per Index-II)]	16-01-2025	Rs 32.55/-	Rs 3.25/-	Rs 36.12/-
3	Effy Ravi Gurav/ Ravi Shantaram Gurav	Flat No 702, 7th Floor, A Wing, Sneh Residency, Bldg No 1, Kanchangaon, Bhoriwadi, Dombivli East -421201 [Carpet Area 367 Ft2. + Open Terrace: 57 Ft2. As Per Sale Agreement.]	13-06-2025	Rs 35.25/-	Rs 3.52/-	Rs 50.48/-
4	Pravin Mohan Nair/ Prasad Mohan Nair	Flat No 201, 2nd Floor Bhoir Tower Building, Tisgaon, Jari Mari Temple, Kalyan East – 421306. As Per Index II - 389.88 Sq. Ft	02-05-2025	Rs 30.00/-	Rs 3.00/-	Rs 55.27/-
5	Ajaykumar Devkumar Pandey/ Aarti Ajaykumar Pandey	Flat No 105, 1st Floor, A Wing, Tulsi Aahan, Raj Group, Badlapur East - 421204 [Carpet Area: 28.20 Sq.Metre. (As Per Index-Ii)]	23-04-2025	Rs 24.30/-	Rs 2.43/-	Rs 40.17/-
6	Ganesh Popat Jagtap/ Tejal Ganesh Jagtap	Flat No 206, D-Wing, Shubham Paradies Nr.Shankar Paushe Rd, Saibaba Nagar, Kalyan E - 421306. As Per Index II -335 Sq.Ft	27-02-2025	Rs 24/-	Rs 2.40/-	Rs 32.84/-
7	A Same Collection (Proprietor) Sneha Mahendra Bhurke	Shop No. 115 A, 1st Floor, City Mall Building, Village Asade Golivali, Nr, Pendarkar College, Dombivali- 421201. [As Per Index-II 363 Sq Ft	25-02-2025	Rs 66.97/-	Rs 6.70/-	Rs 98.59/-
8	Chhaya Deepak Dhurve	Flat No.104, 1st Floor, "B" Wing, Greens Lawns Complex, Survey No. 81, Hissa No. 8 Of Village Belvali, Kalyan- Badlapur Road, Badlapur (E) Taluka Ambarnath, District Thane, Maharashtra – 421 503. Area Of The Unit: Carpet Area: 465 Sq. Ft. (As Per Old Index Ii)	15.09.2023	Rs 22.09/-	Rs 2.20/-	Rs 75.63/-
9	Rajesh Sahadeo Acharekar	Flat No 601, D-Wing, Shubham Paradise, Sai Baba Nagar, Shankar Paushe Road, Kalyan East-421201. As Per Index II -300 Sq.Ft	07-11-2025	Rs 23.81/-	Rs 2.38/-	Rs 32.22/-
10	Bharati Ghanshyam Singh	Flat No 401, 4th Floor, B-Wing, Ravindra Galaxy, Manda Titwala East -421605. [As Per Index-II 568 Sq Ft.]	04.02.2026	Rs 32/-	Rs 3.20/-	Rs 45.25/-
11	Santosh Chakradhar Ware/ Vimal Chakradhar Ware	Flat No 302, 3rd Floor, Bldg No.20, Wing-B, Anand Van Viva Swastik Gardens, Virar East -401305. As Per Index II -66.91 Sq Mt	07-02-2026	Rs 39/-	Rs 3.90/-	Rs 47.33/-
12	Amit Sidram Pawar/ Anjali Amit Pawar	Flat No 201, 2nd Floor, Manohar Shreeji Nirvana Phase 5 Bldg No G Badlapur – 421503. As Per Index II -32.49 Sq.Mt	27-02-2026	Rs 27/-	Rs 2.70/-	Rs 44.33/-
13	Santosh Shankar Bhoir/ Vasanti Shankar Bhoir	Flat No 101, 1st flr Shree Gajanan Apt Shivaji Ngr Kumbharkhanpada, Dombivali West – 421202. As Per Index II -495 Sq.Ft	27-02-2026	Rs 30/-	Rs 3/-	Rs 35.79/-

Date of Inspection	**13-08-2026 WITH PRIOR APPOINTMENT**
Last Date of Submission of Bids along with EMD	**28-08-2026 till 4.00 PM**
Date of E-Auction & Time	**29-08-2026 From 11.30 AM to 12.00 PM**

Gist of the terms & conditions appearing in Bid Document:

1. The sale of Secured Assets is on **"as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. The aforesaid properties sh