

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Virar East Branch: 405 To 408, 4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station, Virar - East, Palghar - 401305 (MH).
Virar West Branch: Office No. - 2, 1st Floor, Sandeep House, Tirupati Nagar, Opp. Royal Academy School, M.B. Estate Road, Virar - West, Thane - 401303 (MH).



DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
The undersigned is the Authorised Officer of **Aadhar Housing Finance Ltd. (AHFL)** under Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the 'said Borrower(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHFL, within **60 days** from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to AHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (immovable property)
1	(Loan Code No. 20100004923 & 20110000309/ Virar East Branch) Dilip Arvind Sambhus (Borrower) Pradnya Dilip Sambhus (Co-Borrower) Hanmant Shivaji Wagh (Guarantor)	10-07-2026 & ₹ 8,34,077/-	First Property: All that piece and parcel of the property bearing, Flat No 106, 1st Floor, Chandan Sadan, Admeasuring 162 Sq.Ftrs I.E. 15 Sq. Mtrs., House No 1275 Gaotthan Plot, Village - Waliv, Near Amba Mata Temple, Tal- Vasai (E), District Palghar, Maharashtra - 401209 Second Property: Flat No 107, 1st Floor, Chandan Sadan, Admeasuring 162 Sq.Ftrs I.E. 15 Sq. Mtrs., House No 1275 Gaotthan Plot, Village - Waliv, Near Amba Mata Temple, Vasai (E), Tal - Vasai, Dist. Palghar, MH- 401209 Boundaries : East -Building Side Margine / Balaji Residency, West - Flat No. 101 And 102, North - Building Side Margine / Chawli, South: Flat No. 108/ Old House
2	(Loan Code No. 12200000761/ Virar West Branch) Manish Vijay Shinde (Borrower) Varsha Vijay Shinde (Co-Borrower)	10-07-2026 & ₹ 7,94,214/-	All that piece and parcel of the property bearing, Flat No 304, Admeasuring 350 Sq. Fts. Carpet Area, 3rd Floor, A Wing, Building No 2, Neeta Heights, Survey No 67/3, Near Kharbhav Railway Station, Village - Kharbav, Grampanchayat - Malodi, Bhiwandi, Thane, Maharashtra - 421302. Boundaries : East - Open Plot, West - Neeta Building, North - Flat No. 301, South - Jay Ambe Building

If the said Borrowers shall fail to make payment to AHFL as aforesaid, AHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of AHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.
Place : Mumbai
Date : 06.08.2026
Sd/- Authorised Officer
For : Aadhar Housing Finance Limited

Bank of India

Relationship beyond banking

Specialised Asset Recovery Management Branch

Mezzanine Floor, 70/80 M.G. Road, Fort, Mumbai 400 001, Tel 022-22673549

Contact Number:- 9819403549 E-mail: SAR.M.MumbaiSouth@bankofindia.bank.in

E-AUCTION FOR SALE OF MOVEABLE / 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 Rule8(6) 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 Creditors, the possession of which has been taken by the Authorised Officer of Bank of India, SAR.M Branch, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **25.08.2026**, for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The Reserve Price and earnest money deposit amount shall be as mentioned below in table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No	Name of the Borrowers/ Guarantor and Amount outstanding	Description of the mortgaged properties/ Physical/ Symbolic Possession	Reserve Price (Rs. In Lakhs) EMD of the Property (Rs. In Lakhs)	Contact Number
1	M/s. H M Megabrands Pvt. Ltd. Partner/ Guarantor – Mr. Arif Esmail Merchant Mr. Hashim Arif Merchant Mrs. Saima Hashim Merchant Amt O/s – Rs.264.66 Lakhs + Interest + Expenses/Charges	EQM of flat no 802, 8th Floor, A-wing, Building No. 02, Dudhwala Aqua Pearl, Bellasis Road, Mumbai Central - 400008. (Symbolic Possession)	218 21.80	9819403549/ 022-22673529
2	M/s. Omega Oils (Proprietor- Borrower / Guarantor- Mr. Rajesh Kumar, Mr. Vanaja Ramchandran Amt. O/s Rs. 471.02 Lakhs + Interest + Expenses + Charges,	Residential Premises, VIVAN, Rank- 31, VP XI/7 & 8 Near Nambavankanu, Jn. Kondunganoor P O Kulasekharam Road, Survey No 3553/4 & 3553/7-2, Vattiyoorkavu Village, Trivandrum. Taluka Pin - 695013 (Physical Possession)	194 19.40	9819403549/ 022-22673529
3	M/s. K N Fashions Borrower/Guarantor – Mr. Ashwin P Varde, Mrs Madhuri P Varde, Nayan N Mody. Amt O/s – Rs 718.44 lakhs + Interest + Charges+ Expenses	Flat no 001, Ground Floor, Meherabad CHSL , Bhulabhai Desai Road, Malabar Hills, Mumbai – 400006. (Symbolic Possession)	546.5 54.65	9819403549/ 022-22673529
4	M/s. Kismat Enterprises Mr. Yusuf Nasir Khan Mrs. Kismat Nasir Khan Amount O/s – Rs.202.71 Lakhs + Interest + Expenses/ Charges	Bungalow No.12, Kismat House, Annol Park, Shanti Vidya Nagari Hatkesh, Mira Bhayandar Road, Mira Road (East), Thane 401107. (Symbolic Possession)	163 16.3	9819403549/ 022-22673529
5	M/s. Rashmi tubes India Borrower/Guarantor – Sangeeta Bohra Amount O/s – Rs.643.94 Lakhs + Interest + Expenses/ Charges	Bungalow no b 9 , bella Vista Hill City, Mall Village Shahpur, Dist- Thane (Physical Possession)	43 4.3	9819403549/ 022-22673529

- Terms and Conditions of the E-auction are as under:**
- 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".
 - Bidder will have to visit PSB Alliance (<https://baanknet.com>) for registration and participation. In E auction, Receipt of EMD (Earnest Money Deposit) cut-off date and time will be **25.08.2026 till 04:00 PM**. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
 - 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.
 - The date of on-line E-auction for properties listed at serial no. 1 to 5 will be between **11.00 AM to 5.00 PM on 25.08.2026**.
 - Date of Inspection for the property listed at Serial No.1 and 2 will be on **10.08.2026 between 02:00 PM to 04:00 P.M** and for Serial No. 3 and 4 will be on **10.08.2026 between 02:00 PM to 04:00 PM** and serial no. 5 will be on **21.08.2026 between 02:00 PM to 04:00 PM**.
 - To better facilitate the participation, interested buyers are requested to intimate the branch through e-mail at sarm.mumbai@bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SAR.M BRANCH contact no. 022-22673529 / 9819403549, to better facilitate the inspection.
 - Bid shall be submitted through online procedure only.
 - The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs.25000/- (Rupees Fifty Thousand only) for property listed at Serial no. 1 to 5. 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.
 - Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
 - It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
 - 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.
 - 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 working 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.
 - 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.
 - The successful bidder/highest bidder 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.
 - 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 therefor.
 - The Sale Certificate will be issued in the name of successful bidder/highest bidder only and will not be issued in any other name(s).
 - 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 rent, 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.

Date: 03.08.2026
Place: Mumbai
Sd/-
Authorized Officer
Bank of India

भारतीय स्टेट बैंक
State Bank of India

Home Loan Center, Sion B 603/604 Kohnoor City, Commercial-1, 6th Floor, Kirod Road, Off LBS Marg, Kurla West, Mumbai-400070 Tel.: 41916203

[Rule 8(1)] POSSESSION NOTICE [for Immovable Property]

Whereas, The undersigned being the Authorised officer of the State Bank of India 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 to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Possession of the property** described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules on **Date 03.08.2026**. The borrowers 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 the State Bank of India for the amounts and further interest thereon mentioned against account herein below:

Sr. No.	Name of the Borrower and Loan No.	Date of 13(2) Notice and Amount	Description of Properties
1	Mr. Mohammed Ali Hossain Malik & Mrs. Yasmeen Mohd. Ali Hossain Malik Home Loan A/c No. 43005247558 Suraksha Loan No. 43539964157	Dated 01.06.2026 Rs. 94,43,577/- (Rupees Ninety Four Lakhs Forty Three Thousand Five Hundred Seventy Six Only) on 29.05.2026	Flat No. 802, 8th Floor, Admeasuring 79.55 Sq.Mtr. Carpet Area + 3.18 Sq. Mtrs. Deck Area + 1.6 Sq. Mtrs. Utility Area + 1 Car Parking Space Runwal Garden Phase 1, Building 11, Usarghar, Vill. Gharivali, Dombivli East, Kalyan, Thane, Maharashtra-421204.
2	Mr. Unnikrishnan Nair Home Loan A/c No. 40646658399 Top Up Loan A/c No. 4064668078	Dated 15.04.2026 Rs. 86,94,352/- (Rupees Eighty Six Lakhs Ninety Four Thousand Three Hundred Fifty Two Only) as on 15.04.2026	Flat No. 602, 6th Floor, Punyodaya Park, Building Wing C1, Near Don Bosco School Road, Village Wadeghar, Kalyan West, Thane-421301.

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 assets.
Date: 03.08.2026 Place: Mumbai
Authorised Officer - State Bank of India

JM Financial
Corporate Identity Number: U67190MH2007PLC74287
Registered Office: 7th Floor, Chery, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025
Contact Person: 1. Piramal Finance Ltd - 022-69482442 - 2. Yash Oza - 022 - 6224 1676 Website - www.jmfinancialarc.com

E-Auction Sale Notice-Fresh Sale

That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereon along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFCARC (JM) (herein referred to as Assignee) acting in its capacity as trustee of JMFCARC – Aranya – Trust. It is to notify that PCFHL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower, offers are invited for purchase of immovable property, as described hereunder, which is in the possession, on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis", Particulars of which are given below:

Loan Code/ Branch/ Borrower(s) / Co-Borrower/ Guarantor(s)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (25-07-2026)
Loan Code No.: 0210000991, Nagpur (Branch), Aniket Ashok Kamble (Borrower), Hoshang Ashok Kamble (Co Borrower 1)	Dt: 22-11-2021, Rs. 19,10,367/- (Rs. Nineteen Lakh Ten Thousand Three Hundred Sixty Seven Only)	All The Piece And Parcel of The Property Having An Extent- Flat No 312 3rd Floor Nakshatra I Kh No 01 Plot on R 1 R 8 Nr Pipala Village Kharsoli Rd Nagpur Maharashtra- 440024	Rs. 33,90,000/- (Rs. Thirty Three Lakh Ninety Thousand Only)	Rs. 3,39,000/- (Rs. Three Lakh Thirty Nine Thousand Only)	Rs. 35,35,670/- (Rs. Thirty Five Lakh Thirty Five Thousand Six Hundred Seventy Only)
Loan Code No.: 10400001995, Aurangabad (Branch), Jaiprakash Balkeshwar Gupta (Borrower), Archana Jaiprakash Gupta (Co Borrower 1)	Dt: 12-07-2024, Rs. 15,03,312/- (Rs. Fifteen Lakh Three Hundred Twelve Only)	All The Piece And Parcel of The Property Having An Extent- Flat No. 09 Building No. 09 Rrs 4 Th Dimention Gut No. 30 Village Hirapur Jalna Road Next To Cambridge Schoole Jalna Road By Skarhale on 28 11 2012 Hirapur Aurangabad Maharashtra- 431002	Rs. 7,20,000/- (Rs. Seven Lakh Twenty Thousand Only)	Rs. 72,000/- (Rs. Seventy Two Thousand Only)	Rs. 20,43,290/- (Rs. Twenty Lakh Forty Three Thousand Two Hundred Ninety Only)

DATE OF E-AUCTION: 10-09-2026, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 09-09-2026, BEFORE 4.00 P.M

For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancialarc.com/Home/Assetsforsale> OR <https://www.bankauction.in>

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold at balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date: August 06, 2026
Place: Nagpur
Sd/- (Authorised Officer)
(Aranya - Trust)

Branch Office: ICICI Bank Ltd, Ground Floor, Akcruti Centre, MIDC, Near Telephone Exchange, Opp Akcruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Bimalkumar Anilbhai Naik (Borrower) Mr. Johambiven Bimalkumar Naik (Co-Borrower) Lan No. LBVR00005811068 TBVP100006901795	Flat No. C/ 605, 6th Floor, C Wing, "Blue Pearl", Avenue K-2, Near Global City, Survey No. 5, 5B, 5D, 5F & 5G, Naik Village Dongare (dongar Pada) Also Known As Village Narangi, Palghar- 401303 (Admeasuring An Area of About 73.57 Sq Mtrs Carpet Area Enclosed Balcony Area Attached Is Approximately 6.45 Sq Mtrs, The Carpet Area As Per Rera is Approximately 80.02 Sq Mtrs	Rs. 73,90,559/- As On July 31, 2026	Rs. 7,39,000/- (Rs. Seven Lakh Ninety Thousand Only)	August 24, 2026 From 11:00 AM To 02:00 PM	September 11, 2026 From 11:00 AM onward
2.	Mr. Nikesh Mohan Rathod (Borrower) Mrs. Sharada Mohan Rathod (Co-Borrower) Lan No. TBUM000006495636	Unit No. 305 3rd Floor C Wing, Building No. 4 Sunteck West World 1, Survey No. 45/46/47/50/51, Hissa No. 2A/3A/3B/4/6/4/5/6/7/8/1A/3A/3B/4A/5/8/9/4/5/6/7/8/2, Village Tirvi, Naigaon, Palghar- 401208, Owned By J.) Nikesh Mohan Rathod 2.) Jatin Mohan Rathod 3.) Sharada Mohan Rathod (Admeasuring An Area of 41.76 Sq.mtrs Carpet Area 9.06 Sq Mtrs+ Aggregating Area 50.82 Sq Mtrs	Rs. 40,12,058/- As On July 31, 2026	Rs. 4,01,200/- (Rs. Forty Lakh Twenty Thousand Only)	August 24, 2026 From 02:00 PM To 05:00 PM	September 11, 2026 From 11:00 AM onward
3.	Mr. Avinash Ramesh Ghadi (Borrower) Mrs. Shubhangi Ramesh Ghadi (Co-Borrower) Lan No. LBKPR00005618782 LBUM000006066951	Flat No. 302, 3rd Floor, C Wing, Raj Emerald, Vasai Naigaon Link Road, Survey No. 189 (Old 277), Hissa No. 1/1/3 (Old 1/1B), Village Baitwadi, Vasai East, Tal- Vasai, Palghar- 401208 Admeasuring An Area of About 22.22 Sq Mtrs Carpet Area i.e. 24.44 Sq Mtrs Builtup Area	Rs. 16,68,821/- As On July 31, 2026	Rs. 15,00,000/- (Rs. Fifteen Lakh Only)	August 25, 2026 From 11:00 AM To 02:00 PM	September 11, 2026 From 11:00 AM onward
4.	Mr. Vijay Ananda Padekar (Borrower) Mrs. Ananda Yesu Padekar (Co-Borrower) Lan No. LBUM000004287087	Flat No. 12 (E 312) A Wing, Building No. B9 , 3rd Floor, Citizen Nerine Co-operative Housing Society Limited Complex, Survey No. Old S.No. 256, New S.No.281, Hissa No.1, Old S.No. 257, New S.No. 282 Hissa No. 2, Old Survey No. 258, New Survey No. 283, Hissa No. 2 Situated At Revenue Village Juchandra, Naigaon East, Taluka Vasai, District- Palghar Thane 401208 (Admeasuring An Area of Admeasuring 503 Sq Ft Built Up Area or Equivalent To 56.04 Sq Mtr Built Up Area	Rs. 16,78,896/- As On July 31, 2026	Rs. 26,50,000/- (Rs. Twenty Six Lakh Five Thousand Only)	August 25, 2026 From 02:00 PM To 05:00 PM	September 11, 2026 From 11:00 AM onward
5.	Mr. Atul Laxman Patil (Borrower) Mrs. Pooja Atul Patil (Co- Borrower) Lan No. LBTNE00005531062	Flat No. B 103 1st Floor, Parasnath Garden Building No. 3 Known As Carnation, Near Umroli Station, Umroli East, 1, Thane, Maharashtra Thane 401404, Admeasuring An Area of 38.97 Sq. Mtr. Carpet Area	Rs. 14,50,087/- As On July 31, 2026	Rs. 22,70,000/- (Rs. Twenty Two Lakh Seven Thousand Only)	August 27, 2026 From 11:00 AM To 02:00 PM	September 11, 2026 From 11:00 AM onward
6.	Mr. Sambhaji Bayaji Shewale (Borrower) Mrs. Jayshree S Shewale (Co-Borrower) Lan No. LBUM000005163020	Flat No. 401, 4th Floor, Building No 2,"Janardan Swapna", Karpri Naka Near Mehta Industrial, S.no 138 (Old S.No.16), Hissa No 1/2 And S.No 147 (Old S.No 44), Hissa No 21, Village Kaveri, Old Village Chandansar, Taluka Vasai, Palghar, Thane- 401305 Admeasuring An Area of An Carpet Area of 26.79 Sq. Mtrs	Rs. 22,75,313/- As On July 31, 2026	Rs. 16,70,000/- (Rs. Sixteen Lakh Seven Thousand Only)	August 27, 2026 From 02:00 PM To 05:00 PM	September 11, 2026 From 11:00 AM onward
7.	Mr. Lackey Singh (Borrower) Mr. Abhimanu Bheem Singh (Co- Borrower) Lan No. LBTNE00005233282	Flat No. 203, on 2nd Floor, Wing- E, Building Known As Dharti Complex, Survey No. 32/1, Situated At Waranged, Chihlar Road, Boisar East, District- Palghar, Thane 404401 (Admeasuring An Area of Admeasuring 25.91 Sq Mtr Carpet Area And 27.29 Sq Mtrs Carpet Area (As Per The Act) Together Along With 2.6 Sq Mtr of Balcony	Rs. 26,02,477/- As On July 31, 2026	Rs. 13,60,000/- (Rs. Thirteen Lakh Six Thousand Only)	September 01, 2026 From 11:00 AM To 02:00 PM	September 11, 2026 From 11:00 AM onward
8.	Shokir Abdul Subhan Shaikhs (Borrower) Bilkis Shaikh (Co-Borrower) Lan No. TBVR000006312652 LBVR000006331528	Flat No 303, Wing A, Building No 11, Sodhi Presidency, Navapur Road, Pam Vill, Bhoisar Palghar, Maharashtra, India, Thane- 401501 (Admeasuring An Area of Admeasuring Area 359 Sq. Feet	Rs. 19,15,344/- As On July 31, 2026	Rs. 10,50,000/- (Rs. Ten Lakh Five Thousand Only)	September 01, 2026 From 02:00 PM To 05:00 PM	September 11, 2026 From 11:00 AM onward

The online auction will be conducted on the website (URL Link-<https://BidDeal.in>) of our auction agency Valuertrust Capital Services Private Limited The Mortgageors/ Notices are given a last chance to pay the total dues with further interest by September 10, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule. The Prospective Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 10, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before September 10, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 10, 2026 before 05:00 PM, Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited", payable at "Mumbai". For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/ 9833699013/ 9004392416 Please note that Marketing agencies 1.ValuerTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girmarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd. 10. NavodayanProptech Private Limited, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/en/446
Date : August 06, 2026 Place: Mumbai
Authorized Officer, ICICI Bank Limited,

PUBLIC NOTICE REGARDING LOSS OF TITLE DEEDS

I am investigating the title of Mr. Digambar Dnyandev Patil who is the owner of all that pieces and parcels of agricultural land bearing **Gat No. 59/1/1 and Gat No. 59/1/5** situate at Village Mosare, Taluka Panvel, District Raigad and more particularly described in the Schedule hereunder written. (the "Property")

The said Owner has lost or misplaced the original document listed herein below relating to its ownership of the said Property.

Any person having any claim against in to or upon the said Property more particularly described in the Schedule hereunder written, by way of by way of sale, exchange, mortgage, inheritance, gift, lien, charge, maintenance, easement, trust, tenancy, leave and license, care-taker, occupation possession or otherwise of whatsoever nature is hereby required to make the same known in writing along with documentary evidence to the undersigned at the under mentioned address within 7 days from the date hereof, failing which such claims or claims, if any, shall be deemed to have been waived and/or abandoned.

THE SCHEDULE OF THE PROPERTY

All those pieces and parcels of agricultural land bearing **Gat No. 59/1/1 and Gat No. 59/1/5** situate at Village Mosare, Taluka Panvel, District Raigad, within the limits of the Sub-Registrar of Assurances at Panvel, more particularly described below (hereinafter collectively referred to as "the Property"):

Gat No.	Cultivable area (H.R.)	Pot-kharab (H.R.)	Total area (H.R.)
59/1/1	0.21.60	0.00.50	0.22.10
59/1/5	0.07.60	0.00.20	0.07.80

LIST OF TITLE DEEDS

1. Original Sale Deed dated 13th April 2010, between (i) Satyavijay Kashiram Patil (2) Jijabai Kashiram Patil (3) Janubai Shrayan Patil and (4) Shanubai Dhanaji Gaikwad (as "Vendors" therein) of the One Part and Mr. **Nandkumar Dhanaji Gaikwad** (as "Purchaser" therein) of the Other Part, registered with the Sub-Registrar of Assurances at Panvel under Serial No. 4625/2010 on 13th April 2010.
 Dated this 06th day of August 2026
Sd/-
(Sanjay S. Sinha)
 Advocate
 401. 4th Floor, Dol Bin Shrir Building, Janmabhoomi Marg, Fort, Mumbai-400 001
 Email: sanjaysinha_adv@yahoo.co.uk

punjab national bank
 Together for the better

MCC Mumbai Western 2, Rajanigandha Shopping Centre, 1st floor, Krishna Vatika Marg, Opp. Gokulidham Temple, Goregon(E), Mumbai 400063
 Mail id- mcc8134@pnb.bank.in

APPENDIX IV
[See Rule 8 (i)]
POSSESSION NOTICE

Whereas the being the Authorized Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 20.04.2026 calling upon the Borrower/Guarantor/Mortgagor **Ms BHAVAANI INNOVATIONS LLP** to repay the amount mentioned in the notice being **Rs.454.71 lac (Four Hundred Fifty Four Lac Seventy One Thousand only)** as on **20.04.2026** with Further interest and expenses thereon within 60 days from the date of notice/date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to