

TATA CAPITAL LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.

DEMAND NOTICE

DEMAND NOTICE UNDER Sec 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas, vide Order dated 24th November 2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") as transferee and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL (Transferee Company) along with its Undertaking have merged with (the Transferee Company) Effective Date i.e. 1st January, 2024.

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, has issued a Demand Notice as below calling upon the Borrowers/Co-borrowers/Obligors to repay the amount mentioned in the notice together with further interest applicable thereon more particularly mentioned in the respective demand notices within 60 days from the date of the said notice. If the said Borrowers/Co-borrowers/Obligors fails to make payments to Tata Capital Ltd. (TCL) as aforesaid, then TCL shall proceed against the secured asset(s)/immovable property(ies) under Section 13(4) of the said act and the applicable rules entirely at the risk of the said Borrowers/Co-borrowers/Obligors as to the costs and consequences. The said Borrowers/Co-borrowers/Obligors are barred from transferring the secured asset or creating any interest or rights by way of tenancy or license or any other rights whatsoever, in or over the secured asset, or otherwise dealing with the secured assets in any manner whatsoever to the prejudice of the interest of us, without obtaining our prior written consent and the same is also prohibited under sub-section (13) of section 13 of the said Act. It may also be noted that as per Section 29 of the Act, if any person contravenes or attempts to contravene or abets the contravention of the provisions of this Act or rules made there under, he shall be punishable with imprisonment for a term which may extend to one year, or with fine, or with both. The said Borrowers/Co-borrowers/Obligors kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the TCL 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. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the TCL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s). Any person who intervenes or abets contravention of the provisions of the act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Sr. No.	Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Amount of Demand Notice	NPA Date
1.	TCLFLA029 100001235 1928	1.Mrs. Geetha Laxman Devadiga (Borrower) 2.Mr. Laxman Siddhu Devadiga (Co Borrower) 3.M/s Jai Laxmi Cold Drink House Through its Proprietor Mrs. Geetha Laxman Devadiga (Co Borrower) 4.Ms. Dheeksha Laxman Devadiga (Co Borrower) Add: Flat No. 603, 8th Floor, F Wing, Reliable Complex Phase I CHSL, Nilemore, Survey No. 5, Vasai Thane 401203 Also Add: Room No. 05, Mod Shet Chawl, Sakibaba Road, Jawahar Nagar, Khar (E) 400051 Also Add: Stall No. X 385 (3) Near Seva Kunj B, 37th Road, Old Khar, (W) Mumbai 400052	Rs. 26,76,545/- (Rupees Twenty Six Lakh Seventy Six Thousand Five Hundred and Forty Five Only) in Loan Account No. TCLFLA029 100001235 1928 as on 05-08-2026 Date of Demand Notice: 05th August 2026	3rd August 2026

Description of Secured Asset: All that piece and parcel of Flat bearing No. 603, on the 6/Floor, Square Feet Built-up area, i.e. Built up 75.27 sq. metres, in Wing No. F in the building known as "RELIABLE COMPLEX", constructed on land bearing Survey No.5, total measuring H. 0-47-3 R. out of total F.S.I. approved by the CIDCO sanctioned admeasuring 20,000 square Feet, lying being and situated at Village Nilemore, Taluka Vasai, District Thane, within the Area of Sub-Registrar at Vasai, and within the limits of Vasai Virar Sahar Mahanagarpalika.

Sr. No.	Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Amount of Demand Notice	NPA Date
2.	86012549 TCLFLA063 200001292 5511 87000810	1.Nizami Steel Through its proprietor Mr. Najullah Saifulkhan Khan (Borrower) 2.Mr. Najullah Saifulkhan Khan (Co Borrower) 3.Mrs. Sanobar Najullah Khan (Co Borrower) Add: Survey No. 11, Hissa No 18, Shed No. 2, Khadi Machine Road Opp. Cement Factory Post Dahisar, At Piparni, Thane 400612 Also Add: Room No. 101, 1st Floor, Rose Apt. Green Park Complex, Opp Dosti Planet North, Shilphata, Kalyan Thane 400612 Also Add: Room No. 701, 7th Floor, Orchid Building, Green Park Complex, Old Mumbai Pune Road, Opp Dosti Planet North, Shilphata, Thane 400612	Rs. 1,09,13,463/- (Rupees One Crore Nine Lakh Thirteen Thousand Four Hundred and Sixty Three Only) i.e. Rs. 16,84,587/- (Rupees Sixteen Lakh Eighty Four Thousand Five Hundred and Eighty Seven Only) in Loan Account No. 86012549, Rs. 7,34,480/- (Rupees Seven Lakh Thirty Four Thousand Four Hundred and Eighty Only) in Loan Account No. TCLFLA0632000012925511 and Rs. 84,94,396/- (Rupees Eighty Four Lakh Ninety Four Thousand Three Hundred and Ninety Six Only) in Loan Account No. 87000810 as on 06-08-2026 Date of Demand Notice: 06th August 2026	3rd August 2026

Description of Secured Asset: 1.All that piece and parcel of the property bearing the Flat Flat No. 101 admeasuring 850 Sq. Ft. Carpet area (Inclusive of the balcony) area on 1st Floor, of the Building Type A, in the Building known as "ROSE GREEN PARK COMPLEX", standing on the plot of land bearing Survey No. 119(2A), 119(2B), 119(3), Village Shil, lying, being and situated Old Mumbai Pune Road, Shilphata, Tal, and Dist. Thane - 421204. 2.ALL that PREMISES bearing Flat No. 701 admeasuring 683 Sq. Ft. Carpet area, on 7th Floor, of the Type B, in the Building known as "ORCHID", of the Society Known as "GREEN PARK COMPLEX Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No.119, Hissa No. 2A, 2 B And 119(3), Village SHIL, lying, being and situated at Old Mumbai Pune Road, Village Shil, Tal. Dist. Thane within the limits of THANE Municipal Corporation and within the Registration District THANE.

Date: 12-08-2026
Place: Thane, Maharashtra
Sd/- Authorised Officer,
For Tata Capital Ltd.

PIRAMAL FINANCE LTD.

CIN: L65910MH1984PLC032639
Registered Office: Unit No.-601,6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai- 400070 - T +91 22 3802 4000
Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivali (West), Mumbai- 400067
Contact Person: 1. Piramal Finance Ltd - 022-69482444

E-Auction Sale Notice - Subsequent Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrowers, offers are invited by the undersigned 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 There Is Basis', Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address_final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (10-08-2026)
Loan Code No.: 02500014015 & 24100000673, Mumbai - Vasai West (Branch), Rahimuddin Tajuddin Shaikh (Borrower), Sara Rahimuddin (Co Borrower 1) Pulli Begum Shaikh (Co Borrower 2)	Dt: 07-05-2021, Rs. 22,01,655/- (Rs. Twenty Two Lakh One Thousand Six Hundred Fifty Five Only) & Dt: 07-05-2021, Rs. 23,31,571/-, (Rs. Twenty Three Lakh One Thousand Five Hundred Seventy One Only)	All The Piece And Parcel of The Property Having An Extent- Flat No. 701, 7th Floor, F Wing, Bldg 04 Blls F, Global Arena, Village Tivri Next To Don Bosco School Naigaon East Thane Maharashtra- 401208 Boundaries As- North- J Wing West- Internal Road East- G Wing South- Open Plot	Rs. 22,23,000/- (Rs. Twenty Two Lakh Twenty Three Thousand Three Hundred Only)	Rs. 2,22,300/- (Rs. Two Lakh Twenty Two Thousand Three Hundred Only)	Rs. 43,11,521/- (Rs. Forty Three Lakh Eleven Thousand Five Hundred Twenty One Only) & Rs. 45,65,363/- (Rs. Forty Five Lakh Sixty Five Thousand Five Hundred Sixty Three Only)
Loan Code No.: 11100004916, Mumbai - Virar West (Branch), Akhlesh C Jaishwar (Borrower), Shashikala Jaishwar (Co Borrower 1)	Dt: 20-02-2020, Rs. 20,22,923/- (Rs. Twenty Lakh Twenty Two Thousand Nine Hundred Twenty Three Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.703, 7th Flr, Bldg No.44, Avenue J, Rustomjee Evershine Global City, Near Yazio Park, Bypass Road, Virar West, Thane-401303 Boundaries As- North- Internal Road West- Internal Road East- Internal Road South- Bldg No.45	Rs. 25,98,750/- (Rs. Twenty Five Lakh Ninety Eight Thousand Seven Hundred Fifty Only)	Rs. 2,59,875/- (Rs. Two Lakh Fifty Nine Thousand Eight Hundred Seventy Five Only)	Rs. 47,12,364/- (Rs. Forty Seven Lakh Twelve Thousand Three Hundred Sixty Four Only)
Loan Code No.: 11100006711, Mumbai- Virar West (Branch), Manoj J Mishra (Borrower), Nanda Manoj Mishra (Co Borrower 1)	Dt: 19-12-2019, Rs. 24,32,955/- (Rs. Twenty Four Lakh Thirty Two Thousand Nine Hundred Ninety Five Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.302, 3rd Floor, Bldg No. 21, Tulip Chsl, Mayfair Virar Gardens, Nr. Khadori Naka, Agashi Road, Virar West Thane Maharashtra- 401303 Boundaries As- North- Road West- Sunflower Chsl East- Open Place South- Zimnia Chsl	Rs. 30,12,750/- (Rs. Thirty Lakh Twelve Thousand Seven Hundred Fifty Only)	Rs. 3,01,275/- (Rs. Three Lakh One Thousand Two Hundred Seventy Five Only)	Rs. 56,03,144/- (Rs. Fifty Six Lakh Three Thousand Two Hundred Forty Four Only)
Loan Code No.: 05000023006, Mumbai - Bandra (Branch), Nitesh Vilas Kale (Borrower), Vilas Bhagwan Kale (Co Borrower 1)	Dt: 17-05-2021, Rs. 16,49,942/- (Rs. One Lakh Forty Nine Thousand Nine Hundred Forty Two Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.706, 7th Floor, Building No. A/B, Lok Nagri Phase III, Opp. Ash Petrol Pump, Anand Nagar, Midc Road, Ambarnath, Thane Thane Maharashtra- 421501	Rs. 21,07,350/- (Rs. Twenty One Lakh Seven Thousand Three Hundred Fifty Only)	Rs. 2,10,735/- (Rs. Two Lakh Ten Thousand Seven Hundred Thirty Five Only)	Rs. 32,15,133/- (Rs. Thirty Two Lakh Fifteen Thousand One Hundred Thirty Three Only)
Loan Code No.: 18400001868, Thane (Branch), Rohan Ramdas Bhagat (Borrower), Viteshvarya Corporation (Co Borrower 1) Monica Mahendra Bhokate (Guarantor 1)	Dt: 21-01-2020, Rs. 25,78,211/- (Rs. Twenty Five Lakh Seventy Eight Thousand Two Hundred Eleven Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.101 & 102, 1st Floor, Wing C, Kusumkunj Complex, Old Satpatti Road, Near Pipe Line Bus Stop, Dhansar, Palghar E, Thane- 401404 Boundaries As- North- Open Plot West- Residential Building East- Ghodwala Complex South- Satpatti Road	Rs. 23,31,000/- (Rs. Twenty Three Lakh Thirty One Thousand Only)	Rs. 2,33,100/- (Rs. Two Lakh Thirty Three Thousand One Hundred Only)	Rs. 58,25,528/- (Rs. Fifty Eight Lakh Twenty Five Thousand Five Hundred Fifty Eight Only)
Loan Code No.: 23600000515, Mumbai - Boisar (Branch), Kalyani Enterprises (Borrower), Mahesh Subhash Gurav (Co Borrower 1) Maya Mahesh Gurav (Co Borrower 2)	Dt: 29-06-2021, Rs. 11,34,507/- (Rs. Eleven Lakh Thirty Four Thousand Five Hundred Seven Only)	All The Piece And Parcel of The Property Having An Extent- F No. 002, Grd Flr, A2 Wing, Bldg No. 01 Solar City, Near Pasakuvadi, New Satpatti Road, Village Dhansar Palghar West Thane Maharashtra- 401404 Boundaries As- North- Internal Road West- Proposed Bldg No. 02 East- Open Plot South- Open Plot	Rs. 9,41,850/- (Rs. Nine Lakh Forty One Thousand Eight Hundred Fifty Only)	Rs. 94,185/- (Rs. Ninety Four Thousand One Hundred Eighty Five Only)	Rs. 20,69,915/- (Rs. Twenty Lakh Sixty Nine Thousand Nine Hundred Fifteen Only)
Loan Code No.: 26200000488, Mumbai - Boisar (Branch), Sher Khan (Borrower), Ashya Khatoon Sher Khan (Co Borrower 1)	Dt: 29-10-2019, Rs. 22,41,977/- (Rs. Twenty Two Lakh Forty One Thousand Nine Hundred Seventy Seven Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.708, 7th Flr, A Wing, Bldg No.5, Crystal Palazzo, Viva Swastik Township, Nr Rlwy Carshed, Nelmore, Nallasopara West, Thane- 401203 Boundaries As- North- Road West- Road East- Poonam Palazzo South- Open Place	Rs. 23,56,200/- (Rs. Twenty Three Lakh Fifty Six Thousand Two Hundred Only)	Rs. 2,35,620/- (Rs. Two Lakh Thirty Five Thousand Six Hundred Twenty Only)	Rs. 53,18,975/- (Rs. Fifty Three Lakh Eighteen Thousand Nine Hundred Seventy Five Only)
Loan Code No.: 25100000659, Navi Mumbai- Karjat (Branch), Kishor Ashok Dhengale (Borrower), Pushpa Ashok Dhengale (Co Borrower 1)	Dt: 07-05-2021, Rs. 19,08,540/- (Rs. Nineteen Lakh Eight Thousand Five Hundred Forty Only)	All The Piece And Parcel of The Property Having An Extent- Flat No. 203, 2nd Floor, A Wing, Bhakti Residency, Bopale Road, Bopale, Neral Raigad Maharashtra- 410201 Boundaries As- North- Open Space West- Road East- Open Space South- Bld	Rs. 16,30,440/- (Rs. Sixteen Lakh Thirty Thousand Four Hundred Forty Only)	Rs. 1,63,044/- (Rs. One Lakh Sixty Three Thousand Four Hundred Forty Only)	Rs. 32,16,135/- (Rs. Thirty Two Lakh Sixteen Thousand One Hundred Thirty Five Only)
Loan Code No.: 02500011716, Mumbai - Vasai West (Branch), Babukumar Yadav (Borrower), Surendra Kumar N Yadav (Co Borrower 1)	Dt: 28-06-2021, Rs. 11,49,492/- (Rs. Eleven Lakh Fifty Thousand Four Hundred Ninety Two Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.401, 4th Floor, New Lucky Apt Chd. Behind Ganpati Mandir Lane, Naringi, Virar East Thane Maharashtra- 401303 Boundaries As- North- Internal Road West- Resi Bldg East- Varad Vinayak Apt South- Open Area	Rs. 9,21,150/- (Rs. Nine Lakh Twenty One Thousand One Hundred Fifty Only)	Rs. 92,115/- (Rs. Ninety Two Thousand One Hundred Fifty Only)	Rs. 19,62,536/- (Rs. Nineteen Lakh Sixty Two Thousand Five Hundred Thirty Six Only)
Loan Code No.: 11200002273, Navi Mumbai- Vashi (Branch), Jitendra Krishna Bharti (Borrower), Jyoti Jitendra Bharti (Co Borrower 1)	Dt: 29-06-2021, Rs. 10,12,164/- (Rs. Ten Lakh Twelve Thousand One Hundred Sixty Four Only)	All The Piece And Parcel of The Property Having An Extent- Flat No. 4, 4th Floor, Gaun Vihar Plot No. 65 B, Sector No.14 Behind Panchvati Complex Kamotha, Navi Mumbai Raigar Maharashtra- 410209	Rs. 9,18,000/- (Rs. Nine Lakh Eighteen Thousand Only)	Rs. 91,800/- (Rs. Ninety One Thousand Eight Hundred Only)	Rs. 21,46,346/- (Rs. Twenty One Lakh Forty Six Thousand Three Hundred Thirty Six Only)

DATE OF E-AUCTION: 28-08-2026, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).

LAST DATE OF SUBMISSION OF BID: 27-08-2026, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-Auction.html or email us at piramal.auction@piramal.com

STANDARD 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGORS

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 and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein falls for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : August 13, 2026
Place: Mumbai
Sd/- (Authorised Officer),
Piramal Finance Limited

SYMBOLIC POSSESSION NOTICE



Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/S. M. A. Enterprises/ Mr. Mohammad Ahmad Khan S/o. Mohammad Ibrahim/ Mr. Mohammad Ahmad Khan/ 108605005785	Property -1: Flat No. 402, on 4th floor, E Wing, of the building / Society known as "Penta Galaxy Co operative Housing Society Ltd.", situated at Antop Hill, Wadala (East), Mumbai - 400037, constructed on all that piece and parcel of land bearing Cadastral Survey No. 116 (p), lying, being and situated at Village Salt Pan Division, within the registration District & Sub District of Mumbai city & within the limits of Municipal Corporation of Greater Mumbai/ Admeasuring Area about 651 Square feet (Built Up Area) / Property -2: Shop No. 21, on Ground floor, B Wing, of the building / Society known as "Penta Galaxy Co operative Housing Society Ltd.", situated at Antop Hill, Wadala (East), Mumbai - 400037, constructed on all that piece and parcel of land bearing Cadastral Survey No. 116 (p), lying, being and situated at Village Salt Pan Division, within the registration District & Sub District of Mumbai city & within the limits of Municipal Corporation of Greater Mumbai/ Admeasuring Area about 190 Square feet (Built Up Area)/ August 07, 2026	May 06,2026/ Rs. 85,71,656.00/-	Mumbai

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: August 13, 2026
Place: Maharashtra

Sincerely Authorised Officer,
For ICICI Bank Ltd.



The Mogaveera Co-operative Bank Ltd.

Regd. & Administrative Office :
5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058

PUBLICATION OF NOTICE

Regarding Physical Possession Of Property U/s 13(4) Of SARFAESI Act, 2002

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 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice under section 13(2) of the said Act was issued, calling upon Borrowers/Mortgagors/Sureties to repay the amount within 60 days from the date of receipt of said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Mortgagors/ Sureties and the public in general that the undersigned has taken **physical 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 8 of the Security Interest Enforcement Rules, 2002 on the dates mentioned herein below.

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.

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 Mogaveera Co-operative Bank Ltd.** for an amount mentioned herein alongwith interest thereon.

Sr. #	Name of Borrowers/Sureties	Date of Demand Notice & Outstanding Amount	Mortgagor & Description of the property mortgaged / charged	Date of taking Physical Possession
1	Mr. Chandrakant Gajanan Patil - Borrower, Surety & Mortgagor Mrs. Pushpa Chandrakant Patil - Borrower & Surety Mr. Sanjay Amaram Amre Mr. Fared Bhutan Moriya - Sureties	10/01/2022 & Rs. 2,17,91,797.02 (as on 30/09/2021 with further interest from 01/10/2021) [ML/147 & ML/154]	House No. 1305/5, Chandra Pushpa Bungalow, Dr. Patil Compound, Village Kopari, Post Chandansar, Tal. Vasai, Virar (East), Palghar-401305 admeasuring 8146 sq.ft. (Carpet) owned by Mr. Chandrakant Gajanan Patil.	10/08/2026

Dated : 12.08.2026
Place : Mumbai

Sd/-
Authorised Officer

बैंक ऑफ इंडिया

Bank of India

Specialised Asset Recovery Management Branch

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

E-mail: SARM.MumbaiSouth@bankofindia.co.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 provision 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 Creditors, the possession of which has been taken by the **Authorised Officer of Bank of India, SARM Branch**, will be sold on "As Is Where is", "As is what is" and "Whatever there is" basis on **31.08.2026**, 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 the 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 Amt. O/s.	Description of the Mortgaged Properties	Reserve price (Rs. In Lakhs)	EMD (Rs. In Lakhs)	Contact Number
1	M/s. Kisan Bahadureshwar Shikshan Sansthan Vairag Amt. O/s. : Rs. 320.99 Lakhs + Interest + Expenses / Charges	Gat No. 354 (part), At Post : Hasegaon (KEJ), Taluka : Kalamb, Dist. Osmanabad. (SYMBOLIC POSSESSION)	316	31.60	9819403549 / 022-22673529
2	M/s. Dimple Traders Mr. Malay Harshit Shah Mr. Harshit Kantilal Shah Amt. O/s. : Rs. 1634.80 Lakhs + Interest + Expenses/Charges	Wing A, Villa No. 7Y, Dimple Villa, Khandelwal Co-operative Housing Society Ltd., CTS No. 307/A1-C, Plot No. 7Y, Shankar Lane, Oppo. Shanti Park, Kandivali (W), Mumbai, Maharashtra-400 067. (SYMBOLIC POSSESSION)	1900	190	9819403549 / 022-22673529
3	M/s. Vacc-Syn Biotech Pvt. Ltd. Amt. O/s. : Rs 1584.07 Lakhs + Interest + Expenses / Charges.	Open Land bearing on Survey No. 121/10 & 21/11A situated in Vill. Savare, Nr. Ghodiyachi factory & Ashram, Next to Vrindavan Paradise Farm House, Tal. Ambarnath, Dist. Thane-421 503. Land area : 24660 Sq. Mtr. (PHYSICAL POSSESSION IS WITH BANK)	622	62.20	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://baanet.com>) for registration and participation in E auction. Receipt of EMD (Earnest Money Deposit) cut-off date and time will be 31.08.2026 till 04.00 P. M. 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 3 will be on 11.00 A. M. to 5.00 P. M. on 31.08.2026.
- Date of Inspection for the property listed at Serial No. 1, 2 and 3 will be on 19.08.2026
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm.mumbaisouth@bankofindia.co.in and / or through contact numbers mentioned above and / or through Bank of India, SARM 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. 25,000/- (Rs. Fifty Thousand only) for property listed at Serial No. 1 to 3.
- 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 & 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 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** from receipt of the said notice. 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 : 11.08.2026
Place : Mumbai

Sd/-
Bank of India
Authorized Officer



MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD. (A Govt. of Maharashtra undertaking)

Corporate Office : Kohinoor Square Building, 21, 22 & 23 Floor, Central Tower, N.