SYMBOLIC POSSESSION NOTICE

ICICI Bank 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.	Priyanka Nishikant Matlane & Premdeep Nishikant Matlane- TBPUN00006646897 & LBPUN00006659192 & TBPUN00006646896	Flat No 201, 2nd Floor, Bldg No A-2, Krishnaa Icon, Gat No 443, Charholi Khurd, Charholi BK, Haveli, Pune-412105 & Admeasuring Carpet Area 47.96 Sq Mtrs. Enclosed Balcony Area About 6.27 Sq Mtrs. & Open Balcony Area Is 3.06 Sq Mtrs. Terrace Area About 10.37 Sq Mtrs and Including Parking Area./ September 09, 2026	June 16, 2026 Rs. 27,93,280/-	Pune

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: September 12, 2026, Place: Pune

Sincerely Authorised Officer, For ICICI Bank Ltd.

SMFG INDIA CREDIT COMPANY LIMITED

SMFG India Credit — Pragati Ki Nayi Pehchaan

Corporate Office: 11th Floor, C Wing, Embassy 247 Lal Bahadur Shastri Marg Gandhi Nagar Vikhroli (West), Mumbai, Maharashtra – 400083

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of **15** days for 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 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **SMFG India Credit Company Limited ("SMFG India Credit")**, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to **SMFG India Credit** /Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sr No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	**1. SHAN MOHOMMAD ISAK KHAN 2. MENAJ SHAN MOHOMMAD KHAN**	**09th July, 2025 Rs. 21,69,156/-** (Rupees Twenty-One Lakhs Sixty-Nine Thousand One Hundred Fifty-Six Only) **Physical Possession**	OWNER OF THE PROPERTY – SHAN MOHOMMAD ISAK KHAN PROPERTY DESCRIPTION ALL THAT PIECE AND PARCEL OF RESIDENTIAL FLAT BEARING NO.A-502, ADMEASURING AREA 331.5 SQ.FT. I.E. 30.80SQ.MTRS. CARPET AREA (SALEABLE AREA ADMEASURING 510 SQ.FT. SALEABLE AREAWHICH IS INCLUSIVE OF THE AREA OF BALCONIES) IN THE BUILDING KNOWN AS BUILDING NO. 3 "YOGINI RESIDENCY", KOPARI NAKA, CHANDANSAR ROAD, VIRAR (EAST) TALUKA VASAI, DIST: PALGHAR – 401305	**Reserve Price: Rs. 24,36,000/- (Rupees Twenty-Four Lakh Thirty-Six Thousand Only) EMD: Rs. 2,43,600/- (Rupees Two Lakh Forty-Three Thousand Six Hundred Only) Last date of EMD Deposit: 28/09/2026**	**Date: 29/09/2026 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)**

For detailed terms and conditions of the sale, please Contact **1) Francis Rozario: 8898111796 2) Pratik Sakpal +919920157687 3) Amol Sambhus: +919979889076 4) Milind Masurkar +919702521435** or refer to the link provided in SMFG India Credit Company Limited/Secured Creditor's website i.e. www.smfgindia.com.

Date: 10.09.2026
Place: Virar

SD- Authorised Officer
SMFG India Credit Company Limited

VASTU HOUSING FINANCE CORPORATION LTD

VASTU HOUSING FINANCE

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road,Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

S N	Account No. and Name of borrower, co- borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL0000000158923 Manish Gellaram Jaisinghani (Borrower), Ritika Manish Jaisinghani (Co Borrower),	Demand Notice Date 20/Jun/24 & Amt Rs. 4415057/- as on 13/Jun/24 + Interest Cost etc. & 20/Apr/2026	Flat No 401 4th Floor Regency Galaxy, All That Piece And Parcel Which Is Constructed On C. D. Hold Land Known As Portion Of Unit No 68 Of Sheet No.66 Bearing Part Of Cts No.26874 Khata No New Sr No. 53 2111 Of Ward No 53 Ulhasnagar.5 Tal Ulhasnagar Dist-Thane, Maharashtra, 421005. Admeasuring area about 768 Sq. Ft., (Built Up area)	Rs.35,00,000/- Rs.3,50,000/-	29/09/2026 Timings 10:00 AM to 12:00 PM , 28/09/2026 up to 5:00 PM., 17/09/2026
2	HL0000000180515 Vijay Ranjit Saroj (Borrower), Sarita Vijay Saroj (Co-Borrower) Mahesh Vijay Saroj (Co-Borrower)	Demand Notice Date 04/Nov/25 & Amt Rs.1807303/- as on 03/Nov/25 + Interest Cost etc. & 16/Jun/2026	Flat No.304 admeasuring 327 square feet i.e. 30.35 sq mtrs (carpet area), situated on the Third Floor, in the Building No.7 in Phase 3 in the Project known as 'Raj Baug', being lying and situated oqzn land bearing Survey No.44, 45, CTS No.78, 79A, at Village Neral, Taluka Karjat, District Raigad.410101	Rs.13,00,000/- Rs.1,30,000/-	29/09/2026 Timings 10:00 AM to 12:00 PM , 28/09/2026 up to 5:00 PM., 17/09/2026

1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net . For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address : Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).Contact Person : Mr. Ram Sharma Contact number: 8000023297/9265562818/9265562821/079-6813 6842/6869. email id : ramprasad@auctiontiger.net , support@auctiontiger.net
2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger.net to take part in e-auction.
3. For more details about the property kindly contact to Authorized officer : Nitin Ashok Gamare, Contact no. 8070107890

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date : 12.09.2026
Place : Raigad, Thane

Authorised officer
Vastu Housing Finance Corporation Ltd

Encore Asset Reconstruction Company Private Limited (Encore ARC)

earc

having Registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi – 110037 and **Corporate Office** at 5th Floor, Plot No. 137, Sector – 44, Gurugram – 122002 Haryana. Tel No +91,124 - 4527200 http://www.encorearc.com/,

E– AUCTION CUM SALE OF PROPERTIES

Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore ARC Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI ACT, 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is", As is what is", and Whatever there is basis as per the brief particulars given hereunder as per below mentioned schedule:

Sr No.	Name of Borrower/Co - Borrower/ Guarantor	Trust Name	Immovable Secured Assets	Total Outstanding (Rs.)	Details for NEFT / RTGS	Reserve Price (Rs.) / Earnest Money Deposit (EMD)	Type of Possession	Details of Encumbrances
1.	**(Borrower) Mr. DEEPAK SAKHARAM KOHAKADE (Borrower) Mrs. BHARTEE DIPAK KOHAKADE (Co Borrower)**	EARC-EOT-001-Trust-Scheme IDFC	**ITEM:-1-** ALL THAT PIECE AND PARCEL OF PLOT NO. 2/1/20, ADMEASURING 90.5 SQ. MTRS., NA LAND SITUATED ON SURVEY NO. 2, HISSA NO. 1+2+3, VILLAGE MOUJE BELEWADI, TALUKA: HAVELI, PUNE, MAHARASHTRA, AND BOUNDED AS: EAST: PLOT NO. 19 WEST: PLOT NO. 18, NORTH: ROAD, SOUTH: PLOT NO. 21 **ITEM:-2 -** ALL THAT PIECE AND PARCEL OF PLOT NO. 2/1/19, ADMEASURING 96 SQ. MTRS. I.E., 1033 SQ. FT., NA LAND SITUATED ON SURVEY NO. 2, HISSA NO. 1+2+3, VILLAGE MOUJE BELEWADI, TALUKA : HAVELI, PUNE, MAHARASHTRA, AND BOUNDED AS: EAST: OPEN SPACE, WEST: OPEN SPACE, NORTH: ROAD, SOUTH: PLOT NO. 20. (Owned by Mr. Deepak Sakharam Kohakade and Mrs. Bhartee Dipak Kohakade)	Rs. 1,03,25,225/- outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc	Beneficiary Name- EARC -EOT – 001 -Trust Account Number- 502000252129 12 IFSC Code- HDFC0001720	Rs. 1,45,00,000/- **Earnest Money Deposit (EMD)** Rs. 14,50,000/-	Symbolic Possession	Not Known
2.	**ASHAY ARVIND SHAH (Borrower) BOSCCO FURNISHING PVT LTD (Co Borrower) SAROJ ARVIND SHAH (Co Borrower) SNEHAL ASHAY SHAH (Co Borrower)**	EARC-EOT-001-Trust-Scheme IDFC	ALL THAT PIECE AND PARCEL OF FLAT NO. 103, ADMEASURING 1039 SQ. FTS., (SALABLE BUILT UP AREA), ON THE FIRST FLOOR, IN THE BUILDING, CONSTRUCTION ON LAND BEARING C.T.S.NO. 1079, SITUATED AT SADASHIV PETH, TALUKA: HAVELI, DISTRICT: PUNE, WHICH IS WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION AND WITHIN THE REGISTRATION DISTRICT PUNE, SUB-REGISTRATION TALUKA HAVELI, PUNE, AND BOUNDED AS: EAST: C.S. NO. 1089, WEST: C.S. NO. 1078, NORTH: REMAINING AREA OF C.S.NO. 1079, SOUTH: C.S.NO. 1076 Owned by Mr. Ashay Arvindbhai Shah	Rs. 1,65,19,538.86/- outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc	Beneficiary Name- EARC -EOT – 001 -Trust Account Number- 502000252129 12 IFSC Code- HDFC0001720	Rs. 83,00,000/- **Earnest Money Deposit (EMD)** Rs. 8,30,000/-	Symbolic Possession	Not Known

Brief Information Regarding Auction Process

1.	Auction Date	15.10.2026	5.	Last Date for submission of EMD	14.10.2026
2.	Place for Submission of Bids and Place of Auction	E -Auction			
3.	Web-Site For Auction	**https://sarfaesi.auctiontiger.net**	6.	Time of Inspection	NA – PROPERTY ON SYMBOLIC POSSESSION
4.	Contact Persons with Phone Nos.	Virendra Ghanwat - 7045728788			

- A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and condition contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e. . http://www.encorearc.com/. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Bid document/Tender document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. propertyforsale.com.
- All payments including EMD to be made by way of NEFT / RTGS as per details mentioned above.
- For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. http://www.encorearc.com/.
- For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 7045728788 / 0124 4527200 or email at virendra.ghanwat@encorearc.com and getintouch@encorearc.com or email at MSME.Resolution@encorearc.com

Place: Mumbai
Date: 10.09.2026

SD/- Authorised Officer
Encore ARC

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

एमएमआरडीए MMRDA

(A Government of Maharashtra Undertaking)

2nd Floor, Garden Cell, Plot No. R5, R6, R12, Bandra-Kurla Complex, Bandra (East), Mumbai-51. Tel: 022-65967471 Website: https://mmrda.maharashtra.gov.in

e-Tender Notice

Name of Work : Annual maintenance & development of beautification/horticulture work at CM/TI/SG/Gardens in BKC (2026-27).

Sr. No.	Estimated Cost (In Rs.)	Cost of Blank Tender Form (Per Each) (In Rs.)	Earnest Money Deposit (In Rs.)	Bid Document Download From Date/Time	Bid Document Download To Date/Time	Pre Bid Meeting	Last Date of Online Submission	Contract Period
1	1,60,80,882/- (Excluding GST)	1000/- Plus 18% GST	1,50,000/-	12.09.2026 (15.01 hrs)	28.09.2026 (15.00 hrs)	15.09.2026 (11.00 hrs)	28.09.2026 (15.00 hrs)	12 Months (Including Monsoon)

Note :- The e-Tender can be downloaded from e-Tendering portal: **https://mahatenders.gov.in/nicgep/app.** Any additional information, Corrigendum & help for uploading & downloading the e-tender, may be availed by contacting MMRDA's e-tendering service desk at the following id: **mahatender@mailmmrda.maharashtra.gov.in** or call us on 022 - 6596 7445. For further information if required you may please contact Shri. Tushar Shinde, Superintendent of Gardens on Telephone number 022-65967471 or on E-mail : **tushar.shinde@mailmmrda.maharashtra.gov.in**

No. : GC/BKC/Garden Maint./2026
Date : 12/09/2026
Place : BKC, Mumbai.

Sd/-
Superintendent of Gardens
MMRDA

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of **IIFL Home Finance Limited** (Formerly known as India Infoline Housing Finance Ltd.) **(IIFL-HFL)** under the Securitisation 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, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower 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 Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IIFL HFL** for an amount as mentioned herein under with interest thereon. "The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears the dues of the **"IIFL HFL"** together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by **"IIFL HFL"** and no further step shall be taken by **"IIFL HFL"** for transfer or sale of the secured assets.

Name of the Borrower (s)/ Co-Borrower(s)/	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues	Date of Demand Notice	Date of Possession
Mr. Ratnesh Atmaram Mishra Mrs. Ritu Ratneshkumar Mishra **(Prospect No 816331)**	All that piece & parcel of Flat No 508 5th Floor Wing A8 Aishwaryam Hamara, Sr No 94 Near River Residancy Moshi Chikhli Dehu Alnadi Road Chikhli , Chikhali, Pune, 412114, M.H,India Area Adm. (In Sq. Ft.): Property Type: Carpet_Area, Super_Built_Up_Area Property Area: 307.00, 412.00	**Rs. 2043174/-** Rupees Twenty Lakh Forty Three Thousand One Hundred And Seventy Four Only	**08-05-2026**	**10-09-2026**
Mr.Santosh Yashwant Phansekar Tanu Manu Vegetables Wholesale & Retail Traders Mr. Yashwant Krushna Fanasekar Mrs. Sonal Santosh Phansekar Mrs.Sulbha Yashwant Fansekar **(Prospect No 959966)**	All that piece & parcel of Flat No. B/23, On The Ground Floor, In The Chintamani Co-Operative Housing Society Ltd. Situated At Vill. Nilemore, Nallasopara (W), Tal. Vasai, Dist. Palghar, Mh, India 401203 Area Admeasuring (In Sq. Ft.): Property Type: Area_Admeasuring Property Area: 570	**Rs. 539991.44/-** Rupees Five Lakh Thirty Nine Thousand Nine Hundred And Ninety One Rupees And Forty Four Paise Only	**09-06-2026**	**11-09-2026**
Mr. Prasad Appaji Ambulkar Mrs. Varsha Prasad Ambulkar **(Prospect No IL10035634)**	All that piece & parcel of Flat No B - 203 2nd Floor, Avani Residency, Boisar, Palghar, Maharashtra, India, 401501 Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area, Super_Built_Up_Area Property Area: 339.00, 475.00	**Rs. 982285/-**Rupees Nine Lakh Eighty Two Thousand Two Hundred And Eighty Five Only	**06-01-2026**	**10-09-2026**
Mrs. Usha Tanaji Shendage Mr. Tanaji Shankar Shendage **(Prospect No IL10136107)**	All that piece & parcel of Flat No 206, Floor No. 2, Building A1, Unicon Akshar, Gat No 749 Part At Perane, Haveli, Pune, 412216 Area Admeasuring (In Sq. Ft.): Property Type: Saleable_Area, Carpet_Area Property Area: 459.00, 328.00	**Rs. 1556903/-** Rupees Fifteen Lakh Fifty Six Thousand Nine Hundred And Three Rupees Only	**08-05-2026**	**10-09-2026**
Mr. Vishal Sadashiv Gaikwad Mrs. Rutuja Vishal Gaikwad **(Prospect No IL10347860)**	All that piece & parcel of Flat No. 57, 6th Floor, Building D4, Scheme Pradhan Mantri Awaz Yojana. Survey No. 89(P)+92(P), Plot E. Village Hadapsar, Taluka Hadapsar, District Pune. Maharashtra, India. - 411028 Area Admeasuring (In Sq. Ft.): Property Type: Saleable_Area, Carpet_Area, Susper_Carpet_Area Property Area: 394.00, 303.00, 277.00	**Rs. 791310/-**Rupees Seven Lakh Ninety One Thousand Three Hundred And Ten Rupees Only	**15-10-2025**	**10-09-2026**
Mr. Bachulal Chitruprasad Dusad Mrs. Sohabata Bachhelal Dusad Sohabata Enterprises **(Prospect No IL10695921)**	All that piece & parcel ofFlat No. A8-703, Floor No.7, Building No. A8, Gat No. 94, Aishwaryam Hamara Phase 1, Village Chikhlee, Taluka Haveli, District Pune, Maharashtra, 411062 Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area, Built_Up_Area Property Area: 297.09, 428.00	**Rs. 1902327/-**Rupees Nineteen Lakh Two Thousand Three Hundred And Twenty Seven Rupees Only	**12-05-2026**	**10-09-2026**

For, further details please contact to Authorised Officer at **Branch Office:** IIFL House, Sun Infotech Park Road No. 16V, Plot No.B-23 , Thane Industrial Area, Wagle Estate, Thane - 400604/ CTS NO 4278/1 to-7 Tanaji Nagar Near Kalika Mata Mandir 2nd Floor Chichwad Pune -411033 or **Corporate Office:** Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana.

Place: Mahrashtra Date: 12.09.2026 **Sd/- Authorised Officer, For IIFL Home Finance Ltd.**

IDFC FIRST Bank Limited

IDFC FIRST Bank

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co- borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	32853684	Home Loan	1. Prashant Gajanan Patil 2. Sushama Prashant Patil	19-Aug-2026	INR 24,46,880.93/-
Property Address : All That Piece And Parcel Of Flat Bearing No. 203 Situated On The 2nd Floor, Admeasuring 48.99 Sq. Meters (carpet Area) In A Residential Building Called As Nidhi Palace, Standing On Non-agricultural Land Bearing Plot No. 5 In Survey No. 827/4, Lying Being And Situated At Village: Mahim, Taluka: Palghar, District: Palghar, Registration Sub District: Palghar And Registration District Thane And Within The Limits Of Grampanchayat Mahim, Maharashtra-401404.					
2	165714517	Loan Against Property	1. Dhanraj Bhimrao Khetre 2. Kaushalyabai Bhimrao Khetre	26-Aug-2026	INR 6,59,929.71/-
Property Address : All That Piece And Parcel Of House/milkat No. 220, Area 45 X 30 = 1350 Sq. Ft., Situated At Village : Wahegaon Amla, Gram Panchayat Limits Wahegaon Amla, Taluka: Gevrai, District: Beed, Maharashtra-431129, And Bounded As: **East : Chandrasen Khetre, West : Road, North : Road, South : Dnyaneshwar Khetre**					

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) .** Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 12.09.2026
Place : Maharashtra

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT **EXH-61**

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-II, MUMBAI MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

T.R.P. No. 14/2023 **DATED:- 07.09.2026**

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Bank of Baroda (Vijaya Bank), Andheri (W) Br .... Certificate Holders
V/s
Mr Vilas Laxman Deshpande & Ors .... Certificate Debtors

CD1: Mr. Vilas Laxman Deshpande,
residing at Flat No B-112, Piramal Housing Society, S.V. Road, Goregaon (West), Mumbai 400 062.
CD 2: Mrs Prajakta Vilas Deshpande,
residing at Flat No B-112, Piramal Housing Society, S.V. Road, Goregaon (West), Mumbai 400 062.
CD-3: Shri Ajay Dwivedi,
residing at Flat No B-501, Bhoomi Classic Link Road, Malad (West), Mumbai 400 062.
CD-4: Shri Nilesh Tanna, Proprietor of M/s. Tanna Construction Co,
having its Office and/or residing at 616, Kamdhenu Building No.1 Lokhandwala Complex, Andheri (West), Mumbai 400 053.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. III Mumbai has drawn up the Recovery Certificate in Original Application No. 290 of 2009 for recovery of **Rs. 20,40,423.85** with interest and cost from the Certificate Debtors and a sum of **Rs. 1,14,76,637.39 (upto 27.08.2026)** is recoverable together with further interest and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 20,40,423.85 along with pendent-lite and simple interest @ 12% per annum and cost from the date of filing of application i.e. 17.08.2009 till payment and/or realization from C.Ds.**

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **14.10.2026** between **02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankseuaction.com) of M/s. C-1 India Private Limited,, having address at Plot No 68, Sector 44, Gurugram 122003, Haryana, India, Contact Person : Mr. Bhavik Pandya (Mobile +91 8866682937). Email address - maharashtra@c1india.com & gujarat@c1india.com**. **(Support help Desk No. +91 8866682937 / 01244302000) The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction**.

For further details contact: Mr Vinay Bhushan, Chief Manager Mobile No. 81972 30907

The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

1. The reserve price below which the property shall not be sold is **Rs. 80,10,000/- (Rupees Eighty Lakhs Ten Thousand only)**
2. The amount by which the bid is to be increased shall be **Rs.81,000/- (Rupees Eighty One Thousand only).** However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to **Rs. 8,01,000/- (Rupees Eight Lakh One Thousand only)**, is payable by way of RTGS/NEFT in the **Account No.: 65400015181869, IFSC Code No: BARB0SARMMW OF Regional Stressed Assets Recovery Branch, MMWR Jogeshwari West, Mumbai 400 102**
5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing T.R.P.No. 14 of 2023 only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of **Rs. 8,01,000/- (Rupees Eight Lakh One Thousand only)** should be deposited with the undersigned not later than **by 4:00 P.M. on 09.10.2026**.
6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 here in above. The last date for submission of online bid is **09.10.2026** by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on **07.10.2026** at the property site.
8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
9. The successful bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD by next bank working day **i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.**
10. The successful highest bidder shall also deposit the balance **75% of final bid amount on or before 15th day** from the date of auction sale of the property. If the **15th day is Sunday or other Holiday**, then on the first bank working day after the 15th day by **prescribed mode as stated in para 4 above.**
11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- **through DD** in favour of Registrar, **DRT-II, Mumbai**, within 15 days from the date of auction sale of the property.
12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
13. The property is being sold on "**AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS**".
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of lots	Description of the property to be sold with the names of the co - owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claimed , if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1	Flat No 105, admg 476 sq ft built up area on the 1st floor, Omega Orion, situated at S.V.Road, Oshiwara, Jogeshwari (W), Mumbai on the land bearing Survey No. 41 (pt), Hissa No 1 (B), CTS No. 444, 444/1 444/2 and 445 Village: Oshiwara.	Not available	Mortgaged property	Not available

Given under my hand and seal on this Tribunal at Mumbai on this 7th day of September 2026

SEAL

Sd/-
Chetan J.Bhimgade
Recovery Officer
DRT-II, Mumbai

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pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi–110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.BOISAR:2B,SecondFloor,AmeyaPark,NavapurRoad,Boisar[West,]Maharashtra-401501,**B.O.KALYAN:**Officeno-2-3,ThirdFloor,SwamiTirthBuldingNo.5,ShelarPark, NearKhadakpadaCircle,Kalyan(West),Maharashtra-421301,**B.O.MUMBAI:**G-01,GroundFloor,BabaHouse,NearWesternExpressMetroStation,AndheriEast,Mumbai-400093, **B.O.THANE:**OfficeNo.204SecondFloorDevCorporaCadburyJunctionEasternExpressHighwayThaneWest,Maharashtra-400601, **B.O.PANVEI:**OfficeNo.6-B,FirstFloor,Neel EmpressCHSL,PlotNo.92-93,Sector1/S,NearHDFCCircle,NewPanvel,Maharashtra-410206,**B.O.PRABHADEVI:**1stFloor,AmanChamber,VeerSavarkarMarg,Prabhadevi, Mumbai-400025,Maharashtra

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/PNVL/1017/437181 Anand Prakash Sharma / Urmila Sharma / Aegis Infrasolutions Private Limited, B.O. : PANVEL	Rs. 17189143.39 & 03-09-2024	Physical Possession	Building 6 Wing P,4,403,Shubhvastu Sector 1 2 4 5 and 7 (Vasind)- PSL project, Shubh Vastu, Plot 2 and 7, Khativali, Off Mumbai, Nashik Highway, NH30, Vasind West, Shahapur., Thane, Maharashtra-431205, India.	Rs. 24,51,000	Rs. 2,45,100	26-09-26	Rs. 10,000	16-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
			Building 2 Wing R,4.0,402.0,Shubhvastu Sector 1 2 4 5 and 7 (Vasind)- PSL project, Shubh Vastu, Plot 2 and 7, Khativali, Off Mumbai, Nashik Highway, NH30, Vasind West, Shahapur, Thane, Maharashtra-431205, India.	Rs. 24,51,000	Rs. 2,45,100		Rs. 10,000			
			Building 6 Wing P,4,404,Shubhvastu Sector 1 2 4 5 and 7 (Vasind)- PSL project, Shubh Vastu, Plot 2 and 7, Khativali, Off Mumbai, Nashik Highway, NH30, Vasind West, Shahapur, Thane, Maharashtra-431205, India.	Rs. 24,51,000	Rs. 2,45,100		Rs. 10,000			
			Building 2 Wing F,4.0,403.0,Shubhvastu Sector 1 2 4 5 and 7 (Vasind)- PSL project, Shubh Vastu, Plot 2 and 7, Khativali, Off Mumbai ,Nashik Highway, NH30, Vasind West, Shahapur, Thane, Maharashtra-431205, India.	Rs. 24,51,000	Rs. 2,45,100		Rs. 10,000			
HOU/PRDV/0719/725259 Rajendra Thakurprasad Pandey / Khushbu Rajendra Pandey / Vivek Kumar R Mishra, B.O. : PRABHADEVI	Rs. 2438044.02 & 13-08-2024	Physical Possession	Orchid Wing E, 3, 303, Palava Orchid Wing A to O, Survey No 139 Hissa No 2A and 2B, S no 27 Hissa no A B and C,Village Khoni, Thane, MAHARASHTRA-421204,India.	Rs. 12,47,000	Rs. 1,24,700	26-09-26	Rs. 10,000	18-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/BOSR/0322/973100 Sunil Shankar Yadav / Divya Sunil Yadav, B.O. : BOISAR	Rs. 2268407 & 07-05-2025	Physical Possession	Flat No 303 A Wing, 3rd Floor, Building No 9,srushti Siddhi, Palghar West, Thane, Maharashtra - 401404, , India.	Rs. 14,34,000	Rs. 1,43,400	26-09-26	Rs. 10,000	21-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/1220/839636 Trushant Prabhakar Palkar / Prabhakar R Palkar, B.O. : THANE	2071034.87 & 12-03-2025	Physical Possession	Flat No 202, 2nd Floor, Siddhivinayak Darshan Chs Ltd, Survey No 36 Hissa No 5 P, Sagaon Manpada Road,dombivali East, Thane, Maharashtra - 421201, India.	Rs. 14,18,000	Rs. 1,41,800	26-09-26	Rs. 10,000	22-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/1119/754811 Yogesh Chandrakant More / Chandrkala Chandrkant More, B.O. : KALYAN	Rs. 16,67,692.41 & 13-11-2024	Physical Possession	Wing A,11,1104,Amrut Tower,S No 183 H no 4 5 and 6 at village badlapur,near Chintamani Chowk Badlapur East,Thane,MAHARASHTRA-421503,India.	Rs. 10,94,000	Rs. 1,09,400	26-09-26	Rs. 10,000	23-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0422/979490 Srilata Anant Ballal /anant Bhagoji Ballal, B.O. : THANE	Rs. 6473333.5 & 07-04-2025	Physical Possession	Flat No 501, 5th Floor, A Wing, Soham Heights Coop Hsg Soc Ltd, Village Chikanghar, Kalyan, Thane, Maharashtra, India, 412205	Rs. 55,68,000	Rs. 5,56,800	26-09-26	Rs. 20,000	25-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0116/263722 Satish Rajaram Padyal / Samiksha Satish Padyal, B.O. : THANE	Rs. 4228056.29 & 16-04-2025	Physical Possession	Flat No.2, Ground Floor, B Wing, M.D. Mehta Memorial Co-operative Housing Society Ltd, Manpada Road, Near Star Colony, Dombivali (East), Thane, Maharashtra, India, 421201	Rs. 27,57,000	Rs. 2,75,700	26-09-26	Rs. 10,000	25-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/NAV/0218/492835 & NHL/NAV/0218/496487 Rajendra Dundaram Vage / Rohini Ravindra Vage, B.O. : MUMBAI	Rs. 1670782.66 & 09-06-2025	Physical Possession	Flat No 303, 3rd Floor, Panchavati Dham Chsl, Titwala West, Survey No 8, Manda Kalyan Thane, Maharashtra, India,421605	Rs. 13,93,000	Rs. 1,39,300	26-09-26	Rs. 10,000	18-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
NHL/KLN/0524/1260843 Santoshsingh Ramraj Yadav / Swati Santoshsingh Yadav, B.O. : KALYAN	Rs. 4015545.92 & 07-04-2025	Physical Possession	Shop No 03, Ground Floor, Lavender Wing, Building No 12 Phase 1,mohan Highland, Shirgaon, Badlapur East, Thane, Maharashtra-421503, India	Rs. 33,66,000	Rs. 3,36,600	26-09-26	Rs. 10,000	19-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/1117/458227 Umesh Shantaram Irmal / Mahesh Shantaram Irmal, B.O. : KALYAN	Rs. 14,73,428.49 & 15-02-2025	Physical Possession	Wing E,6.0,602.0,Golden Valley,B At. Village Sonivali, Badlapur (W).,At. Sonivali Gaon,S. No. 22, H. No. 1/A, S. No. 22, H. No.3/B At,Thane, Maharashtra-421503,India.	Rs. 11,82,000	Rs. 1,18,200	26-09-26	Rs. 10,000	21-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/BOSR/0322/972015 Rajnish Suryamani Mishra / Urmila Rajnish Mishra, B.O. : BOISAR	Rs. 1913835.18 & 07-07-2025	Physical Possession	103.0,1.0,sathya Lifestyles Bldg No.12,sathya Lifestyles Bldg No.12,palghar Manor, Shelvali Village, Palghar E, Thane, Maharashtra-401404, India	Rs. 14,93,000	Rs. 1,49,300	26-09-26	Rs. 10,000	22-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/PRDV/0519/697247 Arjun Krishna Chavan / Sharada Chavan, B.O. : PRABHADEVI	Rs. 1886363.15 & 01-10-2024	Physical Possession	Flat No 101, First Floor, Building No 3, Siddhicity, Near Kharvai Naka, Off Neral Badlapur Road, Badlapur East, Thane, Maharashtra- 421503, India	Rs. 14,91,000	Rs. 1,49,100	26-09-26	Rs. 10,000	23-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN
HOU/MUM/0222/953296 Jayantilal Gajra / Gajra Nishaben Jayantilal, B.O. : MUMBAI	Rs. 9772573.28 & 07-10-2024	Physical Possession	Flat No 604, Building No 29, A Wing, Geetanjali Chsl, Khernagar, Road No 8, Bandra West, Mumbai Maharashtra- 400051, India	Rs. 1,08,90,000	Rs. 10,89,000	26-09-26	Rs. 1 Lakh	22-09-2026 12:00pm to 04:00pm	28-09-2026 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Prakash Mail / Anwar Mulani Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : MUMBAI DATE :- 08.09.2026 **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN FOR THE INFORMATION OF THE PUBLIC THAT Mr. Raju Khetwani having address at 504/B, A Wing, Dev Corpora, Eastern Express Highway, Opp. Cadbury Junction, Khopat, Thane West – 400601 Mobile No. 98201 29191 has issued Public Notice in Thane Vaibhav and Free Press Journal both dated 19th August, 2026 that M/s. Kartari Electronics, being the lessee and holder of the leasehold rights in respect of land bearing Plot Nos. A-384, A-385, A-386 and A-389 admeasuring in aggregate 1689 Square meters or thereabouts situated at Thane Industrial Area, Road No. 28 MIDC, Wagle Estate falling within Village Panchpakhadi, District Thane, within the limits of the Thane Municipal Corporation and within the Registration District and Sub District of Thane (hereinafter referred to as "the said Property") has agreed to assign and transfer its leasehold rights, title, interest and benefits in respect of the said Property in his favour for valuable consideration.

Notwithstanding the aforesaid agreement and understanding, it has recently come to the knowledge of Mr. Raju Khetwani that M/s. Kartari Electronics is seeking and/or proposing to transfer, assign and / or otherwise deal with the leasehold rights in respect of the said Property in favour of the third party, to his prejudice and detriment.

The General Public is hereby informed that neither myself nor any of the partner of M/s. Kartari Electronics has/have agreed to assign and transfer its leasehold rights, title, interest and benefits in respect of the said Property in favour of Mr. Raju Khetwani for valuable consideration, nor myself or any of the partner of M/s. Kartari Electronics seeking and/or proposing to transfer, assign and / or otherwise deal with the leasehold rights in respect of the said Property in favour of the third party.

The General Public is hereby further informed that the Public Notice dated 19th August, 2026 is misleading as Mr. Raju Khetwani do not have any legal document to prove that myself or any of the partner of M/s. Kartari Electronics has/have agreed to assign and transfer its leasehold rights, title, interest and benefits in respect of the said Property in favour of Mr. Raju Khetwani for valuable consideration, nor seeking and/or proposing to transfer, assign and / or otherwise deal with the leasehold rights in respect of the said Property in favour of the third party.

The General Public is requested to please take note of the above.

Dated 12th September, 2026

M/s. Kartari Electronics
Plot Nos. A-384, A-385, A-386 and A-389
Thane Industrial Area, Road No. 28 MIDC,
Wagle Estate