

Maharashtra Government

Court of the Sub-Divisional Officer and Presiding Officer, Senior Citizens Maintenance Tribunal, Mumbai Western Suburbs

Administrative Building, 9th Floor, Government Colony, Bandra (East), Mumbai-400051,
Telephone No. 022-26510136
Email : sdomsdest@gmail.com

No. J.N.A./S.R-54/2026

Notice of Hearing

Shri. Veena Ratanchand Murarka, (Mob. 9322275587) Ra. Flat No. 302, A-Wing, Heena Gaurav Jewellers, Film City Road, Kanya Pada, Goregaon (E), Mumbai-40005.

...applicant against

Mr. Neeraj Ratanchand Murarka, Ra. Flatn. 101, The Arch, S.V.S.S. Road, Santa Cruz (W), Mumbai-400054. ...the defendant

The applicant Shri. Veena Ratanchand Murarka, has filed a complaint against himself under the provisions of the Maintenance and Welfare of Parents and Senior Citizens Act, 2007, dated 07/04/2026 with this Tribunal.

The hearing of the said complaint application was held on 18/08/2026 at 3.00 pm in this office. You have been absent from the said hearing. However, you are being given another opportunity, and the next hearing will be held on 24/09/2026 at 03.00 pm in this office.

However, you should attend the hearing without fail. If you are unable to attend the above hearing, The Tribunal will take a unilateral decision on the above application based on the available documents and take further action, please note. A copy of the application filed by the applicant will be made available to you on the day of hearing. At the time of hearing, the applicant and the respondent should submit proof of income.

Sub-Divisional Officer and Presiding Officer
Senior Citizens Maintenance Tribunal,
Mumbai Western Suburbs

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. 2
MTNL BHAVAN, 3RD FLOOR, STRAND ROAD, APPOLLO BANDAR COLABA MARKET, COLABA, MUMBAI-400005.
ORIGINAL APPLICATION NO. 486 OF 2025 EXH - 11
SUMMONS

CENTRAL BANK OF INDIA VERSUS
M/S. EXXELO EXIM PRIVATE LIMITED AND OTHERS APPLICANT

Whereas, OA/486/2025 was listed before the Hon'ble Presiding Officer on 18th July 2025 Whereas this Hon'ble Tribunal is pleased to issue summons on the said Application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 2,14,19,132/- (application along with copies of documents etc. annexed). Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal.

In accordance with sub-section (4) of Section 19 of the Act, you, the Defendants are directed as under:-
(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) To Disclose particulars of properties or assets other than properties and assets specified by the applicant under serial no. 3A of the original application;
(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial no. 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial no. 3A of the original application without prior approval of the Tribunal;
(V) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on **29th September 2026 at 11:00 AM** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date **3rd day of September 2026.**

1. M/s. EXXELO EXIM PRIVATE LIMITED
Registered Office at Gala No. 30, M.G. Road, House No. 4, Motilal Nagar Part 3, Opp. Jain Hospital, Goregaon West, Mumbai Maharashtra 400104.

Also at
M/s. EXXELO EXIM PRIVATE LIMITED
Shop No. F-49, The Zone Mall, Chandavarkar Road, Borivali West Mumbai 400092.

2. SONAL RAJESH YADAV
Office at Gala No. 30, M. G. Road, House No. 4, Motilal Nagar Part 3, Opp. Jain Hospital, Goregaon West, Mumbai Maharashtra 400104.

Also at
SONAL RAJESH YADAV
Shop No. F-49, The Zone Mall, Chandavarkar Road, Borivali West, Mumbai - 400092.

3. PRACHI RAJESH YADAV
Office at Gala No. 30, M. G. Road, House No. 4, Motilal Nagar Part 3, Opp. Jain Hospital, Goregaon West, Mumbai Maharashtra 400104.

Also at
PRACHI RAJESH YADAV
Shop No. F-49, The Zone Mall, Chandavarkar Road, Borivali West, Mumbai 400092.

Registrar DRT-II, Mumbai

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN to the public at large that **Mrs. Radhika Nimish Shah** is proposing to sell, transfer and assign her rights, title and interest in respect of **Flat No. 601, situated on the 6th Floor, A-Wing, Serenity Shree Sai Wings ADEF Co-operative Housing Society Ltd., Off Link Road, Oshiwara, Andheri (West), Mumbai - 400053**, together with the shares and membership rights attached thereto.

Any person, including any previous purchaser, vendor, legal heir, claimant, financial institution or any other person having any right, title, interest, claim, objection, charge or demand whatsoever in respect of the said flat or the chain of title thereof, is hereby required to lodge such claim or objection in writing, along with documentary evidence, with the undersigned within 15 (Fifteen) days from the publication of this Notice.

If no claim or objection is received within the aforesaid period, it shall be presumed that no person has any claim or objection in respect of the said premises, and Mrs. Radhika Nimish Shah shall be entitled to proceed with the proposed sale/transfer of the said flat without any further reference to such person.

Sd/-
SECRETARY

SHREE SAI WINGS ADEF CHS LTD. OFF LINK ROAD OSHIWARA, ANDHERI (W) MUMBAI 400053

Place- Mumbai
Date-09/09/2026
T: 08369385734
Email: serenityadef@gmail.com

PHYSICAL POSSESSION NOTICE

ICICI Bank Branch office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFIT IT Park, Wagale 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 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 Physical Possession	Date of Demand Notice/ Amount in Demand (Rs)	Name of Branch
1.	Deepak Mahadev Potankar & Sujata Deepak Potankar / TBMUM00007193134	Flat No. 302, on 3rd Floor, Building Known As "Shreenanthji Apartment Co-operative Housing Society Limited" Survey No. 52 (Old Survey No. 206), Hissa No. 22, 23, 26, 16 New Survey No. 53 (Old Survey No. 205), Hissa No-3/1, Situated At Village Naringi, Taluka- Vasai, Taluka- District- Palghar, Thane 401303/ 5th September 2026	October 29, 2025 Rs. 15,62,980/-	Palghar

The above-mentioned borrower(s)/guarantor(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 09, 2026
Place: Palghar

Sincerely Authorised Officer,
For ICICI Bank Ltd.

JM Financial Corporate Identity Number: U67100M2007PLC74287 Registered Office: 7th Floor, Cnergy, Appasahab Marathe Marg, Prabhadevi, Mumbai- 400025 Contact Person: 1. Piramal Finance Ltd - 022-69482444 2. Prashant Monde - 022 - 6224 1676 Website - www.jmfinancialarc.com

E-Auction Sale Notice- Subsequent Sale

That Piramal Capital & Housing Finance Limited now Piramal Financials Limited ("PFL") have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest therein 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 23, 2023 ("the Assignment Agreement") in favour of JM Financial (JM) (herein referred as Assignee) acting in its capacity as trustee of JMARC - Aranya - Trust. It is to notify that PFL 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/s, 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 is There is Basis', Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address- final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (31-08-2026)
Loan Code No.: 01500012847, Pune- Biyewadi (Branch), Girish Ramchandra Kamat (Borrower), Pallavi Girish Kamat (Co Borrower 1)	Dt: 20-05-2019, Rs. 29,05,271/-, Lakh Five Thousand Two Hundred Seventy One Only	All The Piece And Parcel of The Property Having An Extent- Flat No. A-102, First Floor, Bldg A Reverie, S No 49 H No 22 Waggaon Sheri, Wadheswar Nagar Pune Pune Maharashtra:- 411014	Rs. 27,00,000/- (Rs. Twenty Seven Lakh Only)	Rs. 2,70,000/- (Rs. Two Lakh Seventy Thousand Only)	Rs. 81,51,515/- (Rs. Eighty One Lakh Fifty One Thousand Five Hundred Fifteen Only)
Loan Code No.: 23100003726, Pune- Biyewadi (Branch), Mukta Yojirji Kande (Borrower), Yojirji Vinayak Kande (Co Borrower 1)	Dt: 22-11-2019, Rs. 10,58,588/- (Rs. Ten Lakh Fifty Eight Thousand Five Hundred Sixty Eight Only)	All The Piece And Parcel of The Property Having An Extent- Flat No 37, 3rd Floor, Bldg 07, Q Type Dreams Nivara, Gat No 532 H No 1, 2, 3 Koregaon Mul, Unli Kanchan Pune Pune Maharashtra:- 412202	Rs. 6,00,000/- (Rs. Six Lakh Only)	Rs. 60,000/- (Rs. Sixty Thousand Only)	Rs. 24,17,141/- (Rs. Twenty Four Lakh Seventeen Thousand Seven Hundred Fourteen Only)
Loan Code No.: 23100000704, Pune- Biyewadi (Branch), Prabh Desaiyaji Bhandari (Borrower), Parvati Prabh Bhandari (Co Borrower 1)	Dt: 16-06-2021, Rs. 3,09,907/- (Rs. Three Lakh Nine Thousand Nine Hundred Seven Only)	All The Piece And Parcel of The Property Having An Extent- Flat No 39 3rd Floor P Type - 02 A Wing Dreams Nivara, Gat No. 532 H No. 1, 2, 3 Koregaon Mul, Unli Kanchan Pune Pune Maharashtra:- 412202	Rs. 3,70,000/- (Rs. Three Lakh Seventy Thousand Only)	Rs. 37,000/- (Rs. Thirty Seven Thousand Only)	Rs. 6,17,414/- (Rs. Six Lakh Seventeen Thousand Four Hundred Fourteen Only)
Loan Code No.: 20800042058, Pune- Biyewadi (Branch), Prashant Lahu Kale (Borrower), Pallavi Prashant Kale (Co Borrower 1)	Dt: 28-08-2018, Rs. 13,74,855/- (Rs. Thirteen Lakh Seventy Four Thousand Eight Hundred Fifty Five Only)	All The Piece And Parcel of The Property Having An Extent- Flat No E411, 4th Floor, E-Wing Aapla Ghar Sanawadi Ph I, Gat No. 163 Sanawadi, Dargajayal Pune Pune Maharashtra:- 411028 Boundaries As:- North- Duct South:- Flat No. 412 East-Road West- Duct	Rs. 8,30,000/- (Rs. Eight Lakh Thirty Thousand Only)	Rs. 83,000/- (Rs. Eighty Three Thousand Only)	Rs. 37,56,534/- (Rs. Thirty Seven Lakh Fifty Six Thousand Five Hundred Thirty Four Only)
Loan Code No.: 20800042247, Pune- Biyewadi (Branch), Umesh Subhpal Kundiya (Borrower), Sonali Umesh Kundiya (Co Borrower 1)	Dt: 22-05-2021, Rs. 11,62,258/- (Rs. Eleven Lakh Sixty Two Thousand Two Hundred Ninety Five Only)	All The Piece And Parcel of The Property Having An Extent- Flat No. A-503, 5th Floor, A Wing Aapla Ghar Sanawadi Ph-3, Gat No. 175 & 176, Dargajayal Pune Pune Maharashtra:- 412208 Boundaries As:- North- Under Construction South- Under Construction East- Under Construction West- Under Construction	Rs. 7,70,000/- (Rs. Seven Lakh Seventy Thousand Only)	Rs. 77,000/- (Rs. Seventy Seven Thousand Only)	Rs. 23,73,358/- (Rs. Twenty Three Lakh Seventy Three Thousand Three Hundred Fifty Eight Only)
Loan Code No.: 20800042663, Pune- Biyewadi (Branch), Vishwambar S Pawalekar (Borrower), Deepali Vishwambar Pawalekar (Co Borrower 1)	Dt: 14-06-2021, Rs. 38,50,047/- (Rs. Thirty Eight Lakh Fifty Thousand Four Hundred Seventy Seven Only)	All The Piece And Parcel of The Property Having An Extent - F No 101, 1st Flr Bldg E-Tamsh Road S No. 490, Hissa No. 1, 2 Chaholi Pune Pune Maharashtra:- 412105 Boundaries As :- North - D Wing South - Duct & Flat No. 108 East - Passage, Duct & Flat No. 102 West - Internal Road	Rs. 31,50,000/- (Rs. Thirty One Lakh Fifty Thousand Only)	Rs. 3,15,000/- (Rs. Three Lakh Fifteen Thousand Only)	Rs. 74,71,669/- (Rs. Seventy Four Lakh Seventy One Thousand Six Hundred Sixty Nine Only)
Loan Code No.: 01500015907, Pune- Biyewadi (Branch), Ganesh Krushna Pardeshi (Borrower), Shreyashresh Ganesh Pardeshi (Co Borrower 1)	Dt: 29-04-2021, Rs. 63,70,626/- (Rs. Sixty Three Lakh Seventy Thousand Six Hundred Twenty Six Only)	All The Piece And Parcel of The Property Having An Extent- Banglow on Gat No. 145/12, Plot No. 09, Van Vihar Chsl., Nasarapur Tal- Bhor Pune Pune Maharashtra:- 412213 Boundaries As:- North- Road South:- Back Side East- Adj Plot West- Adj Plot	Rs. 28,40,000/- (Rs. Twenty Eight Lakh Forty Thousand Only)	Rs. 2,84,000/- (Rs. Two Lakh Eighty Four Thousand Only)	Rs. 1,25,44,858,74/- (Rs. One Crore Twenty Five Lakh Forty Four Thousand Eight Hundred Fifty Eight Only and Seventy Four Paise)

DATE OF E-AUCTION: 25-09-2026, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).
LAST DATE OF SUBMISSION OF BID: 24-09-2026, 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 15 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 and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date: September 09, 2026,
Place: Pune

Sd/- (Authorised Officer),
(Aranya - Trust)

LIC HOUSING FINANCE LIMITED
4th Floor, Jeevan Prakash Building, P M Road, Fort, Mumbai - 400 001

POSSESSION NOTICE (for Immovable property)

Whereas, The undersigned being the authorized officer of LIC HOUSING FINANCE LTD., the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (No.54 of 2002) and on exercise of powers conferred under section 13(2) read with rule 9 of the security interest (Enforcement) Rules, 2002, issued the demand notice calling upon the following borrowers, to repay the amount being mentioned against their names.

Sr No	Loan Account Number of Borrower	NAME OF BORROWERS	Description Of Secured Asset.	Amount Demanded(Rs)	Date of Demand Notice	Date of possession	Type Of Possession
1	6001190001473	Mr/Mrs.Prakash Singh	Flat no. 702, 7th Floor, Keyur CHSI, CTs No. 4504 To 4509, Near Govind Hospital And Datta Mandir, Kansai Road, Ambarnath (East), Dist Thane, Maharashtra - 421501	Rs. 34,72,698.25/-	13-01-2026	02-09-2026	Symbolic
2	610500011507 6001050002480	Mr/Mrs.Smita Suhas Dhakephalkar Mr/Mrs.Akshay Suhas Dhakephalkar	Flat No. 202, 2nd Floor, Sudama Sankalp CHSL, B-wing, MIDO Phase -II, Plot No. RH-217 & 218, Mauje Sargao, Manpada Road, Dombivli East, Dist Thane, Maharashtra - 421204.	Rs.33,48,446.43/- Rs.9,98,050.92/-	18-07-2025	02-09-2026	Symbolic
3	6001230002650	Mr/Mrs.Ranjeet Vijay Kuril	Flat No. 202, B - wing, Building No. 1.2, Sai Enrich Hills, Survey No.83, Hissa No.6B, Near Pashane Auto Stand, Khadakwadi Road, Vangani West, District Raigad, Maharashtra - 410201	Rs. 13,38,286.97/-	15-04-2026	03-09-2026	Symbolic
4	60012300002858	Mr/Mrs.Binod Turi	Flat No. 503, 5th Floor, Wing - A2, Vrindavan Homes Phase 2, Survey No. 5/1/A/1, Bandhivali Road, Shelu West, Taluka Karjat, Dist Raigad, Maharashtra - 410101	Rs. 19,24,680.21/-	15-12-2025	03-09-2026	Symbolic
5	6001220001529	Mr/Mrs.Piyush Kumar Ramesh Kumar Singh	Flat No. 102, 1st Floor C- wing, United Regency, Type J1, Virndavan Nagri, Survey No. 27, Hissas No. 1A,1B,1C, Survey No.75, Hissa No.2, Near Krishna Nagri, Pam Tembhi, Boisa West, Dist Palghar, Maharashtra - 401504.	Rs. 6,14,426.88/-	09-02-2026	03-09-2026	Symbolic
6	611000008913	Mr/Mrs.Girish Murlidhar Waghmare Mr/Mrs.Anuradha Waghmare	Flat No. 601, Lakhnai Aura CHSL, 8, Sector 5, Ulwe (West), Dist- Raigad, Navi Mumbai, Maharashtra - 410206	Rs.72,45,484.40/-	15-05-2026	05-09-2026	Symbolic
7	612100002215	Mr/Mrs.Mahendra V. Padwal Mr/Mrs.Mansi Mahendra Padwal	Flat No. E-305, Imperial Phase, Raigad, Maharashtra- 421 503.	Rs.8,95,975.71/-	15-04-2026	02-09-2026	Symbolic

Together with further interest, incidental expenses, cost, charges etc. till the date of payment within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount mentioned in demand notice. Notice is hereby given to the borrowers and the public in general that the undersigned has taken **SYMBOLIC Possession** of the properties described herein above in exercise of powers conferred on them under section 13(4) of the said act read with rule 9 of the said rules on the possession date mentioned above against their names.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties mentioned above and any dealings with the properties will be subject to the charge of the LIC HOUSING FINANCE LTD., for the amount mentioned herein above.

Date : 09.09.2026
Place : Mumbai

Authorised Officer
LIC HOUSING FINANCE LIMITED

RBL BANK LIMITED
Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office at: RBL Bank Ltd., 9th Floor, Techniplex-1, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "**Property**") to RBL Bank Ltd. ("**Secured Creditor/Bank**"), the **Symbolic Possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**Without Recourse Basis**" on **16/10/2026**, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1) Mr. Nemin Kirti Dani (Applicant & Mortgagor) 2) Mrs. Neha Nemin Dani (Co-Applicant & Mortgagor) Address of Correspondence 1) Flat No. 601, Wing-G, Groove Aaradhya, One Earth, Ghatkopar Avenue, Pant Nagar, Ghatkopar (East), Mumbai 400075. 2) 156, 02nd Floor, Mangaldas Market, Shamaldas Gandhi Marg, 1st Lane, Kalbadevi, Mumbai 400002. 3) Flat No. 402, B-Wing, 4th Floor, The Primordial House, Annex 56-62 A, August Kranti Marg, Malabar Hill, Mumbai 400026.	Property Owned by Mr. Nemin Kirti Dani and Mrs. Neha Nemin Dani All the piece and parcel of Residential Property bearing Flat No. 402, B-Wing, 4th Floor, Harding House CHSL, The Primordial House, Annex 56-62 A, Kemps Corner, Opposite August Kranti Maidan, Off August Kranti Marg, CTS No.539 of Village Malabar, Malabar Hill, Mumbai 400026 (admeasuring 373 Sq. Fts. Along with allotted Car Parking space), building bounded and surrounded by... Towards East Open Space / Parths Home Housing Complex, Towards South August Kranti Marg, Towards West Motiwal Mansion, Towards North Soonajii Mansion.	Rs.1,84,25,773/- [Rupees One Crore Eighty-Four Lakhs Twenty-Five Thousand Seven Hundred Seventy-Three Only] Demand notice dated 12/05/2026 Date of Symbolic Possession 28/07/2026	22/09/2026 between 11:00 a.m. to 12:00 p.m.	Reserve price: Rs. 2,54,00,000.00/- (Rupees Two Crores Fifty-Four Lakhs Only) EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	16/10/2026 Between 02:00 PM. To 03:00 PM.	On or before 15/10/2026 upto 5:00	Swatantra K Mishra (Mobile No. 9819052865/ 9823495081/ 8286721131) Email address Swatantrakumar.Mishra@rblbank.com

Terms and Conditions:

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankauctions.com> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd., 9th Floor, Techniplex-1, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062 before 5:00 PM on or before 15/10/2026.
- Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Bhavik Pandya Mob No: 8866682937, e-mail-id: gujarat@c1india.com and maharashtra@c1india.com and for any query in relation to Property, they may contact Mr. Swatantra Mishra, Authorised Officer (Mobile No. 9819052865/ 9823495081/ 8286721131 Email address Swatantrakumar.Mishra@rblbank.com
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The asset shall not be sold below reserve price.
- The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
- Time and manner of payment:
a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
b) Balance within 15 days of the confirmation of sale by the Bank.
c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
- The above sale shall be subject to the final approval of Bank.
- Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
- The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- The bidders/ tenderers/ offerors shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).
- The successful bidder/offeree shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorised Officer has the absolute right to accept or reject the bid or adjourn/ postpone/ cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Sd/-
Authorised Officer
RBL Bank Ltd.

The Jammu & Kashmir Bank Ltd
79A, Mehta House, Bombay Samachar Marg, Fort, Mumbai 400023, Maharashtra, India
GSTIN: 27AAAGT61676127
T +91 (0)66595971-74 F +91(0)66595975.66341832 E bombay@jkbm.com W www.jkb.bank.in

Ref No.: JKB/FORT/ADV/2026-/13(2) Dated: 17.07.2026

Registered A.D.
1) Mr. Abhimanyu H Shukla S/o: Harshnarayan Shivnandan Shukla (Borrower)
2) Mrs. Shantidevi Abhimanyu Shukla W/o Mr. Abhimanyu H Shukla (Co-Borrower 1)
3) Mr. Bhupendra A Shukla S/o Mr. Abhimanyu H Shukla (Co-Borrower 2)

All residing at Room. No. 02 and Room no 04, Krantiveer Sanjay Chawl, Gaondevi Road, Near Vishwakarma Mandir, Kajupada, Poisar, Kandivali East, Mumbai, Maharashtra- 400101.

Also at: Flat No. 512, Wing Tall, Veena Saz Swar Sur Tal CHSL, Village Poisar, Taluka Borivali, Near Thakur Complex, Kandivali (E), Mumbai, Maharashtra- 400101.

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

Sir/Madam,

This Demand Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "The Act") is issued by me, Mr. Anil Bhat, on this **17th day of July 2026** as Authorised Officer of **The Jammu and Kashmir Bank Ltd.**, duly empowered in accordance with the provisions of the SARFAESI Act, 2002, for the reasons stated hereinafter:

Whereas, Branch Office, Fort Mumbai of The Jammu and Kashmir Bank Ltd. (hereinafter called "the Bank") sanctioned a credit facility, details whereof are as under:

A. Housing Loan Facility of Rs. 92,30,000/- (Rupees Ninety-Two Lac and Thirty Thousand only) sanctioned vide Ref. No. JKB/FORT/ADV/2022-23/HLP- dated 28.04.2023 in your favour (hereinafter also referred to as "borrower's"). The said facility was granted to you against the following securities:

Primary Security: Flat No. 512 admeasuring 740.63 sq. feet, carpet with flower bed admeasuring 76.51 sq. ft., carpet area situated on the 5th floor in Wing Taal of VEENA SAAZ SWAR SUR TAL Cooperative Housing Society Limited, having address at Thakur Complex, Kandivali East, Mumbai-400101, which was constructed in the year 2010, on a plot of land bearing CTS No 724A, 783 & 784, situated being and lying at Village Poisar, Taluka Borivali within the Registration District and Sub District of the Mumbai City and Mumbai Suburban, within the Municipal limits of R-South Ward.

Collateral Security: NIL

Whereas the above said credit facility was availed by you as borrower/s after creation of security interest in the above referred property (Secured Asset) in favour of the Bank,

Whereas borrower/s have failed to maintain the credit facility as per the terms and conditions of the above referred sanction letter and other terms and conditions laid down in the documents executed by borrower/s in favour of the Bank, consequently borrower/s' Loan Account No. 0146265500000106 has been classified by the Bank as a Non-Performing Asset on 29.06.2026 in accordance with the directives and guidelines of the Reserve Bank of India. The details of the loan account are as under:-

S. No.	Facility	Sanctioned Limit	Limit Availed	Date of NPA	Amount of NPA	Unapplied Interest (upto 29.06.2026)	Total O/s as on 30.06.2026 (including unapplied interest upto 29.06.2026)
1	Housing Loan Facility	92.30 Lac	92.30 Lac	29.06.2026	85,32,564.03/-	1,77,195.00/-	87,09,759.03/-
	Grand Total	92.30 Lac	92.30 Lac		85,32,564.03/-	1,77,195.00/-	87,09,759.03/-

In addition to the amount outstanding as on 30.06.2026, the Bank, as secured creditor, reserves the right to claim amount which may become due on account of crystallization of BG's and/or devolvement of LC's (if any). Total Outstanding as on 30.06.2026 is Rs 87,09,759.03/- (Rupees Eighty-Seven Lakh Nine Thousand Seven Hundred Fifty-Nine and Paise Three only).

Whereas the above said amount is due and payable by you as borrower/s in the books of accounts of the Bank.

Now, since borrower/s have failed and neglected to make payment of dues in respect of the said loan duly secured by the security mentioned hereinabove, and the account having been classified as a Non-Performing Asset, I, the above named Authorised Officer, in exercise of the powers vested in me under the provisions of the SARFAESI Act, 2002 and the rules made thereunder, hereby give borrower/s notice under sub-section (2) of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon borrower/s to pay in full and discharge borrower/s' liabilities aggregating to **Rs. 87,09,759.03/- (Rupees Eighty-Seven Lakh Nine Thousand Seven Hundred Fifty-Nine and Paise Three only)** as stated hereinabove, together with interest at the contractual/applicable rate thereon with effect from 30.06.2026, along with other charges and costs to be incurred by the Bank from time to time, and thereby discharge in full all borrower/s' liabilities to the Bank within a period of 60 days from the date of this Notice, failing which the Bank shall, at borrower/s' cost and risk, exercise its powers under the Act.

We further give borrower/s notice that in case of failure to pay the above-mentioned outstanding amount with interest and costs till the date of payment within the stipulated period of 60 days, we shall be free to exercise all or any of the rights under sub-section (4) of Section 13 of the said Act and: