ICICI Bank

Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat, Pin- 390007.
Corporate/ Branch Office: ICICI Bank Limited, ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai- 400051.

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

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction cum Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules), is hereby given to the public in general and in particular to the Borrower, Mortgagor(s) and Guarantor(s) that the below mentioned immovable property(ies) (Secured Asset) mortgaged / charged to the ICICI Bank Limited (Bank/Secured Creditor), the **Possession** of which has been taken by the Authorised Officer of the Bank, will be sold on **"As is where is", "As is what is", "Whatever there is"** and **"without any recourse basis"** as per the brief particulars given in the table hereunder. Offers are hereby invited from interested persons/participants, through e-auction, to be submitted in accordance with the terms and conditions mentioned herein below. **(Amount in ₹)**

Sr. No.	Name of Borrower(s) / Security Providers/ Guarantors	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction / Bid Multiplier
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Prakash Pahuja (Borrower/ Security Providers), Mr. Rishabh Pahuja, Mrs. Deepika Pahuja & Mr. Chirag Pahuja (the "Security Providers")	Plot No. 18 B, 18th A Road, Dr. Ambedkar Co-Operative Housing Society, Gourai, Khar Danda, Village Bandra, Taluka Andheri, Survey No. E/86/13(Pt.) Ambedkar Colony, Khar West, Mumbai 400052. (Admeasuring an area of about approx. 167 Sq. Yards (Approx. 139.6 Sq. Mtrs) alongwith one storey building built thereon having total carpet area admeasuring 39.98 Sq. Mtrs.	₹. 5,29,72,814.96 (As on September 18, 2026)	₹. 6,50,00,000/- / ₹. 65,00,000/-	October 05, 2026 between 11:00 A.M. to 03:00 P.M.	October 15, 2026 @ 02:00 P.M. onwards / ₹ 1,00,000/-

The Borrower/Mortgagors have also provided their personal guarantees for credit facilities availed by Tikamdas Motiram Jewellers and Tikamdas Jewellers Private Limited. The Borrower/ Mortgagors are given last chance to repay the total outstanding dues as mentioned in column D above together with further contractual interest thereon. The said dues are required to be paid on or before **October 15, 2026** before 11.00 AM to redeem the Secured Assets, failing which the Secured Assets will be sold as per the schedule mentioned in the table above.

TERMS & CONDITIONS

1. The e-auction cum sale will strictly be on the terms as mentioned herein and will be conducted through ICICI Bank's approved auction service providers having URL Link **"https://icicibank.auctiontiger.net"** under the supervision of the Authorized Officer. For any clarifications with regard to inspection, terms and conditions of the auction or submission of tenders, kindly contact Authorised Officer, **Mr. Jignesh Shelani, ICICI Bank Limited at +91 75748 21846 or write at jignesh.shelani@icici.bank.in**
2. The E - Auction cum tender documents containing online e-Auction bid form, declaration, general terms & conditions of online auction sale are available at **"https://icicibank.auctiontiger.net"** as well as with the Authorised Officer.
3. EMD by way of Demand Draft favoring **"ICICI Bank Limited"**, payable at Mumbai, Auction Registration cum Bid form and other KYC documents should be submitted at Bank's Branch office situated at **ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051** till **October 14, 2026** by **05:00 PM.** Auction Registration cum Bid forms received after the due date/time and without EMD/KYC documents shall be rejected summarily.
4. After submission of Bids/Offers/EMDs, bidders are not allowed to withdraw the Bid forms/EMD till completion of e-auction. The Authorized Officer has absolute right and discretion to accept or reject any bid or postpone/withdraw the e auction without assigning any reason.
5. In case there is any discrepancy between the publication of sale notice in English & Vernacular newspapers, then in such case the English publication will supersede the vernacular publication and it shall be considered as the final copy, thus removing the ambiguity.

Statutory 15 days Sale notice under Rule 8(6) of the Rules

The Notice(es) including the Borrower/Guarantors/Mortgagors once again hereby notified to pay the sum as mentioned above along with up-to-date interest and ancillary expenses before the date of e-auction, failing which the secured asset will be auctioned/sold and balance dues, if any will be recovered with interest and cost. If auction fails due to any reasons whatsoever, the Bank would be at liberty to sell the above secured asset through private treaty or any other means without any further notice to the Notice(es) including the Mortgagors as per the provisions mandated under SARFAESI Act and the Rules thereunder.

Date: September 22, 2026
Place: Mumbai

Sd/-
Authorized Officer
ICICI Bank Limited

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

Recovery Department, Mumbai North Zone

Address: Bank of India Building, 2nd Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai - 400 064. **Contact No.:** 7899764282
Email: Assetrecovery.MNZ@bankofindia.bank.in

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 Rule8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT2002 CUM NOTICE TO BORROWER / GUARANTOR (Rs. In Lakhs)

(E-Auction Date: 27-10-2026)

Sr. No.	Branch Name / Names of the Account / Borrower / Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment	O/s Dues (Excluding Int, Penal Int & Exp)	Date / Time of on-site inspection of property	Contact No.
1	**Branch:** Borivli link Road **Account:** Mr Dinesh D Mishra & Mrs Vinita Dinesh Mishra	Flat No.204, 2nd Floor,In Building Known as "Buland Apartment" village-Aagashi,Opp. Masjid, Virar West, Taluka Vasai & Dist-Palghar-401303 Built up Area- 415 Sq Ft. **(Physical Possession with Bank)**	10.50/1.05	0.10	12.35	On 19.10.2026 4.00 PM TO 5:00 PM	7021067135 / 7899764282
2	**Branch:** Dahanu Road **Account:** Mr. Ramjeet Sukkhu Yadav	Flat No.405, 4th floor, Jay Maa Apartment, Damruwadi, Near Apex Heights, Umbergaon Sanjan Road, Umbergaon (West), Taluka Umbergaon, Dist Valsad Gujarat 396170 Super Built Up area 855.00 Sq Ft **(Physical Possession with Bank)**	7.80/0.78	0.10	13.33	On 19.10.2026 4.00 PM TO 5:00 PM	9727054243 / 7899764282
3	**Branch:** Danda Khar **Account:** Mr.Naresh Goswami & Mrs. Meera Devi	Flat No. 1203, 12th Floor, Building No. 10/19, known as Gaurav Crest, Near Gaurav Valley, Ghodbunder, Mira Road (E), Thane - 401107. Carpet Area-35.65 Sqmt. **(Physical Possession with Bank)** **Special Note: Builder Dues if any to be paid additionally by the buyer**	40.80/4.08	0.10	35.61	On 19.10.2026 4.00 PM TO 5:00 PM	9930784555 / 7899764282
4	**Branch:** Nalasopara West **Account:** Mrs Hamida Saeed Kapadia & Mr Mohammed Saeed Kapadia	Flat No. 702, C Wing ,Siddhivinayak Apartment, Bldg No 2Sector -1,Phase-1, Opp Nakoda heights, Near Yashwant Gauarv Road, Village Nilemore Nalasopara West, Palghar 401203 Total Carpet Area-412.00 Sq Ft **(Physical Possession with Bank)**	18.90/1.90	0.10	23.81	On 19.10.2026 4.00 PM TO 5:00 PM	8210927772 / 7899764282
5	**Branch:** Turner Road **Account:** Mr Abdul Hanif Shaikh	Flat No.305,Build No-C,Kanhaiya Medows, Mahim-Palghar Road, District Palghar 401404 Carpet Area-484.56 Sq Ft **(Physical Possession with Bank)**	14.85/1.49	0.10	27.23	On 19.10.2026 4.00 PM TO 5:00 PM	8757024046 / 7899764282
6	**Branch:** Vile Parle West **Account:** Mrs. Mamta Dharmaraj Pal	Flat No.401, Fourth Floor, Building No 22, Type D, Mangal-Murti Nagar, Village Sativali, Vasai Road (E), Dist-Palghar Maharashtra 401208 Built up Area- 560 Sq Ft. **(Physical Possession with Bank)**	12.25/1.23	0.10	17.17	On 19.10.2026 4.00 PM TO 5:00 PM	9702261766 / 7899764282

Terms and Conditions of the E-auction are as under:
E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "Online".

The auction sale will be "online E-auction / Bidding through website - URL: https://BAANKNET.com on (E-Auction Date: 27-10-2026) (between 11:00 AM and 05:00 PM with unlimited extensions of 5 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites: https://www..bankofindia.co.in

Bidder may visit URL: https://BAANKNET.com, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- **Step 1** : Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: **https://BAANKNET.com** using his mobile no. and E-mail ID. (PDF (Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2** : KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- **Step 3** : Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit : **https://BAANKNET.com** for registration and bidding guidelines
- **Helpline Details / Contact Person Details of : BAANKNET**

Name	Team	Number	E-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com support.ebkray@procure247.com

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID **support.BAANKNET@psballiance.com and support.ebkray@procure247.com**
2. To the best of knowledge and information of the authorized officer there is no encumbrances 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 claims/rights/dues effecting 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 authorized 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.
3. Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in: **https://BAANKNET.com** portal before participating in the bid online.
4. The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
6. Prospective bidders may avail online training on e-auction from : **https://BAANKNET.com** portal.
7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs.50.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above Rs 50.00 lakhs – up to Rs 100.00 lakhs/ Rs.50,000/-(Rupees Fifty thousand) For Reserve Price above Rs 100.00 lakhs
10. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
11. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day 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 the amount by the successful bidder at any stage 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 the property/amount.
12. The prospective qualified bidders may avail online training on e-auction from: **https://BAANKNET.com** portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
13. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
14. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
15. The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn /postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
16. The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
18. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in : **https://BAANKNET.com** portal.
19. GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officers of Bank of India are 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 Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers 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 sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due 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: 22.09.2026
Place: Mumbai

Authorized Officer
Bank of India

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **1) SMT. PANKHIBEN BABULAL SANGHVI** and **2)(a) SHRI BHAWARLAL SAYARMAL JAIN AND 2) (b) SHRI TEJRAJ SAYARMAL JAIN,** having their address at Sanghvi Mansion, Khetwadi 5th Lane, Girgaon, Mumbai 400004 to the property more particularly described in the Schedule hereunder written.

ANY person or persons having any claim, or interest in or to the said land and/or the structures thereon and the premises therein and as more particularly described in the Schedule hereinbelow by way of sale, exchange, grant of development rights, mortgage, gift, trust, inheritance, tenancy, possession, occupation, license, lease, lien, charge, easement, occupancy rights, maintenance, attachment, injunction, decree, order, award and/or by virtue of the original documents of title being in their custody or otherwise howsoever is hereby required to make the same known in writing to us along with documentary evidence of such claim or interest at our office i.e. **M/s. Kishore Thakordas & Co., Advocates & Solicitors, at 29/41, Tamarind Lane, 1st Floor, Rajabahadur Compound, Fort, Mumbai 400 023** within fourteen days from the date hereof, failing which it shall be presumed that there does not exist any such claim or interest in the undermentioned property and/or the same stands waived and/or abandoned and the investigation on title will be completed without any reference or regard to any such claims.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground together with the tenement or dwelling house standing thereon known as **'SANGHVI MANSION'** situate, lying and being at Kethwadi 5th lane, Girgaon, Bombay in the Registration Sub-District of Bombay containing by admeasurement 205 sq. yds. equivalent to 172.24 sq. mtrs. or thereabouts and registered in the Books of the Collector of Land Revenue under New Survey No. 1/527 and bearing Cadastral Survey No. 782 of Girgaon Division and land containing by admeasurement 211 sq. yds. equivalent to 174.75 sq. mtrs. or thereabouts and registered in the Books of the Collector of Land Revenue under New Survey No. 2/5427, bearing Cadastral Survey No. 783 of Girgaon Division, Collector's Rent Roll No. 3837 and in the Books of the Collector of Municipal Rates and Taxes under 'D' Ward No. 1927 (2) Street No. 15 and 1927 (3) Street No. 17, 5th Khetwadi Lane and bounded as follows: that is to say on or towards the West by the Kethwadi, 5th Lane, On or towards the East by the property bearing Cadastral No. 771 known as Lohana Mahaparishad; on or towards the North by property bearing Cadastral No. 781 known as Peace Heaven and on or towards the South by the property bearing Cadastral No. 770 known as Lehri Building.

Dated this 21st day of September, 2026.

For Kishore Thakordas & Co.
Sd/- Vatsal K. Merchant Partner
Advocates & Solicitors

सेन्ट्रल बैंक ऑफ़ इंडिया **Central Bank of India**
1911 से आपके लिए ''केंद्रित'' "CENTRAL" TO YOU SINCE 1911

Chinchpada Branch
Tal. Navapur & Dist. Nandurbar

DEMAND NOTICE

(U/S 13(2) of SARFAESI Act, 2002 r/w Rule 3(1) provision of SARFAESI Rules, 2002)

Whereas at the request of you, the below mentioned borrowers/guarantors, various credit facilities have been granted by **Central Bank of India, Chinchpada Branch** from time to time by way of financial assistance against various secured assets created by you in favor of the Bank. The particulars of property mortgaged / hypothecated by you creating security interest in favour of the bank are mentioned hereunder. As you have failed to discharge the debt due to the Bank, the below mentioned loan account have been classified as NPA as per the guidelines issued by the RBI. **Demand Notice Dated 19/08/2026** sent to you by Registered Post calling upon each one of you to discharge the debt due to Bank is/are returned undelivered, hence this publication.

Name & Address of Borrower / Guarantors / Mortgagors:
Borrower-
01. Mr. Faruk Najmoddin Kureshi
Address- Janta Park, Line No.2, Plot No.16, Tal. Navapur, Nandurbar, Maharashtra-425418

Demand Notice Date : 19/08/2026 | NPA Date : 18/08/2026
Amount Due: Rs. 17,90,680.14 (Rs. Seventeen Lakhs Ninety Thousand Six Hundred Eighty and Paise Fourteen Only) **+ Interest and Charges thereon**

Immovable asset- Complete detailed description of Immovable property Land & Building and details of title deed with its boundaries

All that piece and parcel of the Property, Flat No. 03, 1st Floor of Aadarsh Plaza in Plot No. 75 out of NA Gat No. 83, area 28.84 Sq.Mt. Owned by Mr. Farukh Najmoddin Kureshi and **bounded as under;**
East : Road, **West:** Plot No.72, **North:** Plot No. 74, **South:** Plot No. 76

If you fail to repay the above mentioned debt due by you with future interest and incidental expenses, costs in terms of this notice under Section 13(2) of SARFAESI Act, within 60 days from the date of this notice, the Bank will exercise all or any of the rights detailed under Sub- Section (4) of the Section 13 of SARFAESI Act and other applicable provisions of the said Act against the secured assets. Your attention is is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sd/-
(Authorised Officer/Chief Manager)
Central Bank of India

FORM NO. 14
[Regulation 33 (2)]
Though Regd. AD/ Speed Post, affixation, Dasti

DEBTS RECOVERY TRIBUNAL NO.2 AT MUMBAI
Ministry of Finance, Government of India
3rd floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba Mumbai- 400005

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

RP NO. 156 of 2026 **Exh. No.: 3**
Next Date: 13/10/2026

BANK OF BARODA .... Certificate Holder
V/s
M/S. NAVYUG ISPAT UDYOG AND ORS. .....Certificate Debtor

To,
CD. NO. 1. M/S.NAVYUG ISPAT UDYOG A partnership firm
1191, 1, Jaitirath Mansion, 6-A, Barrack Road, Behind Metro Adlabs, Mumbai-400 020
CD. NO. 2. MR. SURENDRA RATILAL PARIKH Partner of Defendant No.1
Cambridge Court, 4th Floor, Peddar Road, Mumbai.
CD. NO. 3. MRS. URVASHI SURENDRA PARIKH Partner of Defendant No.1
Cambridge Court, 4th Floor, Peddar Road, Mumbai.

This is to notify that sum of **Rs.2,81,88,232.00 (Rupees Two Crore Eighty One Lacs Eighty Eight Thousand Two Hundred Thirty Two Only)** has become due from you as per the Recovery Certificate drawn up in O.A. No. 125 of 2017 by the Hon'ble Presiding Officer, Debts Recovery Tribunal - II, Mumbai. The Applicant is entitled to recover the sum of **Rs.2,81,88,232.00 (Rupees Two Crore Eighty One Lacs Eighty Eight Thousand Two Hundred Thirty Two Only)** with further interest @ 12 % per annum from the date of presentation of Original Application that is 13.06.2016 till payment / realisation in full, jointly and severally from Certificate Debtor No. 1 to 3.

You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts and Bankruptcy Act, 1993 and Rules there under.

In addition to the sum aforesaid you will be liable to pay:
(a) Such interest as is payable for the period commencing immediately after this notice of the execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this Notice and warrants and other processes and all other proceedings taken for recovering the amount due.

You are hereby ordered to appear before the undersigned on 13/10/2026 at 02.30 pm. for further proceedings.

Given under my hand and the seal of this Tribunal on 16th day of June, 2026.

SEAL

(CHETAN J. BHIMGADE)
RECOVERY OFFICER,
DRT-II, MUMBAI

HDFC BANK

HDFC BANK LTD

Add: 1st Floor, I think Techno Campus, Kanjurmarg (E), Mumbai 400 042

POSSESSION NOTICE
(U/s. Rule 8 (1) - for immovable property)

The undersigned being the Authorized Officer of HDFC Bank Ltd. under the provisions of the Securitisation and Reconstruction of Financials Assets and Enforcement of Security Interest Act,2002 and in exercise of powers conferred under Sec.13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the respective Borrowers/Mortgagors/Guarantors mentioned hereunder to repay the amounts mentioned in the respective notices U/s.13(2) of the said Act within a period of 60 days.

The respective Borrowers/Mortgagors/Guarantors having failed to repay the said amounts, notice is hereby given to the Borrowers/Mortgagors/Guarantors and public in general that the undersigned has taken symbolic possession of the secured asset described herein below in exercise of powers conferred on me under Sec.13(4) of the said Act read with Rule 8 of the said Rules.

The respective Borrowers/Mortgagors/Guarantors in particular and public in general are hereby cautioned not to deal with the said properties and any dealing with these properties will be subject to the charge of the HDFC Bank Ltd. for the respective amount mentioned herein below along with interest thereon at contracted rate.

The Borrowers/Mortgagors/Guarantors 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.

Name of Borrowers/ Mortgagors/ Guarantors	Loan A/c. No.	Date of Notice U/s.13(2)	Outstanding Amount as per Notice	Date of Symbolic Possession
(i) YES GOLD JEWELLERY (INDIA) PRIVATE LIMITED, (ii) MR. BHAGWATI KESHARIMALJI BARADIA, (iii) Mrs. TARA BHAGWATI BARADIA	502XXXXXXX6452	11/03/2026	Rs. 1,49,75,501.66/- (Rupees One Crore Forty Nine Lakh Seventy Five Thousand Five Hundred and One and Sixty Six Paisa) as on 31/01/2026	17.09.2026

Description of Secured Asset:

1. IMMOVABLE PROPERTY BEING FLAT NO.505, ADEMASURING 31.40 SQ.MTR (CARPET AREA) EQUIVALENT TO 338 SQ.FT. IN "A" WING ON THE 5TH FLOOR OF "SHREE ADINATH TOWERS" SITUATE NEAR NANCY COLONY, BORIVLI (EAST), MUMBAI-400066, LYING ON THE PLOT OF LAND BEARING SURVEY NO.227, HISSA NO.4A, C.T.S. NO.2367, BEING AT VILLAGE DAHISAR, TALUKA BORIVLI, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN. THE PROPERTY IS OWNED BY MR. BHAGWATI KESHARIMALJI BARADIA (JAIN) AND MRS. TARA BHAGWATI BARADIA (JAIN).
2. FLAT NO.506, ADEMASURING 36.88 SQ.MTR (CARPET AREA) EQUIVALENT TO 397 SQ.FT. IN "A" WING ON THE 5TH FLOOR OF "SHREE ADINATH TOWERS" SITUATE NEAR NANCY COLONY, BORIVLI (EAST), MUMBAI-400066, LYING ON THE PLOT OF LAND BEARING SURVEY NO.227, HISSA NO.4A, C.T.S. NO.2367, BEING AT VILLAGE DAHISAR, TALUKA BORIVLI, IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN. THE PROPERTY IS OWNED BY MR. BHAGWATI KESHARIMALJI BARADIA (JAIN) AND MRS. TARA BHAGWATI BARADIA (JAIN).

Date: 22/09/2026
Place: Mumbai

Sd/-
Authorised Officer, HDFC Bank Ltd.

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

(MULTI-STATE SCHEDULED BANK)
Central Office : "Marutagiri", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063. Tel. : 61890131 /61890083.

AUCTION NOTICE

Auction sale of immovable property/ies

Sealed Offers/Tenders are invited from the public/intending bidders for purchasing the following immovable property/ies on "as is where is basis and as is what is basis" under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of Security Interest Enforcement Rules 2002.

Sr. No	NAME OF THE MORTGAGOR / BORROWERS & BRANCH	OUTSTANDING AMOUNT AS PER DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT AMOUNT (Over & Above Highest Bid Amount)	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF SUBMISSION OF TENDERS / OFFERS	DATE AND TIME OF OPENING THE TENDERS
1	Mr. Vipul Chandrakant Patil Mr. Chandrakant Mahadeo Patil (Jt. Borrower) Koparkhairne Branch **[1st Auction Notice]**	Demand Notice Date : 22.09.2021 **Loan Account No. 006333580000138** Rs.10,19,043.76 as on 30.08.2021 together with further interest @12.90% per annum + penal interest @ 2% per annum thereon with effect from 31.08.2021 **Loan Account No. 006333370000205** Rs.5,20,110.16 as on 06.09.2021 together with further interest @12.90% per annum + penal interest @ 2% per annum thereon with effect from 07.09.2021 **(Less amount paid if any thereafter)**	Flat No.19, admeasuring 340 sq.ft built-up area, i.e. 31.59 sq. meters, situated on the Fourth Floor in 'A' Wing of Shree Geetanjali Co-operative Housing Society Limited., constructed on piece and parcel of land bearing Survey No.12, Hisaa No.5 (part), situate, lying and being at Mouje Gajabandhan Patharli, Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation, Dombivli Division, within the Registration District Thane and Sub-Registration District Kalyan, Namdev Patil Wadi, Manpada Road, Dombivli (East), District Thane-421201 along with share, rights, title & interest in the capital of the Society under Share Certificate No.19	i. Rs.20,50,000/- ii. Rs.2,05,000/- iii. Rs.50,000/-	i. 07.10.2026 from 11.00 a.m. to 05.00 p.m. ii. 29.10.2026 upto 05.00 p.m.	30.10.2026 at 11.00 a.m.
2	M/s. Suvarna Additives Pvt Ltd Mr. Tejpal Narsu Suvarna (Director & Jt. Borrower) Mrs.Renuka Tejpal Suvarna (Director & Jt. Borrower) [Ghansoli Branch] **[1st Auction Notice]**	Demand Notice Date : 28.12.2023 **Cash Credit Account No. 003813100000011:** Rs.2,80,95,139.84 as on 08.12.2023 together with further interest @ 11.90% per annum + penal interest @ 2% per annum thereon with effect from 01.12.2023. **(Less amount paid if any thereafter)**	Row House Plot No.D-61, admeasuring 102 sq. mtr. alongwith residential building constructed thereon consisting of Ground plus two upper floors, admeasuring 101.143 sq. mtrs. known as 'Shree Vignesh' Situated at Road No.4-D, Sector 4, Sub Sector- D, (Group III) of Airoli, Near Falcon Gym, Airoli, Navi Mumbai – 400 708	i. Rs.2,53,00,000/- ii. Rs.25,30,000/- iii. Rs.1,00,000/-	i. 07.10.2026 from 11.00 a.m. to 05.00 p.m. ii. 29.10.2026 upto 05.00 p.m.	30.10.2026 at 3.00 p.m.

Please note that the earlier auction notice published in The Free Press Journal and Navshakti issue dated 18.08.2026 hereby stands cancelled

Terms and Conditions of the Bharat Co-operative Bank (Mumbai) Ltd – Auction Sale:-

1) Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
2) Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.
3) The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of **"Bharat Co-operative Bank (Mumbai) Ltd." [Envelope containing the Bids / offer should superscribed as Bid for "Flat / Row House No._____"].**
4) Place of Submission and opening of Tenders/Offers : Bharat Co-operative Bank (Mumbai) Ltd., Central Office – Recovery & Legal Department, Marutagiri, Plot No.13/9A, Sonawala Road, Goregaon (East), Mumbai – 400 063.
5) Outstanding Builder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder / purchaser above should complete all the transfer formalities & the Bank will not be responsible in any manner whatsoever, in this regard.
6) In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding. **The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. Bidders are, therefore advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.**
7) The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason thereof.
8) Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid /offers to realize a good value.
9) The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.
10) If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall stand forfeited.
11) In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned without any interest to the unsuccessful bidders.
12) The Principal Borrower / Joint-Borrower / Guarantor / Mortgagor is hereby informed in their own interest to take away all the movables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor /Mortgagor to enable us to handover the vacant and peaceful possession of said assets to the successful bidders on receipt of entire sale amount, which please take note.

Note :: 1) This is a 30 days notice to the Borrower / Joint-Borrower / Guarantor / Mortgagor of the above loan accounts under Rule 8[6] of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on abovementioned date if your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc. 3) Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors u/s.13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply

Date : 21.09.2026
Place: Mumbai

Sd/-
AUTHORISED OFFICER
BHARAT CO-OPERATIVE BANK (MUMBAI) LTD