Public Notice - Demand Notice u/s 13(2) of SERFAESI Act)

IDBI BANK LIMITED, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane (W), Thane Pin :400604

NOTICE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (the SARFAESI Act)

Notice is hereby given to the below mentioned Borrower(s) and Mortgagor(s)/Guarantors that the Borrower mentioned in below table were sanctioned financial assistance by IDBI Bank Ltd. (IDBI Bank), by way of Home Loan / Mortgage loan. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by Borrower's/Mortgagor's. The said financial assistance has been secured, inter alia, by mortgage by deposit of title deeds of the properties mentioned in below table. As the Borrower have defaulted in repayment of the said financial assistance in terms of the Loan Agreement (s), the account of the Borrowers have been classified as non-performing assets (NPA) in the books of IDBI Bank in terms of the guidelines issued by Reserve Bank of India (RBI) from time to time. In view of the defaults committed by the Borrowers, IDBI Bank, vide it's letter, has declared the financial assistance together with interest and other moneys, to have become immediately due and payable by the Borrowers and called upon the Borrowers to pay to IDBI Bank the said sums together with further interest thereon till payment or realization, at the contractual rate as stated in the said letter. The amount is due and payable by the Borrowers to IDBI Bank, along with further interest thereon at the contractual rate till payment/ realization.

Necessary notice was issued/served by IDBI Bank. Under section 13(2) of the SARFAESI Act at the respective addresses of the Borrower(s)/Mortgagor(s) by "Registered post with Acknowledgement Due" which was returned un-served, In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3 (1) of the SARFAESI Rules. Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of IDBI Bank, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act. We invite your attention to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. In the circumstances, Borrower (s) /Mortgagor (s) is, once again, requested to pay the aforesaid amount within sixty days from the date hereof failing which IDBI Bank, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to IDBI Bank for realising its dues.

Name of the Borrowers/ Mortgagors/Guarantors	Demand Notice Date	Demand Notice Amount (Rs.)	Mortgaged Property Address	Communication Address
NIKHIL SUDHIR BAGADE	31-08-2026	Rs. 35,90,561/-	Flat No703, 7th Floor, B Wing, Shubh Nisarg, Shirgaon, Badlapur East 421503	Room No.09, Bldg No.4, Park Site, Nr.Gurunanak School, Vikhroli West 400079

Mumbai
23/09/2026

Sd/-
Authorised Officer, IDBI Bank Ltd.

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. Ishrafil Hasamat Shaikh Mrs. Rizwana Mohammed Hashim **(Prospect No 991205 & IL10872155)**	All that piece & parcel of Apartment No. 302, 3rd Habitable Floor, B Wing, Building Known As Om Regency, Plot No. 4, 4a & 5, Sector 15, Taloja, Navi Mumbai, Taluka Panvel, District Raigad, Maharashtra, 410208 Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area Property Area: 444.54	**Rs. 783142.2/-**Rupees Seven Lakh Eighty Three Thousand One Hundred And Forty Two & Twenty Paise for **991205 & Rs. 4889606/-** Rupees Forty Eight Lakh Eighty Nine Thousand Six Hundred And Six Rupees Only for **IL10872155**	17-06-2026	19-09-2026
Mr. Sandeep Shankar Patil Oxy Enterprise Mrs. Ranjana Sandeep Patil **(Prospect No IL10062522)**	All that piece & parcel of Flat No 201 On 2nd , Floor Bldg No 4 Wing, B Sahakar Dwarka Ii Village Morbe Tal Panvel Navi , Navi Mumbai, Maharashtra, India, 410206 Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area, Super_Built_Up_Area Property Area: 402.00, 662.00	**Rs. 1256967/-**Rupees Twelve Lakh Fifty Six Thousand Nine Hundred And Sixty Seven Only	16-06-2026	19-09-2026
Mr. Abhishek Kumar Mega Power Engineers Mr. Amod Kanta Singh Mrs. Radha Devi **(Prospect No IL10547963)**	All that piece & parcel of Flat No.903, Floor No. 9, Wing J, Casa Estella, Village Antrali, Taluka Kalyan, District Thane, Maharashtra, 421204 Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area Property Area: 540	**Rs. 5892383/-** Rupees Fifty Eight Lakh Ninety Two Thousand Three Hundred And Eighty Three Rupees Only	09-06-2026	19-09-2026
Mr. Santosh Tukaram Pawar Sonal Ladies Tailor Mrs. Sonal Santosh Pawar **(Prospect No IL10836983)**	All that piece & parcel of Flat No 201, Floor No. 2, Wing D, Building No. 12, Balaji Avvante, Plot No. 139/3, 139/7, 139/10, 139/14a, 139/14b, 140/1/2, 140/1/4 & 146/2, Village Wakadi, Taluka Panvel, District Raigad, Maharashtra 410206 Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area Property Area: 360	**Rs. 2888684/-** Rupees Twenty Eight Lakh Eighty Eight Thousand Six Hundred And Eighty Four Rupees Only	17-06-2026	19-09-2026

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: 23.09.2026 **Sd/- Authorised Officer, For IIFL Home Finance Ltd.**

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: "CHOLA CREST", C54 & 55, Super B-4, Thiru.Vi.Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for the Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, r/w rule 9(1) of Security Interest (Enforcement) Rules, 2002. (Rule 8 & 9)

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 **Cholamandalam Investment and Finance Company Limited** the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through **website https://bankauctions.in/**

Loan Account No. TL01TNA00000033974, Name of Borrower, Co-Borrower, Mortgagors: **1. M/s. House of Mann, (Borrower)**, Unit No. 104, Sheet No. 6, Vinod Building, Near Fish Market, Ulhasnagar, Thane - 421003. **2. Mr. Vinit Manish Kishnani, (Co Borrower), 3. Mr. Praveen Godhumal Kishnani, (Co Borrower), 4. Mrs. Roshni Manish Kishnani, (Co Borrower), No. 2 to 4 are residing at :** Ashirvad Bunglow, Near Ramayan Nagar, Radabai Chowk, Section 23, Ulhasnagar - 3, Ulhasnagar, Thane - 421002. Outstanding Amount: Rs.2,26,05,436/- as on 19.09.2026

DESCRIPTION OF THE IMMOVABLE PROPERTY :

All that piece and parcel of land and building at Shop No. 4 admeasuring to an extent of 1464 Sq. Fts (Carpet) including LOFT area 315 Sq. Fts., on the ground floor, Praveen International Hotel constructed on Plot No. 168 (P), CTS No. 12717 (Pt.), sheet No. 32 & 52 situated near Vithalwdi Station, Opp. Sai Plaza Hotel, Ulhasnagar, Thane - 421003.

Reserve Price: Rs.1,64,00,000/-, EMD : Rs.16,40,000/-, Bid Increment Amount : Rs.1,00,000/-

E-Auction Date and Time : 14.10.2026 - 11 AM to 12 PM (with unlimited extension of 3 min each)
Last Date of Submission of EMD : 13.10.2026, Date of Inspection of Property : As per the appointment

1. All Interested participants / bidders are requested to visit the website **https://bankauctions.in & www.foreclosureindia.com.** For details: help, procedure and online training on e-auction, prospective bidders may contact **M/s.4 Closure, (Contact Person: Mr. Nithesh Pawar, Ph. No. 8142000725, Email: nithesh@bankauctions.in).**
2. For further details on terms and conditions please visit:- **https://bankauctions.in/ & https://cholamandalam.com/ news/auction-notices** to take part in e-auction or contact **Mr. Abhijit Deshpande - Ph. 9867000553.**

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) RULE 8 & 9 AND OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 23.09.2026 **Authorized Officer**
Place: Thane **Cholamandalam investment and Finance Company Limited.**

ADITYA BIRLA CAPITAL HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I [T] +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com
Branch Office- Aditya Birla Housing Finance, G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

APPENDIX IV
[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (for Immovable Property)

Whereas the undersigned being the authorized officer of **Aditya Birla Housing Finance Limited** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a **Demand notice dated 11-11-2025 calling upon the borrowers MAHESH RAMESH GAIKWAD & JYOTI MAHESH GAIKWAD mentioned in the notice being of Rs. 40,55,855.00/- (Rupees Forty Lakh Fifty Five Thousand Eight Hundred Fifty Five Only)** within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 **on this 21st day of September of the year, 2026.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Aditya Birla Housing Finance Limited for an amount of Rs. 40,55,855.00/- (Rupees Forty Lakh Fifty Five Thousand Eight Hundred Fifty Five Only)** and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of Flat No. 501 Of The Type 2 Bhk Of Carpet Area Admeasuring 43.44 Sq. Mr. In Building No. J Wing Along With The Area Of Cupboard Spaces, Enclosed Balcony, Balcony And Open Terrace As Per The Sanction Plan Attached To The Flat Premises In The Scheme Of Construction Known As "Aryan One" Lying And Being Situated At Village Shirgaon Taluka Ambernath District Thane, Maharashtra, 421503.

Date: 21.09.2026 **Authorised Officer**
Place: THANE **Aditya Birla Housing Finance Limited**

The Mogaveera Co-operative Bank Ltd.

ESTD 1946

Before the Recovery & Sales Officer
Empowered by the Registrar of Co-operative Societies
Government of Maharashtra
In the precincts of
THE MOGAVEERA CO-OPERATIVE BANK LTD.
Registered and Administrative Office at
5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg,
Off. Veera Desai Marg, Andheri (West), Mumbai-400058

FORM 'Z'

(see sub rule 11 (d-1) of rule 107)
Possession Notice For Attached Immovable Property

Whereas, the undersigned being the Recovery & Sales Officer attached to 'The Mogaveera Co-operative Bank Ltd' in execution of the Recovery Certificate No. 101/3591/2023 dated 09/08/2023 issued by the Hon'ble Deputy Registrar, Co-operative Societies, Govt. of Maharashtra, issued a Demand Notice dated 20/11/2023 followed by Notice before Attachment dated 02/02/2026 calling upon the Judgment Debtor/s M/s. SES Shipmanagement Pvt. Ltd., one of surety of the Borrower/s Mr. Anant Shantaram Jadhav; advising to repay the amount of **Rs. 2,68,07,730/- (Rupees Two Crore Sixty Eight Lakhs Seven Thousand Seven Hundred Thirty only)** and further interest @ 13% from 01/09/2023 on principal amount of Rs. 1,66,83,627/- and other charges till realization with date of receipt of the said notice and the Judgment Debtors having failed to repay the amount, the undersigned has issued an Order of Attachment dated 10/08/2026 for marking lien/attachment on the shares, title and interest of the Flat no. 344, Building no. 21, Worli Smruti CHS Ltd., Adarsh Nagar, Prabhadevi, Mumbai-400030 belongs to the owner and judgement debtor Mr. Anant Shantaram Jadhav in order to recover the decretal dues under the aforesaid Recovery certificate.

The aforesaid Judgement Debtor/s having failed to repay the amount, the notice is hereby given to the Judgement Debtors in particular and the public in general that the undersigned Recovery Officer C/o. The Mogaveera Co-operative Bank Ltd; have obtained the symbolic possession of the aforesaid Flat no. 344, Building no.21, Worli Smruti CHS Ltd., Adarsh Nagar, Prabhadevi, Mumbai-400030 owned by Mr. Anant Shantaram Jadhav as described herein below by virtue of the powers vested under section 156 of the Maharashtra Co-operative societies Act 1960, read with Rule 107 of the Maharashtra Co-operative societies Act 1961.

The aforesaid Judgment Debtor/s in particular and the public in general are hereby cautioned NOT TO DEAL with the property mentioned above and dealing with said property will be subject to the Charge of The Mogaveera Co-operative Bank Ltd for an amount of **Rs. 2,68,07,730/- (Rupees Two Crore Sixty Eight Lakhs Seven Thousand Seven Hundred Thirty only)** and further interest @ 13% from 01/09/2023 on principal amount of Rs. 1,66,83,627/- thereon.

Description of the Immovable Property

Flat no. 344, Building no. 21, Worli Smruti CHS Ltd., Adarsh Nagar, Prabhadevi, Mumbai-400030

Sd/-
(Mrs. Rekha S. Amin)
Recovery Officer
Place : Worli, Mumbai **Empowered by the Registrar of**
Date : 29.08.2026 **Co-operative Societies,**
Govt. of Maharashtra
Attached to The Mogaveera Co-op. Bank Ltd.

YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai – 400708

Possession Notice for Immovable Property

Whereas, The undersigned being the authorised officer of **YES Bank Limited ("Bank")** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within **60 days** from the date of receipt of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules. The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said property will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Physical Possession Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan Account No.	Name of borrower and Co-borrowers, Guarantors	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice	Date of Physical possession taken	Addl. District Magistrate Palghar /Thane/ CJM Court Section-14
1	**HLN0001006 62690 & HLN0001014 60795**	**Deepak P Tahilramani** (Borrower & Mortgagor) **Deepali Deepak Tahilramani** (Co Borrower)	Flat No. 2001, 20th Floor, Admeasuring 91.05 Sq.Mtrs, C.T.S No. 835, Building Known As Azad Nagar Ravikiran Co-Operative Housing Society Ltd., Situated At Building No.24, J.P.Road, Andheri (West), Mumbai- 400053 Owned by Deepak P Tahilramani	**Rs. 1,93,81,747.73/-**	**21-Feb-2025**	**18-Sep-2026**	**Chief Judicial Magistrate at Esplanade, Mumbai Order Date-31st Jan, 2026 In Case No-793/2025**

Place : Mumbai **Sd/- (Authorized Officer)**
Date : 23.09.2026 **Yes Bank Limited**

ICICI Bank

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

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

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

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

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Devaram Dhanaram Choudhari (Borrower) Mrs. Rekha Devaram Choudhari (Co-Borrowers) Loan Account No. LBKLY00004860193	Flat No. 204, 2nd Floor, Wing C, Building Name as Laxmi Castello, Sr No. 63, Hissa No. 3,4,5, Neral East, Village Bopele, Tal Karjat, Dist Raigad, Navi Mumbai- 410201 Admeasuring An Area of Area 25.570 Sq Mtr Carpet Along With C.B. Area 1.283 Sq Mtr & Balcony Area 6.334 Sq Mtr	Rs. 18,09,951/- As on September 17, 2026	Rs. 15,50,000/- / Rs. 1,55,000/-	October 17, 2026 From 11:00 AM To 02:00 PM	October 28, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till October 27, 2026 before 05:00 PM failing which, these secured assets will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400093 on or before October 27, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before October 27, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400093 on or before October 27, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai.

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/ 9155860090/ 9004392416.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 23, 2026 Authorized Officer
Place: Mumbai ICICI Bank Limited

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,SwamiTirthBuildingNo.5,ShelarPark,NearKhadakpadaCircle,Kalyan(West),Maharashtra-421301,**B.O.MUMBAI:**G-01,GroundFloor,BabaHouse,NearWesternExpressMetroStation,AndheriEast,Mumbai-400093,**B.O.NAVIMUMBAI:**ArenjaArcadeCo.Op.Society,ShopNo.4,5,6,PlotNo.4,Sector17,Vashi,NaviMumbai-400703,**B.O.VIRAR:**302,ThirdFloor,RiddhiArcade,100ftNarangiBypassRoad,NearBigBazar,Virar(West)Maharashtra-401303,**B.O.THANE:**OfficeNo.204SecondFloorDevCorporaCadburyJunctionEasternExpressHighwayThaneWest,Maharashtra-400601, **B.O.PANVEI:**OfficeNo.6-B,FirstFloor,NeelEmpressCHSL,PlotNo.92-93,Sector1/S,NearHDFCCircle,NewPanvel,Maharashtra-410206,**B.O. PRABHADEVI:**1stFloor,AmanChamber,VeerSavarkarMarg,Prabhadevi,Mumbai-400025,Maharashtra,**B.O.GHATKOPAR:**OfficeNo.601-602,SixthFloor,PresidentialPlaza,L.B.S.Marg,OppositeRCityMall,Ghatkopar(West),Mumbai–400086,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/NAV/0619/704507 Ambika Prasad Yadav / Shivkumari Yadav, B.O. : NAVI MUMBAI	Rs. 40,86,866.98 & 09-01-2025	Physical Possession	Flat No 1203,12 Th Floor,dawale Gaon, Shree Vighnaharta Residency, Building No 3, Dawale, Thane, Maharashtra-400612, India.	Rs. 19,53,000	Rs. 1,95,300	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0921/917031 Ajit Ramadhar Sharma / Sushma Ajit Sharma, B.O. : THANE	Rs. 27,60,436.57 & 15-12-2022	Physical Possession	Flat No 706, 7th Floor, Shivam Residency Phase I, Temghar Pada, Bhiwandi, Thane, Maharashtra - 421302, India.	Rs. 17,32,000	Rs. 1,73,200	08-10-2026	Rs. 10,000	01-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/NAV/0321/866957 Mohammed Ejaz Shaikh / Shahanaj Bano, B.O. : NAVI MUMBAI	Rs. 28,52,114.25 & 14-02-2024	Physical Possession	Flat No 404, A Wing 4th Floor, Plot No 1, Asha Building, Sai Shanti Park Phase I, Pisarve, Panvel Navi Mumbai, Raigarh (MH), Maharashtra, India, 410208	Rs. 14,58,000	Rs. 1,45,800	08-10-2026	Rs. 10,000	06-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/MUM/1218/620812 Feroz A Ansari / Afroz Ansari / Farida Feroz Ansari, B.O. : MUMBAI	Rs. 24,68,296 & 15-12-2022	Physical Possession	Flat No.103,1st Flr, Dreams Residency Mamdapur Karjayt Karjat Maharashtra-410101 Raigarh (MH) India.	Rs. 12,35,000	Rs. 1,23,500	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PNVL/0521/886916 Manik Bhimrao Bobde / Ranjana Manik Bobade, B.O. : PANVEL	Rs. 27,13,467.18 & 28-07-2023	Physical Possession	Flat No 302,3rd Floor,Building No 137,Sahakar Dwarka Building,Type 2 Near Ganesh Mandir, Morbe, Panvel, Maharashtra-410206, Raigarh (MH), India.	Rs. 16,73,000	Rs. 1,67,300	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PRDV/0620/800450 Dhanashri Ashok Karavade / Umesh Patil, B.O. : PRABHADEVI	Rs. 22,90,560.54 & 21-04-2023	Physical Possession	Orchid Wing H,8.0,803.0,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. 15,81,000	Rs. 1,58,100	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0222/963063 Anil N Patekar / Ashutosh Anil Patekar, B.O. : THANE	Rs. 25,58,809.34 & 31-07-2024	Physical Possession	Flat No 408, 4th Floor, B Wing, Deep Homes, Kharvai, Badlapur East, Badlapur, Maharashtra - 421503, Thane, India.	Rs. 15,41,000	Rs. 1,54,100	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/VRR/1017/439915 Pradip Sitaram Gadade / Neha P Gadade, B.O. : VIRAR	Rs. 28,38,300.23 & 12-12-2024	Physical Possession	Flat No 601, 6th Floor A Wing, Building No 02, Dream Nirman Building, Nilemore, Nallasopara West, Thane, Maharashtra-401203, India.	Rs. 17,67,000	Rs. 1,76,700	08-10-2026	Rs. 10,000	06-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/1017/444031 Jayshankar Ramchayan Prajapati / Sarita Jayshankar Prajapati, B.O. : THANE	Rs. 25,75,018.38 & 13-11-2024	Physical Possession	Wing B2,1,104.0,Mukta Lake City,S No. 4, H No. 10 Pt., at Dwale Village,Near Ashtavinayak hall & Sai Kanish Complex, Thane,S No. 4, H No. 10 Pt., at Dwale Village, Near Ashtavinayak hall & Sai Kanish Complex, Thane, Maharashtra-400612,India.	Rs. 15,56,000	Rs. 1,55,600	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0717/406331 Vilas Tukaram Pathak / Vrushali Vilas Pathak, B.O. : THANE	Rs. 25,12,971.97 & 15-02-2025	Physical Possession	Building no. 4, Wing O 2,3,301,Kalpavriksha,Kanpoli, Near Deepak Fertilizers, Panvel, S.No5/2,6/2D+3,6/4,6/4/1,6/5 at village-, Panvel, Maharashtra -410206, India.	Rs. 14,26,000	Rs. 1,42,600	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0119/635026 Pratik Krishna Shinde / Krishna Tukaram Shinde / Suchitra K Shinde, B.O. : KALYAN	Rs. 15,61,873.83 & 15-09-2021	Physical Possession	Flat No 614, A Wing, Panvelkar Utsav, 6th Floor, Kulgaon, Badlapur West, Thane, Maharashtra - 421503, India.	Rs. 7,89,000	Rs. 78,900	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
NHL/THA/1020/827929 Ashok Kumar Algu / Shiloo Devi, B.O. : THANE	Rs. 15,91,336.89 & 12-05-2023	Physical Possession	Shop no 13 and 14, ground floor, omkar residency, shivparvti nagar, nere shehung road mauje pali, khurd panvel raigad, mumbai, Maharashtra - 410206, India	Rs. 7,90,000	Rs. 79,000	08-10-2026	Rs. 10,000	01-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PNVL/0619/711268 Mangesh Jadhav / Rekha Mangesh Jadhav, B.O. : PANVEL	Rs. 22,74,677.23 & 16-05-2025	Physical Possession	Wing D,6,606,Belantra Phase 1,Bearing Gut No 132/3 132/7 133 to 135,Out Of That Building Permission On Plot 1 Village,Karade Khurd Savroli Kharpada Road Near Patalgan,Near Patalganga Fire Station,Panvel,MAHARASHTRA-410207,India.	Rs. 14,32,000	Rs. 1,43,200	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/MUM/1220/840497 Nitesh M Jain / Reshma Nitesh Jain, B.O. : MUMBAI	Rs. 6,15,352.05 & 04-03-2025	Physical Possession	Flat No 101, Wing C, Building No 5, Muskan Apartment, Chuna Bhati, Satpati Road, Palghar West, Thane, Maharashtra-401404, India.	Rs. 12,08,000	Rs. 1,20,800	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/BOSR/1218/624826 Ramesh D Solanki / Laxmi Ramesh Solanki, B.O. : BOISAR	Rs. 16,37,123.78 & 11-04-2025	Physical Possession	Building No 3 Type A,7,703,Ambrosia,Land Bearing S No 403/1 403/2, Village Mahim Tal Palghar, Opp Ganpati Temple, Thane, Maharashtra- 401404, India.	Rs. 9,48,000	Rs. 94,800	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0715/229964 Balaram Brundaban Swain / Rashmita Balaram Swain, B.O. : THANE	Rs. 8,83,857.99 & 16-06-2021	Physical Possession	Flat No.001, Ground Floor, Exigoluxuria, Village Asangaon West, Thane, Maharashtra, India, 421601	Rs. 6,92,000	Rs. 69,200	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0821/906126 Rajnish Premnath Tiwari / Sonam Rajnish Tiwari, B.O. : KALYAN	Rs. 14,31,276.71 & 21-01-2025	Physical Possession	Isha,3.0,310.0,Labdhi Umang,SNo 66 H No 1 of Village Dahivali,Tarfe Varedi Tal Karjat Dist Raigad, Karjat, Maharashtra-410101,India.	Rs. 10,29,000	Rs. 1,02,900	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/VRR/0619/714794 Kishor Uttamrao Khedkar / Anjali Bediya, B.O. : VIRAR	Rs. 19,84,771.04 & 12-02-2025	Physical Possession	Subinni Type H1,4,401,Pawan Vihar Complex building No.4 and 6,Revised Group Housing Residential Commercial Bldg,Village Nagzari Tal Palghar Dist Palghar,Gut no 19 A Gut No 20 H.No 1 3 4,Thane, Maharashtra-401404,India.	Rs. 8,67,000	Rs. 86,700	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/1118/601670 Mayur Rathod / Rashmi Mayur Rathod, B.O. : KALYAN	Rs. 24,03,865.71 & 08-04-2021	Physical Possession	Wing B,7,703,Golden Ville,Proposed building permission on land bearing,S No 87/2/B/1 87/2/D and 87/2/K/2 village Soniva,badlapur Tal Ambernath Dist Thane,Near Jewel Arista,Thane, Maharashtra-421503, India.	Rs. 13,32,000	Rs. 1,33,200	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/1017/439860 Malika Arjun Umapathi Reddy / Heena Malika Arjuna Reddy, B.O. : THANE	Rs. 18,83,401.83 & 13-05-2025	Physical Possession	Building no. 5, Wing N 1,3,301.0, Kalpavriksha, Kanpoli, Near Deepak Fertilizers, Panvel, S.No5/2,6/2D+3,6/4,6/4/1,6/5 at village- Panvel, Maharashtra - 410206, India.	Rs. 16,29,000	Rs. 1,62,900	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/BOSR/0419/677896 Ramesh B Vishwakarma / Sita Ramesh Vishwakarma, B.O. : BOISAR	Rs. 10,69,626.94 & 15-04-2024	Physical Possession	Wing B,1,108,Vrindavan City,S no 28 3 1 30 3 at village kurgoan tal palghar,palghar opp Boisar tarapur road boisar west, Thane, Maharashtra-401501, India.	Rs. 7,41,000	Rs. 74,100	08-10-2026	Rs. 10,000	06-10-2026 Between 12:00pm to 04:00pm	09-10-2026 Between 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0821/902497 Bapurav Y Mane / Sunita Bapu Mane, B.O. : BORIVALI	Rs. 31,45,968.72 & 14-09-2022	Physical Possession	Flat No 201, D Wing, Shrutika Complex, Near Arihant Anmol & Sai Shrushti, Kharvai,badlapur East, Mumbai, Maharashtra-421501, India.	Rs. 15,82,000	Rs. 1,58,200	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0821/907595 Bapurav Y Mane / Sunita Bapu Mane, B.O. : BORIVALI	Rs. 23,91,112.4 & 14-09-2022	Physical Possession	Flat No 203,d Wing, Survey No 7, Shrutika Complex, Near Arihant Anmol & Sai Shrushti, Off To Jouveli Road Kharvai, Badlapur East, Mumbai, Maharashtra-421501, India.	Rs. 11,99,000	Rs. 1,19,900	08-10-2026	Rs. 10,000	28-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0119/630453 & NHL/KLN/0123/1071138 Rekha Rani / Avinash Kumar, B.O. : KALYAN	Rs. 19,38,371.36 & 12-03-2025	Physical Possession	Building no 10,2,204,Galaxy Garden,Pashane, Pashane Road, Near Dhruav Residency, Tal.,al,-Karjat, Dist.- Raigad 410101.,201/4,5, 218/18P, 22, 219/1P, 2, 5, 6, 7, 8, 222/3,Near Dhruav Residency, Thane, Maharashtra-410101, India.	Rs. 10,37,000	Rs. 1,03,700	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/0820/812817 & NHL/THA/0623/1129763 Jatin Mahendra Jadhav / Pooja Raju Telgu, B.O. : THANE	Rs. 10,01,008.10 & 14-11-2023	Physical Possession	Flat No 201 2nd Flr, Type A 1, Building No 22, Poddar Navjivan Co Op Housing Society Ltd,atgaon Tal Shahapur Dist Thane, Atagaon Thane, Maharashtra - 421601, India.	Rs. 5,59,000	Rs. 55,900	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/GHKP/0519/701935 Nikita Pankaj Chavan / Pankaj Ashok Chavan, B.O. : GHATKOPAR	Rs. 28,18,887.85 & 31-03-2021	Physical Possession	Building no. 5, Wing N 2,3,301,Kalpavriksha,Kanpoli, Near Deepak Fertilizers, Panvel, S.No5/2, 6/2D+3,6/4,6/4/1,6/5 at village-Panvel, Maharashtra-410206,India.	Rs. 15,48,000	Rs. 1,54,800	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PRDV/0119/629099 Nafis Jamil Wahlim / Kanija Khatoon Jamil Ahmad Giodar, B.O. : PRABHADEVI	Rs. 38,35,182 & 29-05-2024	Physical Possession	Building no. A4, Ruby Wing, fifth floor 5, flat no 40,Shreeji Aura,Proposed Development ,Opp. HP Petrol Pump,Project Shreeji Aura At. G,Thane, karjat raigad Maharashtra-410201,India.	Rs. 18,23,000	Rs. 1,82,300	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/THA/1117/458305 Melisa Mickey Rebello / Mickey Martin Rebello, B.O. : THANE	Rs. 40,66,723.99 & 27-02-2025	Physical Possession	Building No 1 Wing A,5,504.0,My Sky Residency,On Plot bearing Survey No. 63/1 & 68/3B of Village,:- Dhamote, Near Uma Nagar & Nisarg Nirman Bunglow,off Neral Kalamb Road, at Neral (East),,Taluka:-Karjat, District:- Raigad- 410 201,Thane, Maharashtra-410201,India.	Rs. 14,35,000	Rs. 1,43,500	08-10-2026	Rs. 10,000	01-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0921/915132 Rajeev Dayanand Thakur / Mamta Devi, B.O. : KALYAN	Rs. 25,49,320.06 & 18-05-2022	Physical Possession	Flat No 103, Manoj Orchid, At Dhamote, Neral, Karjat, Maharashtra-410101, Raigarh (MH), India.	Rs. 12,91,000	Rs. 1,29,100	08-10-2026	Rs. 10,000	05-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0319/666270 Vishnoo Kant Upadhyay / Usha Devi, B.O. : BORIVALI	Rs. 28,94,340.31 & 24-07-2024	Physical Possession	Sapphire Wing E,1,101, Eternia Space Phase 1, SURVEY 20 1 A 20 1 B,Old Vengaon Road, Dhakatevengaon, Karjat, Maharashtra-410201, India.	Rs. 15,64,000	Rs. 1,56,400	08-10-2026	Rs. 10,000	07-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/BOSR/1219/763467 Murad Abdul Latif Solkar / Nazima Murad Solkar, B.O. : BOISAR	Rs. 16,80,751.34 & 18-05-2022	Physical Possession	Building No 9 Type C2,6,602,Ambrosia,Land Bearing S No 403/1 403/2,Village Mahim Tal Palghar,Opp Ganpati Temple, Thane, Maharashtra - 401404, India.	Rs. 9,51,000	Rs. 95,100	08-10-2026	Rs. 10,000	28-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0917/431642 Vinod Kumar Mishra / Indu Devi, B.O. : KALYAN	Rs. 9,04,395.28 & 31-03-2021	Physical Possession	B3,3,315.0,Prem Narayan Residency,Prem nagari-Near Atgaon Railway Station,Off. Mumbai Nashik Highway Atgaon- E,Near Atgaon Railway Station, Thane, Maharashtra-431007,India.	Rs. 5,15,000	Rs. 51,500	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
NHL/BOSR/1120/832730 Sunil Kumar Vijay Pandey / Shraddha S Pandey, B.O. : BOISAR	Rs. 28,11,177.42 & 05-10-2021	Physical Possession	Shop No 11 C Wing, Ground Floor, Yashwant Park Chsl, New Link Road, Nallasopara East, Thane, Maharashtra-401209, Thane, India.	Rs. 28,44,000	Rs. 2,84,400	08-10-2026	Rs. 10,000	01-10-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/PNVL/0521/886718 Sandeep D Dhurat / Suvarna Dhurat, B.O. : PANVEL	Rs. 14,48,332.54 & 11-04-2025	Physical Possession	Building No. 3C,1.0,102.0, Landmark Heritage, S No 98 6 98 7 of Village Umroli, Tal Panvel Dist Raigad, Panvel, Maharashtra - 410206, India.	Rs. 14,17,000	Rs. 1,41,700	08-10-2026	Rs. 10,000	29-09-2026 12:00pm to 04:00pm	09-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/NAV/0417/372260 Anita Sushil More / Sushil Prakash More, B.O. : NAVI MUMBAI	Rs. 12,50,347.45 & 12-03-2025	Physical Possession	Casa Adriana wing G ,7,701,The Centre Down Town,Special Township Project at Village Khoni & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra - 421203, India.	Rs. 25,74,000	Rs. 2,57,400	08-10-2026	Rs. 10,000	30-09-2026 12:00pm to 04:00pm	09-10-2026 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 :- 23.09.2026 **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

State Bank of India

Stressed Assets Recovery Branch, Mumbai (05168)
6th Floor,"The International", 16, Maharshi Karve Road, Churchgate, Mumbai-400 020.
Phone: 022 – 22053163 / 22053164 / 22053165 **E-mail:** sbi.05168@sbi.co.in

E-AUCTION 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(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" basis on **12.10.2026 in between 11.00 am to 04.00 pm** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Sr No	Name of Borrower	Outstanding Dues for Recovery of which Property/ies is/are being sold	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date of Inspection
1.	**Mr. Rajesh Bhagwan Waghe, Mrs. Renuka Rajesh Waghe & Mr. Ashok Bhagwan Waghe**	Rs. 26,31,113/- (Rupees Twenty Six Lacs Thirty One Thousand One Hundred Thirteen Only) as on 24.04.2023 and with further interest, costs and expenses etc. thereon.	**Property ID: SBIN20045180203** All that part & parcel of property consisting of All part & parcel of immovable property i.e Flat No. 01, Ground Floor, Shree Varad Vinayak, Plot No. 57, Sector 24, (G.E.S.) Turbhe, Navi Mumbai 400705.(**1 BHK flat, Carpet area 174 sq. ft. Possession: Physical)**	Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)	Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only)	05.10.2026 From 12.00 pm to 2.00 pm
2	**Mr. Akash Gayaprasad Kesharwani**	Rs.40,49,534/- (Rupees Forty Lakhs Forty Nine Thousand Five Hundred Thirty Four Only) as on 30.01.2023 with further interest, costs & expenses etc. thereon.	**Property ID: SBIN200059272250** All that part & parcel of property consisting of Flat No.401,4th floor, A-2 Wing, Riddhi Siddhi Complex, Temghar Pada, Kalyan Road, Bhiwandi, Thane-421302 **680 Sq.ft built up area Possession: Physical**	Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only	Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only)	06.10.2026 From 1.00 pm to 3.00 pm

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal **https://baanknet.com. T**he interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on **https://baanknet.com.** The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the **website https://baanknet.com.** For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website **www.sbi.co.in , https://bank.sbi, https://sbi.co.in/ web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com**

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Mr. Walmik Wagh, City Case Officer, Mobile No.8424998009, Mr. Mahesh Choudhari Case Lead Officer, Mobile No. 7875044195.

Sd/-
Date: 23.09.2026 Place: Mumbai **Authorised Officer, State Bank Of India**

PUBLIC NOTICE

I MRS. VANDANA RAMESH SHAH, daughter of **Late Shri. Kalyanji Gangajar Bhagat,** residing at- **148/3, Bhaveshwar Building Dr. Annie Besant Road, Worli, Mumbai - 400 018.** do hereby declare as under :-

I hereby notify the general public that I am one of the legal heir and I claim lawful rights, title and interest in the estate of Late Shri. Kalyanji Gangajar Bhagat in the accordance with law.

Accordingly, all prospective purchasers, developers, financial institutions, societies, tenants, occupiers and all other concerned persons are hereby cautioned not to enter into any transaction relating to all the properties or any part of the estate of late Shri. Kalyanji Gangajar Bhagat without making due enquiry regarding my rights and claims.

Any person dealing with all the properties of late Shri. Kalyanji Gangajar Bhagat without taking notice of this publication shall do so entirely at his/ her own risk, cost & consequences. I reserve all rights and remedies available to me under law. This declaration is issued in the interest of the public at large.

Sd/-
MRS. VANDANA RAMESH SHAH

ADV. KAILAS SURVE
101 Shetty House, 1st Floor, Room No. 14, M. G. Road, Fort, Mumbai - 400 001.
Mobile:- 9967918376
Email: surve_kailas@rediffmail.com
Place : Mumbai **Date : 23.09.2026**

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

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]

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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **IDFC First Bank Ltd** (amalgamated entity of Capital First Limited and IDFC Bank Ltd), will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. https://www.idfcfirst.bank.in/. The e-auction will be conducted on https://idfcfirstbank.auctiontiger.net/EPROC/

Online Property Survey

S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1.	INR 958945.02/- Demand Notice dated: 30-Oct-2025	**28006807**	Omprakash Avadhnarayan Pandey & Minu O Pandey	All That Piece And Parcel Of Flat No. 101, On Floor First, Admeasuring Carpet Area 32. 55 Sq. Mtrs. In Wing C Of "Akash Complex" In "Vasundhara Nagari", Constructed No Land Bearing New Survey No. 14/1+14/2/2 & Old Survey No. 14/1, Situated At Village: Kurgaon, Boisar West, Taluka: Palghar, District: Palghar, Maharashtra-401501, And Bounded As:-Boundaries As Per Site:- East: Building No. 1, West: Open Plot, North: Open Plot & South: Open Plot	**INR 1664000.00/-**	**INR 166400.00/-**	**28-Oct-2026 11.00 AM to 1.00 PM**	**27-Oct-2026 10.00 AM to 5.00 PM**	**22-Oct-2026 10:00 AM To 4:00 PM**	Name- Mohit Mishra Contact Number- 7045066414 Name- Kunal Kanjariya Contact Number- 8080249675

QR Codes of Property Location & Property Images

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Authorised Officer
Date: 23.09.2026 **IDFC FIRST Bank Limited**
Place: Mumbai **(amalgamated entity of Capital First Limited and IDFC Bank Ltd.)**