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punjab national bank

...the name you can BANK upon !

CIRCLE SASTRA CENTER, Kolhapur
1182/17, Ground Floor, Rajarampuri 4th Lane, Takala, Kolhapur-416008
Email : cs8264@pnb.co.in, 0231 2524017

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 property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS									
Lot No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgaggers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.03.2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors			
	Name of the Account Name & addresses of the Borrower/ Guarantors Account								
1	Ratnagiri Account Name : Mr. Shakil Koltharkar Borrower : Mr. Shakil Koltharkar Guarantor : Mrs. Yasmin Shakil Koltharkar	Mortgage of Flat No. 3, Ground Floor Above Stilt, Jannat Plaza, Zadgaon, within Municipal limits, Ratnagiri, S No. 380A1A1A1A1A1A1, Hissa No. 1D 1/2, admeasuring 812 Sq.Ft, built up, in the name of Mr. Shakil Rahiman Koltharkar, Pin-415612; bounded by : ON EAST : Internal Road ON WEST : CTS No. 722 A/1 ON NORTH : Road ON SOUTH : CTS No. 777 A/4	A) 23.11.2022 B) Rs. 21,81,115.00 + further interest C) 27.02.2023 D) Symbolic	A) Rs. 22.00 Lakh B) Rs. 2.20 Lakh C) Rs. 0.10 Lakh	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not known			
2	Ratnagiri Account Name : Mr. Irfan Kapde and Ayashabi Kapde Borrower : Mr. Irfan Kapde Co-borrower : Mrs. Ayashabi Kapde Guarantor : Mr. Rajesh Palkar	Mortgage of Flat No. B19, Second Floor, "B" Wing, Sanksheshwar Heritage, Arogya Mandir, Shivaji Nagar, Mouza Nachane, Ratnagiri, 415612	A) 21.09.2021 B) Rs. 21,07,671.53 + further interest C) 25.02.2022 D) Symbolic	A) Rs. 17.00 Lac B) Rs. 1.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
3	Ratnagiri Account Name : Mr. Sayeed Iqbal Khan and Mrs. Reshma Sayeed Khan Borrower : Mr. Sayeed Iqbal Khan Co-borrower : Mrs. Reshma Sayeed Khan Guarantors : 1) Mr. Raees Sayeed Khan 2) Mr. Abdul Kadir Musa Akbar	Equitable mortgage of Residential Plot No. 390, LIG Municipal No. 749/D/390, MHADA Colony, Koken Nagar, S. No. 381/1A & H. No. 2/1 & C.S. No. 612A/114, Mauje Nachane, within municipal limit, Tal. & Dist. Ratnagiri-415612, title in name of Mr. Sayeed Iqbal Khan and Mrs. Reshma Sayeed Khan. Property bounded by : ON EAST : MIG Plot No. 391 ON WEST : MIG Plot No. 389 ON NORTH : 6.0 Mtrs. Wide Road ON SOUTH : MIG Plot No. 35, 36	A) 19.11.2019 B) Rs. 24,70,653.41 + further interest C) 06.03.2020 D) Symbolic	A) Rs. 7.00 Lac B) Rs. 0.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
4	Ratnagiri Account Name : Mr. Anis Nakhwa Borrower : Mr. Anis Nakhwa	Residential Flat No. 4 at "Red Stone Residency", I Wing, Stilt Upper Ground Floor, Mauje Golap, Ratnagiri, with Stilt + Upper Ground Floor + 2 Floor + 10 slap top built-up area 800 Sq.Ft., owned by Mr. Anis Akram Nakhwa	A) 05.08.2019 B) Rs. 47,77,347.00 + further interest C) 25.11.2019 D) Symbolic	A) Rs. 17.00 Lac B) Rs. 1.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
5	Ratnagiri Borrower : M/s. Vimal Enterprises Co-borrower : 1) Mr. Ajit Matsagar (Partner) 2) Mr. Rajaram Matsagar (Partner / Guarantor) 3) Mr. Mohan Matsagar (Partner) 4) Mrs. Vimal Matsagar (Guarantor / Mortgagor)	House No. 4/335, Kuvarba, Ratnagiri; situated in Suvery No. (H. No. 23/A/131 with G+1 floor) admeasuring 2600 Sq.Ft. within Plot area of 300 Sq.Mir. Standing in the name of Mr. Rajaram Sakharam Matsagar and Mrs. Vimal Rajaram Matsagar	A) 29.07.2022 B) Rs. 4841113.42 + further interest C) 19.10.2022 D) Symbolic	A) Rs. 37.00 Lac B) Rs. 3.70 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
6	Ratnagiri Borrower : Mr. Sameer Nakhwa Guarantor : Mr. Pankaj Vishwanath Shivalkar	Equitable mortgage of Flat No. 201, B Wing, 2nd Floor, Rabiya Manzil, Azadia Complex at Village Zadgaon, Ratnagiri-415639; bounded by : EAST : Open space WEST : Terrace SOUTH : A Wing NORTH : Staircase and passage	A) 14.02.2024 B) Rs. 36,47,340.50 + further interest C) 25.11.2024 D) Symbolic	A) Rs. 24.00 Lac B) Rs. 2.40 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
7	Ratnagiri Account Name : M/s. Sai Prasad Construction Borrower : M/s. Sai Prasad Construction Co-borrower : Mr. Zahur Ahmed Abbas Karbhari (Proprietor) Guarantor / Mortgagor : Mr. Ayub Ibrahim Chichkar	Mortgage of Flat No. 201, admeasuring 1000 Sq.Ft., Second Floor, Chichkar heights, Khrakand Mohalla, at CTS 615A, 615D, 615E, Mahad, Tal. Mahad, Dist. Raigad, Pin-402301; bounded by : EAST : OPEN MARGIN SPACE WEST : FLAT NO. 202 NORTH : FLAT NO. 208 SOUTH : OPEN MARGIN AND SPACE & MAHAD NAGAR PARISHAD ROAD	A) 06.05.2023 B) Rs. 52,94,001.82 + further interest C) 07.11.2023 D) Symbolic	A) Rs. 27.00 Lakh B) Rs. 2.70 Lakh C) Rs. 0.10 Lakh	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
8	Ratnagiri Account Name : M/s. J. K. Infrastructure Borrower : M/s. J. K. Infrastructure Co-borrower : Mr. Nihad Ahmed Zahur Karbhari (Proprietor) Guarantors / Mortgagors 1) Mrs. Arifa Hamid Mukadam 2) Mrs. Nasira Abdul Rahiman Kazi	House No. 140 and 141, Survey No. 105/A/1, H. No. 64A admeasuring 0-05-00 at Village Nayari, Taluka Sangameshwar, Dist. Ratnagiri, bounded by : EAST : LAND OF ASHU H. PILPILE WEST : HOUSE OF SHAMSUDDIN M. KUMDAN NORTH : LAND OF IBRAHIM A. KAZI SOUTH : HOUSE OF YUSUF S. MODAK	A) 21.07.2023 B) Rs. 30,32,951.92 + further interest C) 08.11.2023 D) Symbolic	A) Rs. 15.00 Lakh B) Rs. 1.50 Lakh C) Rs. 0.10 Lakh	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not known			
9	Ratnagiri Borrower : Mrs. Sanjana Khade Co-borrower / Mortgagor : Mr. Ashok Ganpat Khade	Grampanchayat House No. 442/A, Gat/Hissa No. 90/11/C, total area 0-03-20 H.R., situated at Shrigaon, within Grampanchayat limit of Shrigaon, Tal. & Dist. Ratnagiri, Maharashtra-415629; bounded by : ON EAST : Road ON WEST : Open Place ON SOUTH : Payaga House ON NORTH : Safe House	A) 07.10.2021 B) Rs. 22,17,481.00 + further interest C) 24.11.2022 D) Symbolic	A) Rs. 19.00 Lac B) Rs. 1.90 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
10	Ratnagiri Borrower : Mrs. Ayesha Anis Nakhwa Guarantors : Anis Nakhwa	Fiat No. 21, admeasuring 800 Sq.Mtrs., situated at Red Stone City, I Wing, 2nd Floor at Mauje Golap, Survey No. 265, Hissa No. 2A/1/32, Tal. & Dist. Ratnagiri	A) 18.10.2021 B) Rs. 42,26,930 + further interest C) 25.02.2022 D) Symbolic	A) Rs. 15.00 Lac B) Rs. 1.50 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
11	Ratnagiri Borrower : Mrs. Jaibunnisa Rafiq Shaikh Guarantor : Mr. Abdul Hanif Mohammad Sathoo	Mortgage of Flat 9, Second Floor, Tilekar Complex, M G Road, Bazareph Mouje Zadgaon, Ratnagiri-415612	A) 23.11.2022 B) Rs. 27,70,330.70 + further interest C) 27.02.2023 D) Symbolic	A) Rs. 16.00 Lac B) Rs. 1.60 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			
12	Ratnagiri Borrower : Mrs. Pradnya Pradip Pawar Guarantors : 1) Mrs. Rachana Rupesh Talekar 2) Mr. Santosh A. Desai 3) Mr. Abhishek Pawar	Commercial Shop / Gala No. 1147 at Pawar Sankul, Kawanchiwadi, land bearing Survey No. 27 A 3, Hissa No. 2/35; admeasuring 162 Sq.Ft., in the name of Mrs. Pradnya Pradip Pawar by way of Power of Attorney vide Regn. No. 1163/2016 dated 02/03/2016	A) 11.03.2024 B) Rs. 22,96,522 + further interest C) 14.05.2024 D) Symbolic	A) Rs. 8.00 Lac B) Rs. 0.80 Lac C) Rs. 0.10 Lac	14.05.2025 From 11.00 A.M. to 4.00 P.M.	Encumbrance - Not Known			

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and tothe following further conditions :

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal <https://www.baanknet.com>.
- The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number: +91 8291220220, Email Id : support.baanknet@psballiance.com). The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com> This Service Provider will also provide online demonstration/training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available/published in the following websites/ web page portal. (1) <https://baanknet.com> (2) www.pnbindia.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.com>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. _____ minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of _____ minutes to the last highest bid, the e-auction shall be closed.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet portal.
- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
- The secured asset will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name is the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
- The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- The Bidders are being put on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
- It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer "<https://baanknet.com>" & www.pnbindia.in

Sh. Abhijeet Katavare
Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

PUBLIC NOTICE PFIZER LIMITED

Regd. Off.: 1802/1901, The Capital, Plot No. C - 70, G Block, BKC, Bandra (E), Mumbai - 400051
NOTICE is hereby given that the certificate[s] for the under mentioned securities of the Company has/have been lost/misplaced and the holder[s] of the said securities/ applicant[s] has applied to the Company to issue duplicate certificate[s]. Name of the holder: **Yudhishtarlal Wadhwa (Deceased)**

Folio Nos	No. of shares	Certificate Nos	Distinctive Nos.
P0076435	50	141425	10506039 -10506088
	128	319586	17719309 -17719436
	50	118499	10023623 -10023672
	28	205681	3649972 - 3649999

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate[s]. Any person who has any claim in respect of the said share certificate[s] should lodge such claim with the Company or its Registrar and Transfer Agents KFin Technologies Ltd, Selenium Building, Tower-B, Plot No. 31-32, Gachibowli, Financial District, Hyderabad, Telangana - 500032 within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue with the Duplicate Share Certificate[s].

Applicant:
Narendranath Y Wadhwa

PUBLIC NOTICE

NOTICE is hereby given that our clients intend to purchase the undernoted residential flat premises (hereinafter referred to as "**Schedule Property**") and more particularly described in the **First Schedule** hereunder written), which is currently mortgaged in favour of HDFC Bank Limited via deposition of original title deeds, from **MS. NEHA**, Indian, having her permanent place of residence, at C- 902, Sector-78, Sunshine Helios, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201301.

ALL PERSONS having any claim against or in respect of the Schedule Property or any part thereof, by way of sale, exchange, agreement, contract, mortgage (equitable or otherwise) (save and except the mortgage charge created in favour of HDFC Bank Limited), gift, easement, trust, right of residence, maintenance, license, lease, lien, charge, pledge, guarantee, loans, advances, injunction or any other attachment under any decree, order or award passed by any court of law, tribunal, forum or statutory authority or arbitration or otherwise howsoever are hereby requested to inform the same, in writing with supporting original documents to the undersigned, having their office at M/s Augustus Law, WeWork Enam Sanbhav, C - 20, G Block, Bandra Kuria Complex, Bandra East, Mumbai, Maharashtra, Pin 400051 and e-mail all necessary particulars and/or documents to arindam.pal@augustuslaw.com, within a period of 14 days from the date of the publication of this public notice, failing which, the claim or claims, if any, of such person or persons shall be considered to have been waived and/or abandoned

THE FIRST SCHEDULE

ALL THAT PART AND PARCEL OF residential flat premises, bearing Residential Apartment No. 3501, having 2056 square feet of RERA carpet area (including the balconies), located and situated on the 35th Floor in Tower "E" in the project known as "VIVAREA" (the "Apartment") together with the exclusive usage of 3 (Three) car parking space/s (only for the purpose of parking 3 (Three) cars which is marked as Nos. B67, B68 and B69 located in the P6 level in the designated car parking area for Tower E) (the "Car Parking Spaces"), constructed on demarcated residential building plot (being a demarcated part out of the Developable Land), bearing Cadastre Survey 1903, 1904, 1905, 1/1905 and 2/1905 all of Byculla Division abutting Sane Guruji Marg / Dr. A. L. Nair Road, Near Jacob Circle, Registration District of City of Mumbai, Mumbai - 400011, Maharashtra.

Dated this 28th Day of April, 2025

On Behalf of AUGUSTUS LAW
ARINDAM MRINAL PAL
PARTNER

MUMBAI DEBTS RECOVERY TRIBUNAL-II

(Govt. of India. Ministry of finance)

3rd Floor, Mtnl Building, Near Strand Cinema, Colaba Market Colaba, Mumbai-400 005

ORIGINAL APPLICATION NO. 684 OF 2024

SUMMONS

Exh. No. 11

BANK OF MAHARASHTRA

..... APPLICANT

Versus

MR. MANISH GAYATRIPRASAD PANDEY & ANR.

....DEFENDANTS

SUMMONS

Whereas **OA No. 684 OF 2024** was listed before Hon'ble Presiding Officer on **26.09.2024**.

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. 3,46,74,529.69** (application along with copies of documents, etc. annexed).

Whereas the Service of Summons could not be affected in the ordinary course of manner and whereas the Application for substitute service has been allowed by this Tribunal.

In accordance with Sub-Section (4) of Section 19 of the Act, you the Defendants are directed as under:-

- To show cause within 30 (thirty) days of the service of Summons as to why relief prayed for should not be granted;
- To disclose particulars of properties of assets other than properties and assets specified by the applicant under Serial Number 3A of the original application;
- You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under Serial Number 3 A of the original application, pending hearing and disposal of the application for attachment of properties;
- 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 Number 3A of the original application without the prior approval of the Tribunal;
- 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 of financial institutions holding security interest over such assets.
- You are directed to appear before this tribunal in person or through an Advocate and file Written Statement with a copy thereof furnished to the applicant and to appear before **DRT-II on 04.07.2025 at 11:00 a.m.** and show cause as to why reliefs prayed for should not be granted.
- Take notice that in case of default, the Applicant will be heard, and the case shall be decided in your absence.

Given under my hand and the seal of this Tribunal on this **09th day of April, 2025**

SEAL

Sd/-
Registrar
DRT-II, Mumbai

Name & Address of all the Defendants

- Mr. Manish Gayatriprasad Pandey**:-Flat No. 7 & 8, 4th floor, B Wing, Gayatri Apartment, near Collector's Colony,RC Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembur, Mumbai Pin code-400074.
Also residing at:-Plot No. 453-A, Flat No. 5, Gayatri Apartment, Collector's Colony, R. C. Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembur, Mumbai-400074.
- Mrs. Asha Manish Pandey**:-Flat No. 7 & 8, 4th floor, B Wing, Gayatri Apartment, Near Collector's Colony,RC Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembur, Mumbai Pin code-400074.
Also residing at:-Plot No. 453-A, Flat No. 5, Gayatri Apartment, Collector's Colony, R. C. Marg, Opposite Sant Nirankari Bhavan, FCI Mumbai, Chembur, Mumbai-400074.

....DEFENDANTS

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
N MISTONESPVTLTD, NEMISH BHARAT KOTHARI, JAGDISH RATILAL KOTHARI, MANISH HAJARILAL VARSHNEY, BHARAT RATILAL KOTHARI (AC NO.) LINTNH00317- 180051865	Rs. 96,45,891.00/- DUES AS ON 22 APR 2025	8 OCT 24 Rs. 8879315/- DUES AS ON 4 OCT 24	28 MAR 25	FLAT NO. 104, 105,106, (FIRST FLOOR) 201, 202, 203, 204 (SECOND FLOOR) B WING, BUILDING NO. 10, SODHI RESIDENCY VRINDAVAN NAGARI PAAM NILESH, NAVPURA ROAD, SITUATED AT VILLAGE PAMTEMBI, BOISAR WEST TAL.- PALGHAR, DIST:-THANE MAHARASHTRA 401501 ADMEASURING FIRST FLOOR : 114.74 SQ MTR SECOND FLOOR: 133.60 SQ MTR	Rs. 10720000/-	Rs. 10720000/-	11.00 AM TO 01.00 PM 29 MAY 2025	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 406061, MAHARASHTRA- INDIA
SUCHITA BALKRISHNA CHIBADE, BALKRISHNA BHAGOJIO CHIBADE, SACHIN BALKRISHNA CHIBADE GUARANTOR : PRADEEP SURYABHAN SINGH (AC NO.) LNBRS00317- 180047404	Rs. 8,72,302.00/- DUES AS ON 22 APR 2025	8 NOV 24 Rs. 787695/- DUES AS ON 4 NOV 24	26 MAR 25	FLAT NO. A-004, OM SAI APARTMENT, VIKRAM NAGAR, LAND BEARING SURVEY NO. 91/1 SITUATED AT VILLAGE VANGOAN TAL - PALGHAR, THANE MAHARASHTRA 401103 ADMEASURING 312.37 SQ.FT.	Rs. 894000/-	Rs. 89400/-	11.00 AM TO 01.00 PM 29 MAY 2025	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, AIRHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501, MAHARASHTRA-INDIA
TEJAS MUKUND KSHIRSAGAR, MUKUND DHARMA KSHIRSAGAR, RUPESH MUKUND KSHIRSAGAR, MADHURI MUKUND KSHIRSAGAR (AC NO.) LNBDL00322- 23024239	Rs. 26,75,644.00/- DUES AS ON 22 APR 2025	8 FEB 24 Rs. 2448993/- DUES AS ON 6 FEB 24	27 MAR 25	FLAT NO. 501,ON 5 TH FLOOR, IN THE A WING BUILDING KNOWN AS "DEV ARMORY"BEING LIVING AND CONSTRUCTED ON SURVEY NO. 97/3, SURVEY NO.99/6 AT VILLAGE SHIRGAON BADLAPUR, TALUKA AMBARNATH DIST THANE PIN; 421501 ADMEASURING 28.16 SQ. MTR.	Rs. 2896800/-	Rs. 289680/-	11.00 AM TO 01.00 PM 29 MAY 2025	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOODS MALL, LBS MARG, THANE (W)- 406061, MAHARASHTRA-INDIA