FEDERAL BANK

I CRD Mumbai Division

- The Federal Bank Ltd., LCRD/Mumbai Division, 134, 13th Floor, Jolly Maker Chamber No. 2, Nariman Point, Mumbai, Maharashtra-400021 E-mail : mumlcrd@federalbank.co.in, CIN : L65191KL1931PLC000368, Phone : 02222846676, 2222853712, 2222028427
 - (Regd/AD)
- 1) M/s MFC and Sons, a partnership firm at Plot No. 126, Shop No. 4, Behind APMC Police Station, Sector 19C, Navi Mumbai, Vashi, Thane Maharashtra, 400705,
- 2) Shri/Smt. Varinder Pal Singh Harjinder Singh Chahal, S/o Harjinder Singh Chahal, B-2402, Sai Mannat, Plot No. 1A, Sector 34 A, Kharghar Raigarh, Maharashtra, 410210,
- Shri/Smt. Sukhvinder Singh Samra, S/o Dalip Singh Samra, Flat No. 2502, Bhumiraj, Heritage Building, Plot No. 1, 2 Off Palm Beach Road, 3) Sector-18, Sanpada, Navi Mumbai, Thane, Maharashtra-400705, 4) M/s Prakash Transport Corporation, Office No.1, 2nd Floor, Flat No. 123, Near APMC Police Station, Sector 19 C, Navi Mumbai, Vashi
- Thane, Maharashtra-400705, 5) Shri/Smt. Satnam Singh, S/o Ajit Singh, Hassanpur, Amritsar, Panjab, 143112.

Notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)

- The 1st of you as principal borrower along with 2ndand 3rdas guarantors/co-obligants/mortgagors availed :
- a) Commercial Vehicle Ioan (CV/CE-1) with number 17756900000587 of ₹ 37,57,000/- (Rupees Thirty Seven Lakh Fifty Seven Thousand only) on 17.12.2022 for commercial vehicle,
- b) Commercial Vehicle Ioan (CV/CE-2) with number 17756900000595 of ₹ 37,57,000/- (Rupees Thirty Seven Lakh Fifty Seven Thousand only) on 17.12.2022 for commercial vehicle,
- c) Commercial Vehicle Ioan (CV/CE-3) with number 1775690000603 of ₹ 37,57,000/- (Rupees Thirty Seven Lakh Fifty Seven Thousand only) on 17.12.2022 for commercial vehicle,
- d) Commercial Vehicle Ioan (CV/CE-4) with number 17756900000611 of ₹ 37,57,000/- (Rupees Thirty Seven Lakh Fifty Seven Thousand only) on 17.12.2022 for commercial vehicle.
- e) Commercial Vehicle Ioan (CV/CE-5) with number 17756900000660 of ₹ 8,10,000/- (Rupees Eight Lakh Ten Thousand only) on 17.12.2022 for construction equipment
- Commercial Vehicle Ioan (CV/CE-6) with number 17756900000678 of ₹ 8,10,000/- (Rupees Eight Lakh Ten Thousand only) on17.12.2022 f) for construction equipment
- g) Commercial Vehicle Ioan (CV/CE-7) with number 17756900000686 of ₹ 8,10,000/- (Rupees Eight Lakh Ten Thousand only) on 17.12.2022 for construction equipment.
- h) Commercial Vehicle Ioan (CV/CE-8) with number 17756900000694 of ₹ 8,10,000/- (Rupees Eight Lakh Ten Thousand only) on 17.12.2022 for construction equipment,
- The 1st of you as principal borrower along with 2nd to 5th as guarantors/co-obligants/mortgagors availed
- Commercial Vehicle Ioan (CV/CE-9) with number 1475690002958 of ₹ 37,30,000/- (Rupees Thirty SevenLakh Thirty Thousand only) or 04.01.2024 for commercial vehicle
- Commercial Vehicle Ioan (CV/CE-10) with number 14756900002966 of ₹ 37,30,000/- (Rupees Thirty Seven Lakh Thirty Thousand only) on 04 01 2024 for commercial vehicle
- k) Commercial Vehicle Ioan (CV/CE-11) with number 14756900002974 of ₹ 37,30,000/- (Rupees Thirty Seven Lakh Thirty Thousand only) on 04.01.2024 for commercial vehicle,
- Commercial Vehicle Ioan (CV/CE-12) with number 14756900003006 of ₹ 10,00,000/- (Rupees Ten Lakh only) on 04.01.2024 for construction I) equipment,
- m) Commercial Vehicle Ioan (CV/CE-13) with number 14756900003014 of ₹ 10,00,000/- (Rupees Ten Lakh only) on 04.01.2024 for construction equipment and
- n) Commercial Vehicle Ioan (CV/CE-14) with number 14756900003022 of ₹ 10,00,000/- (Rupees Ten Lakh only) on 04.01.2024 for construction equipment.

from The Federal Bank Limited a company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branches at Thane Louiswadi ((a) to (h) above) and Panvel ((i) to (n) above), for the business activities of 1stof you a partnership firm of 2nd and 3rdof you as partners, after executing necessary security agreements/loan documents in favour of the Bank. urity of the aforesaid credit facilities availed from the Bank. 1st of you have created security interest in favour of the Bank by

of hypothecation in respect of the following movable properties.								
		Description of Hypotheca	ated Movable	Properties				
1		shok Leyland NA5525N/34 TT CC, White Colou 05353, 2022 Model, Diesel, Registration No. Mł			ZVLD7NPDT2185,	Charged 1	to (a) above,	
2		shok Leyland NA5525N/34 TT CC, White Colour 02203, 2022 Model, Diesel, Registration No. MH		sis No. MB1T	ZVLDXNREA2066,	Charged	to (b) above	
3		shok Leyland NA5525N/34 TT CC, White Colou 05010, 2022 Model, Diesel, Registration No. Mł			ZVLD7NPET0830,	Charged	to (c) above	
4 Hypothecation of Ashok Leyland NA5525N/34 TT CC, White Colour, having Chassis No. MB1TZVLD1NRGY979 Engine No. NGEZ701757, 2022 Model, Diesel, Registration No. MH 43 BX 9371.							to (d) above	
5		iddhivinayak Engineering Trailor bodyhaving Ch istration No. MH 43 BX 9371.	assis No. MB1	TZVLD1NRG	Y9799, Engine No.	Charged	to (e) above	
6		iddhivinayak Engineering Trailor bodyhaving Ch istration No. MH 43 BX 9368.	assis No. MB1	TZVLD7NPE	T0830, Engine No.	Charged	to (f) above	
7		iddhivinayak Engineering Trailor bodyhaving Ch istration No. MH 43 BX 9367.	assis No. MB1	TZVLD7NPD	T2185, Engine No.	Charged	to (g) above	
8		iddhivinayak Engineering Trailor bodyhaving Ch stration No. MH 43 BX 9364.	assis No. MB1	TZVLDXNRE	A2066, Engine No.	Charged	to (h) above	
9		Ashok Leyland NA5525N/34 TT CC B 9879, Engine No. PCPZ510799, 2023 Model, D				Charged	to (i) above	
10		shok Leyland NA5525N/34 TT CC BSVI, White b. PCPZ510583, 2023 Model, Diesel, Registration			o. MB1T2VLDXPP-	Charged	to (j) above	
11		Ashok Leyland NA5525N/34 TT CC B 0191, Engine No. PCPZ510841, 2023 Model, D				Charged	to (k) above	
12		iddhivinayak Engineering Trailor bodyhaving Ch istration No. MH 43 CE 6429.	assis No. MB1	T2VLDXPPC	Y9033, Engine No.	Charged	to (I) above	
13		iddhivinayak Engineering Trailor bodyhaving Ch istration No. MH 43 CE 6430.	assis No. MB1	T2VLD0PPC	Y9879, Engine No.	Charged t	to (m) above	
14		iddhivinayak Engineering Trailor bodyhaving Ch istration No. MH 43 CE 6428.	assis No. MB1	T2VLD0PPC	Z0191, Engine No.	Charged	to (n) above	
The a	aforesaid hypotheca	ted security properties are hereinafter referred	to as 'secure	d assets'. Yo	u have defaulted re	payment o	of the above-	
secu	red debts in violation	n of the agreed terms and the accounts became	Non Performi	ng Assets as	on 02.05.2025, as p	per the guid	deline of RBI.	
		uthorised Officer of the Federal Bank Ltd. here						
	ally as specified un	nder the respective loan accounts maintained lows :	with Thane Lo	ouiswadi and	Panvei branches o	t the Bank	with further	
	Loan Accounts	A) Balance outstanding	B) Out of A		Rate of		Parties to	
	LUAN ACCOUNTS	A) balance outstanding	B) Out of A		Hale Of		the lean	

	Loan Accounts	A) Balance outstanding	unrealised interest	c) Out of A pending Charges	interest	the loan
	CV/CE loan - 1 (A/c No. 17756900000587)	25,31,650/- (Rupees Twenty Five Lakh Thirty One Thousand Six Hundred and Fifty only) as on 17.05.2025		8,016/-	@9.01% p.a monthly rests with 4% as penal charges from 17.05.2025	
	CV/CE loan - 2 (A/c No.	25,32,296/- (Rupees Twenty Five Lakh Thirty Two Thousand Two Hundred and Ninety Six		8,004/-	@9.01% p.a monthly rests with 4% as penal charges	

State Bank of India Stressed Assets Recovery Branch, Thane (11697):-1st Floor, Kerom, Plot no A-112, Circle, Road No 22, Wagle Industrial Estate, Stressed Assets Recovery Branch, Thane (11697):-Thane (W). 400604. **email id :** sbi.11697@sbi.co.in

PHYSICAL POSSESSION NOTICE

Notice is hereby given 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 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against account.

The Borrower 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 STATE BANK OF INDIA for an amount and interest thereon.

Name Of Account /Borrower / Guarantor & Address	Description of the Property Mortgaged/ Charged	Date of Demand Notice	Date of Possession	Amount Outstanding as per Demand Notice				
 Shri Indra R Pandey and Mrs. Neha Indrakumar Pandey a) Flat No503, Bldg No, -A15, Shree Krishna CHS LTD.Near Maharahtra Nagar, Mankhurd, Mumbai - 400088 b) Nayasa Vegetables, Office no. V-1000, APMC, New Vegitables Market , Near MTNL office, Sector 19, Vashi , Navi Mumbai - 400705 c) Flat No. 1704, 17th Floor, C- wing, Shreepati Residency, Near Muncipal School No. 80, Village-Khidkali/Desai Paddle Gaon, Thane (W)-421204 d) Flat No. 401, 4th Floor , C- Wing , Shreepati Residency, Near Muncipal School No. 80, Village-Khidkali/Desai Paddle Gaon, Thane (W)-421204 	Building, Kanhaiya Meadows,	09.05.2023	09.06.2025	Rs.1,15,60,848/-(Rupees One Crore Fifteen Lakh Sixty Thousand Eight Hundred and Forty Eight Only) as on 09.05.2023 and further interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred, till date of payment.				
Date : 12.06.2025 Kiran S Pardhiye, Authorised Officer Place : Thane State Bank of India - SARB Thane Branch								

Corental United Co	The Fragat Tower, orall tool, Flore 6, Block 6,	SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT
	h - Committee sting & Doorse structure of Financial Accests and Futernance	

uction Sale Notice for Sale of Secured Assets under the Securitis ation & Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with provi 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 earnes noney deposit will be as mentioned in the table below against the respective properties

SCHEDULE OF THE SECURED ASSETS
SCHEDULE OF THE SECURED ASSETS

Sr No.		Mortgaged Name of Mortgagor / Owner of property	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	B) EMD (Last Date of deposit of		Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
1	ARMB Thane Mr. Bhavesh Bhupendrabhai Pandya and Mrs. Bhairavi Bhavesh Pandya Room No. 34, 3rd Floor, 35, Bhanushali Building, MintRoad, Mumbai – 400001 Office: 447/448, 4th Floor, Building No. 1, Raheja TTC Industrial Area, Raheja District II Trans Thane Creek MIDC Turbhe, Navi Mumbai - 400705 Mr. Bhanji Nanji Patel 1/12 Bhatkar Chawl, Jijamata Marg, Mumbai - 400093	Unit No. 447 and 448, 4th Floor, Building No. 1, Raheja District II, Edison Trans Thane Creek Industrial Area, Village Bonsari, Turbhe, MIDC Juinagar, Navi Mumbai - 400705 Admn Area 4311 sq. ft. Built up, 2476 sq ft. carpet area and car parking (price included in RV) in the name of Mr. Bhavesh Bhupendra Pandya, Mrs. Bhairavi Bhavesh Pandya, Mr. Bhanji Nanji Patel	B) Rs . 3,55,31,389 plus interest and charges since date of NPA. C) 21-07-2022 D) Symbolic	A) Rs 3,15,00,000/- B) Rs 31,50,000/- C) Rs 25,000/-	27.06.2025 10.00 am to 04.00 pm	Not Known to us Neeraj Kapahi 8108990060 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
		TERMS AND CONDI	TIONS			

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

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. 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.3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on the date and time mentioned at the respective columns above 4. For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in, 5. 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. 6. 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 available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. 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 of 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. 8. 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 confirmation of sale shall be subject to confirmation by the secured creditor. 9.All statutory dues/attendan 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 independer inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc 025 Sd/-Authorised Officer, Punjab National Bank

Date: 12.06.20
Place: Mumb

AAVAS FINAN			01 202	, 2nd Floor, South End Square,			(LA)	∆cvəs
Mansarovar Industrial A			.01-202	, zhu rioù, south enu square,			SAPNE AA	FINANCIERS LTD PKE, SAATH HAMAARA
				AUCTION NOTICE				
proviso to Rule 8(6) of the Se Notice is hereby given to the the Secured Creditor, the ph	uction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with roviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 lotice 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 he 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 <i>i</i> hereis"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.							
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	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.
AVINASH VIKAS FADAKHE, SUNITA VIKAS FADKHE, VAIBHAV VIKAS FADAKHE SUARANTOR : RAMAKANT VISHNU PATIL AC NO.) LNPAV00317- 180051159	Rs. 21,43,706.00/- DUES AS ON 03 JUNE 2025	20 APR 24 Rs. 1813522.41/- DUES AS ON 18 APR 24	12 DEC 24	FLAT NO 303, 3RD FLOOR, B WING, MAULI AANGAM, HOUSE NO 136,138,113,141, DERVALI, PANVEL, RAIGAD, USURLIKHURD, MAHARASHTRA ADMEASURING 350 SQ. FT.	Rs. 1271200/-	Rs. 127120/-	11.00 AM TO 01.00 PM 15 JULY 2025	NEELKANT LANDMARK,5TH FLOOR,OFFICE NO.502,BEHIND ORION MALL,NEAR ST STAND,OLD PANVEL-

	17756900000595)	only) as on 17.05.2025			from 17.05.2025	you
3	CV/CE loan - 3 (A/c No. 17756900000603)	25,33,147/- (Rupees Twenty Five Lakh Thirty Three Thousand One Hundred and Forty Seven only)as on 17.05.2025	81,675/-	8,024/-	@9.01% p.a monthly rests with 4% as penal charges from 17.05.2025	1st to 3rd of you
4	CV/CE loan - 4 (A/c No. 17756900000611)	25,32,028/- (Rupees Twenty Five Lakh Thirty Two Thousand and Twenty Eight only) as on 17.05.2025	81,723/-	8,025/-	@9.01% p.a monthly rests with 4% as penal charges from 17.05.2025	1st to 3rd of you
5	CV/CE loan - 5 (A/c No. 17756900000660)	5,57,411/- (Rupees Five Lakh Fifty Seven Thousand Four Hundred and Eleven only) as on 12.05.2025	16,593/-	1,662/-	@9.01% p.a monthly rests with 4% as penal charges from 12.05.2025	1st to 3rd of you
6	CV/CE loan - 6 (A/c No. 17756900000678)	5,57,341/- (Rupees Five Lakh Fifty Seven Thousand Three Hundred and Forty one only) as on 12.05.2025	16,589/-	1662/-	@9.01% p.a monthly rests with 4% as penal charges from 12.05.2025	1st to 3rd of you
7	CV/CE loan - 7 (A/c No. 17756900000686)	5,37,929/- (Rupees Five Lakh Thirty Seven Thousand Nine Hundred and Twenty nine only) as on 12.05.2025	10.757/-	838/-	@9.01% p.a monthly rests with 4% as penal charges from 12.05.2025	1st to 3rd of you
8	CV/CE loan - 8 (A/c No. 17756900000694)	5,33,846/- (Rupees Five Lakh Thirty Three Thousand Eight Hundred and Forty Six only) as on 12.05.2025	10,666/-	838/-	@9.01% p.a monthly rests with 4% as penal charges from 12.05.2025	1st to 3rd of you
9	CV/CE loan - 9 (A/c No. 14756900002958)	32,94,446/- (Rupees Thirty Two Lakh Ninety Four Thousand Four Hundred and Forty Six onlyas on 01.05.2025	1,10,426/-	7891/-	@9.50% p.a monthly rests with 4% as penal charges from 01.05.2025	1st to 5th of you
10	CV/CE loan - 10 (A/c No. 14756900002966)	32,95,715/- (Rupees Thirty Two Lakh Ninety Five Thousand Seven Hundred and Fifteen only) as on 15.05.2025	1,10,183/-	7800/-	@9.50% p.a monthly rests with 4% as penal charges from 01.05.2025	1st to 5th of you
11	CV/CE loan - 11 (A/c No. 14756900002974)	32,95,903/- (Rupees Thirty Two Lakh Ninety Five Thousand Nine Hundred and Three only) as on 15.05.2025	1,10,371/-	7890/-	@9.50% p.a monthly rests with 4% as penal charges from 01.05.2025	1st to 5th of you
12	CV/CE loan - 12 (A/c No. 14756900003006)	8,96,661/- (Eight Lakh Ninety Six Thousand Six Hundred and Sixty One only) as on 01.05.2025	27,953/-	2025/-	@9.50% p.a monthly rests with 4% as penal charges from 01.05.2025	1st to 5th of you
13	CV/CE loan - 13 (A/c No. 14756900003014)	8,96,661/- (Eight Lakh Ninety Six Thousand Six Hundred and Sixty One only) as on 01.05.2025	27,953/-	2025/-	@9.50% p.a monthly rests with 4% as penal charges from 01.05.2025	1st to 5th of you
14	CV/CE loan - 14 (A/c No. 14756900003022)	8,96,661/- (Eight Lakh Ninety Six Thousand Six Hundred and Sixty One only) as on 01.05.2025	27,953/-	2025/-	@9.50% p.a monthly rests with 4% as penal charges from 01.05.2025	1st to 5th of you

As such, the Bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13 (2) of the said Act, to pay the said amount with further interest at the rate mentioned above till the date of payment with additional/penal charges and costs within 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following recourse measures prescribed under section 13(4) of the Act against you.

- · To take possession of the secured assets described above and transfer the said assets by way of lease, assignment, or sale for realising the dues.
- To take over the management of the secured assets and transfer them by way of lease, assignment, or sale for realising the dues.
- To appoint any person to manage the secured assets the possession of which has been taken over by the bank.
- To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to the bank.

You are also put on notice that as per section 13(13) of the Act, you shall not after receipt of this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any manner whatsoever to the prejudice of the interest of the bank without its prior written consent.

You are also put on notice that Section 13(6) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank initiates remedial actions under the provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you for the recovery of the balance amount personally

This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.

Dated this the day 02nd of June 2025.

For, The Federal Bank Ltd Rajeshkumar F Assistant Vice President (Authorised Officer under SARFAESI Act)

								HTRA-INDIA
SACHIN DILIP KALE, SONI SACHIN KALE (AC NO.) LNBDL00319- 200125300	Rs. 12,70,322.00/- DUES AS ON 03 JUNE 2025	14 MAY 24 Rs. 1025668/- DUES AS ON 7 MAY 24	6 DEC 24	FLAT NO. 001, GROUND FLOOR, C WING," ARYA PARADISE", SR. NO. 138/1(86/1 AND 91/2 OLD) VILLAGE BANDIVALI, TAL. KARJAT, DIST. RAIGAD. MAHARASHTRA ADMEASURING 351 SQ.FTS	Rs. 928680/-	Rs. 92868/-	11.00 AM TO 01.00 PM 15 JULY 2025	RAGHUNANDAN APARTMENT,103,F IRST FLOOR,KATRAP CHOWK,AMBERN AT-BADLAPUR MIDC HIGHWAY,BADLAP UR (EAST)- 421503,MAHARAS HTRA-INDIA
VISHAL DINKAR GHADIGAONKAR, MRS. NILAM VISHAL GHADIGAONKAR (AC NO.) LNBRV00317- 180046214	Rs. 14,51,983.00/- DUES AS ON 03 JUNE 2025	16 JUL 24 Rs. 1241855.41/- DUES AS ON 15 JUL 24	23 DEC 24	FLAT NO. 303, 3RD FLOOR, A WING, SHRI RAM SANKUL, HOUSE NO. 299K, ARNALA, VASAI-WEST, PALGHAR, MAHARASHTRA ADMEASURING 47.39 SQ. MTR.	Rs. 997520/-	Rs. 99752/-	11.00 AM TO 01.00 PM 15 JULY 2025	SHOP NO.4, GROUND FLOOR, RATANDEEP CHSL CARTER ROAD NO. 1, NR ABHYUDAYA BANK, BORIVALI EAST, MUMBAI- 400060,MAHARAS HTRA-INDIA
RAJKUMAR SHIVNARYAN NAG, BINDU RAJKUMAR NAG (AC NO.) LNVIR00318- 190074853	Rs. 11,55,049.00/- DUES AS ON 03 JUNE 2025	9 JAN 24 Rs. 1004803/- DUES AS ON 4 JAN 24		FLAT NO.405, 4TH FLOOR A WING,BUILDING NO.4, NAVKAR COMPLEX, GUT NO.145/A/1,145/A/2,145/B/1,145/B/2 VILLAGE MAKHANE BODAN PADA SAFALE, TAL& DISTT- PALGHAR MAHARASHTRA 401102. ADMEASURING 305 SQ FEET	Rs. 960960/-	Rs. 96096/-	11.00 AM TO 01.00 PM 15 JULY 2025	OFFICE NO.3 &4,3RD FLOOR,VIVA- GOKUL ARCADE,VIRAR,M UMBAI- 401303,MAHARAS HTRA-INDIA
LINGAPPA DHANGAR, LAXMI DHANGAR (AC NO.) LNBLP00322- 230278829	Rs. 27,54,673.00/- DUES AS ON 03 JUNE 2025	9 SEP 24 Rs. 2446731/- DUES AS ON 4 SEP 24	9 JAN 25	FLAT NO. A-407, ON THE 4TH FLOOR, IN THE BUILDING KNOWN AS JASMINE SECTOR 10, S. NO. 139/1PT, 139/2PT, 55/5PT, VILLAGE KHONI, OFF, TALOJA MIDC ROAD, TALUKA KALYAN, DIST-THANE, MAHARASHTRA PIN-421204 ADMEASURING 305 SQ. FT. CARPET AREA & 458 SBU	Rs. 2366800/-	Rs. 236680/-	11.00 AM TO 01.00 PM 15 JULY 2025	E-01, 1ST FLOOR, CHARMS STAR, BAIL BAZAAR, KALYAN WEST- 421301,MAHARAS HTRA-INDIA
PRASAD VILAS PAWAR, MRS. DEEPALI PRASAD PAWAR (AC NO.) LNKAL00320- 210172155	Rs. 14,51,039.00/- DUES AS ON 03 JUNE 2025	6 JUN 23 Rs. 1161442/- DUES AS ON 5 JUN 23	25	FLAT NO. 02, GROUND FLOOR, ROYAL RESIDENCY PHASE 2, ON LAND BEARING SURVEY NO. 50 HISSA NO. 1/A, VILLAGE BAPGAON, DEVRUNG, THANE, MAHARASHTRA ADMEASURING 525 SQ. FT.	Rs. 1076720/-	Rs. 107672/-	11.00 AM TO 01.00 PM 15 JULY 2025	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHARAS HTRA-INDIA
RAMESH MALI, DEVI DEVI (AC NO.) LNPAV17623- 240330429 & LNPAV17624-250344723	Rs. 30,36,502.00/- & Rs. 3,28,031.00/- DUES AS ON 03 JUNE 2025	12 SEP 24 Rs. 2795156/- & Rs. 246285/- DUES AS ON 11 SEP 24	9 JAN 25	FLAT NO. 1003 ON THE 10TH FLOOR. "O" WING, IN THE BUILDING KNOWN AS ORCHID & BLOCK NO. MMR SOCIAL HOUSING SECTOR NO. 10, KHONI KALYAN THANE ROAD, OFF TALOJA MIDC ROAD,DOMBIVALI(E) CONSTRUCTED ON LAND BEARING SURVEY NO. 27/A, 27/B, 27/C, 139/2B AND 139/2A, SITUATED AT VILLAGE KHONI, TALUKA KALYAN, DISTRICT THANE, MAHARASHTRA ADMEASURING 377 SQ. FTS	Rs. 2793600/-	Rs. 279360/-	11.00 AM TO 01.00 PM 15 JULY 2025	1ST FLOOR, A.D.J. RESII ENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA- INDIA
ROHIT HARISHCHANDRA PANDEY, POONAM HARISH CHAND PANDEY GUARANTOR : DILIP RAMNJOR MISHRA (AC NO.) LNPAV02216- 170039530	Rs. 14,74,036.00/- DUES AS ON 03 JUNE 2025	9 DEC 17 Rs. 1227570/- DUES AS ON 7 DEC 17	9 JAN 25	FLAT NO-204, 2ND FLOOR, DATTACHHAYA CHSL, SURVEY NO 83/2, KALHER, BHIWANDI ROAD, THANE MAHARASTHRA. ADMEASURING 462 SQ. FT.	Rs. 1152000/-	Rs. 115200/-	11.00 AM TO 01.00 PM 15 JULY 2025	1ST FLOOR,A.D.J.RESII ENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA- INDIA
during working hours of any wo Earnest Money Deposit (EMD envelopes will be opened in the among the available bidders. Tl immediately or within 24hrs af deposited will be forfeited & ba deposited amount will be forfe the date of tender depositing o	orking day, super so) in favour of AAV e presence of the a he EMD is refunda iter the fall of the f ilance amount of the ited. 3). The Author r the date of tende	ribing "Tender Off AS FINANCIERS I vailable interested ble if the bid is not nammer towards t ne sale price will ha vrised officer has a r opening is declar	fer for nar LIMITED I parties a successfu the purch ave to be o bsolute ri red as holi	leposit his offer in the tender form provided by the A me of the property "on the sealed envelope along with payable at Jaipur on/before time of auction during t above mentioned office of AAVAS FINANCIERS LIM 2). The successful bidder will deposit 25% of the bid ase of the asset. The successful bidder failing to depo leposited within 15 days after the confirmation of the ght to accept or reject any bid or adjourn/postpone t day by Government, then the auction will be held on r NANCIERS LIMITED 201.202. IInd Floor. South En	n the Cheque office hours IITED The Int dding amoun osit the said 2 sale by the sa he sale proce next working	/DD/pay ord at the abov er-se biddin t adjusting t 25% towards ecured credi cess without day. 4). For	der of 10% re mention g, if necess he EMD an s initial pay itor; otherw assigning a inspection	of the Reserve Price as ed offices. The sealed ary will also take place ount as initial deposit ment, the entire EMD vise his initial payment ny reason therefore. If and Interested parties

Pushpendra Meena - 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above

said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place : Jaipur Date : 12-06-2025

Authorised Officer Aavas Financiers Limited

410206,MAHARAS