

MHADA A REGIONAL UNIT OF

(MAHARASHTRA HOUSING AND AREA **DEVELOPMENT AUTHORITY)**

Tel no. - 022-66405250, E-mail - eee.east1@gmail.com No. EE/East/MSIB / e-tender/ Labour Soc / 09 / 2025-26

Executive Engineer (East) Division, Mumbai Slum Improvement Board (Unit of MHADA) Room No. 536, 4th floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 Phone Number (022) 66405251 is calling e-Tender for the 02 number of works in the form of B1 (Percentage rate) from Labour Co-op. Societies registered with DDR, East, Suburb, Mumbai, vai online e-tendering system. Detailed Tender Notice & Tender Documents shall be available & can be downloaded from Government of Maharashtra portal https://mahatenders.gov.in Bidding documents can be loaded on the websije. The tender Document sale start on dated 30/04/2025, 03.05 pm to Document sale end date 08/05/2025, 6.15 pm. Corrigendum / Amendments if any could be published only on the https://mahatenders.gov.in website. The Competent Authority reserves the right to reject any or all the tenders without assigning any reason there of

> Executive Engineer (East), MSIB Board, Mumbai

MHADA - Leading Housing Authority in the Nation

Conditional offers will not be accepted.

Follow us: @mhadaofficia **(100000**



Dahisar East Mumbai:-Ankit CHS, S V Road Dahisar East.Mumbai 400068 Tele: 02228935981, Fax: 02228900621

E-mail: bom964@mahabank.co.in POSSESSION NOTICE (For Immoveable property) [Rule 8 (1)] Ref. No. AP39/Possession/Tanzeela/2025-26 Date: - 16/04/2025

Whereas, The undersigned being the Authorized Officer of Bank of Maharashtra, under Securitisation 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) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules 2002 has issued a demand notice dated 10th February 2025 under Section 13 (2) of the said Act and called upon you 1) Mrs Tanzeela Mohd. Gufran Shaikh (Borrower) (2) Mohd. Gufran I Shaikh (Co-Borrower) to repay the amount mentioned in the said notice being Rs.64,65,350/plus unapplied interest within 60 days from the date of receipt of the said notice. The Borrower mentioned hereinabove having failed to repay the outstanding amount, Notice is hereby given to the Borrower and Guarantors mentioned hereinabove in particular and to the public in general that the Authorised Officer

herein below in terms of the powers vested under the provisions of Section 13(4) of the said Act on this 16/04/2025. The Borrower in particular, Guarantor and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the Bank of Maharashtra for an

amount as mentioned above. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured as

of Bank of Maharashtra has taken possession of the properties described

Description of the Immoveable Property: Flat No 1302,D Wing, Mahindra Alcove, Saki Vihar, Opp. Saki Vihar Complex Gate No-1, Chandivali, Andheri East, Village-Saki, Taluka-Kurla, Dist-Mumbai Pin-400072,, Admeasuring 42.12 Sq. Meter. Carpet owned by Mrs. Tanzeela

Place:Sakinaka, Mumbai

Mohd, Gufran Shaikh,

Authorized Officer & Chief Manager

mand Notice Date &

Amount Outstanding

Amount (Rs.)

Future interest

& other

expenses thereon

M/s Tornado Motors

15.02.2015 &

Rs. 33.24 Cr

Rs.184.38 Cr as on

31.03.2025 + Future

interest & other expense

M/S Humble Hospitality

27.07.2016 & Rs. 5.89 C

Rs. 16.10 Cr as on

31.03.2025 + Future

interest & other expense

thereon

M/s Humble Hospitality

Jalandhar Private

Limited

& Rs. 1.89 Cr

Rs 5.42 Cras on

31.03.2025 + Future

nterest & other expens

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

 AGYas
 FINANCIES LID **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 wit 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/ Date & Date Reserve Earnest Date & Place of Tender

Co-Borrowers/ Guarantors/Mortagors	Dues As on	Amount of 13(2)Demand Notice	of Poss- ession	Description of Property	Price For Property	Money For Property	Time of Auction	Submission, Tender Open & Auction at Aavas Financiers Ltd.
AMOL AJAY MANDAVKAR, ANKIT AJAY MANDAVKAR,ANKITA ANIL GURAV (AC NO.) LNBSR02217- 180061015	Rs. 9,77,118.00/- DUES AS ON 21 APR 2025	11 JUL 24 Rs. 797391/- DUES AS ON 10 JUL 24	DEC	FLAT NO 402, FOURTH FLOOR, SAI SHAKTI APARTMENT, BUILDING NO 20, NARAYAN NAGAR, ROAD NO. GANDHI CHOWK, VIRAR(EAST),TALUKA VASI DIST-PALGHAR ,MAHARASHTRA PIN-401305 ADMEASURING 29.74 SQ.MTR	Rs. 744640/-	Rs. 74464/-	11.00 AM TO 01.00 PM 24 MAY 2025	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501,MAHARAS HTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder falling to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited & balance among the accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender opposition of the date of tender opposition of the sale process without assigning any reason therefore. If the date of tender opposition of the date of tender opp

Date: 22-04-2025 **Authorised Officer Aavas Financiers Limited** Place : Jaipur

PUNJAB & SIND BANK
(A Govt. of India Undertaking)
Where service is a way of life

Samvert, 1st Floor, Plate B, Block 3, NBCC Complex, East Kidwai Nagar, New Delhi - 110023 PUBLIC NOTICE FOR REDEMPTION OF THE MORTGAGED PROPERTY

The undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 200 has decided to sell the properties/ assets on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS as described below through E-Auction for realization

debts due to the Bank from above mentioned Borrower & Guarantors Therefore, this Public Notice is hereby given under section 13(8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) rea

with rule 8(6) of the Security Interest (Enforcement) Rules, 2002 to mentioned Borrowers / Guarantors to redeem the secured assets with in time available (i.e. 30 days). The details of th account and Secured Assets along with amount outstanding is given below.

Name of the Borrower / Guarantor	Description of the Property				
M/C Tornado Motoro But Ltd. COD2 8 COD4 Vikon	1) M/s Tarnada Matara But I td				

- Centre, 106 S V Road, Near Milan Subway Santracruz. Mumbai-400050. Also at- 12/C, Cenced Apartment, Union Park, Pali Hill, Khar, Mumbai-400052
- 2. Smt. Amarpreet Chadha. Residence Address-12/C Cencer Apartment, Union Park, Pali Hill, Khar, Mumbai-400052 Sh. Jatinder Pal Singh Chadha, Residence Address. 12/C, Cenced Apartment, Union Park, Pali Hill, Khar,
- 4. M/s Humble Hospitality Jalandhar Pvt. 22 SF. HIG Flats.
- A-Block, Ranjit Avenue, Amritsar-143001

 5. M/s JJ Enterprises, 22SF, HIG Flats, A-Block, Ranjit
- Avenue, Amritsar143001 (Association of Persons having 3
- a. Sh Inderpreet Singh Chadha S/o Sh Charanjit Singh Chadha, H No 506, Green Avenue, Amritsar-143001
- b. Sh Surjit Singh S/o Sh Harbans Singh, H No 2216/5, Gali Masit Wali, Chowk Manna Singh, Amritsar-143001 c. Sh Inderpal Singh Sandhu S/o Sh Harbans Singh, H No 2216/5, Gali Masit Wali, Chowk Manna Singh, Amritsar-
- 143001 Sh Harpreet Singh Chadha, S/o Sh Inderpreet Singh Chadha, H No 506, Green Avenue, Amritsar-143001
- Sh Inderpreet Singh Chadha S/o Sh Charanjit Singh Chadha, H No 506, Green Avenue, Amritsar-143001
- B. Prabhpreet Singh Chadha S/o Sh Inderpreet Singh Chadha H No 506 Green Avenue Amritsar -143001
- Sh Surjit Singh S/o Sh Harbans Singh, H No 2216/5, Gali
- Masit Wali, Chowk Manna Singh, Amritsar 143001 Sh Gagandeep Singh Grover S/o Sh Charanjeet Singh Grover, 22 SF, HIG Flats, A Block, Ranjit venue, Amritsar-143001
- Amritsar-143001
- Amnisar-1430U1

 2. M/s Humble Hospitality Punjab Pvt Ltd, 22 SF, HIG Flats, A-Block, Ranjit Avenue, Amritsar-143001

 13. Sh Harpreet Singh S/o Sh Surjit Singh, H No 2216/5, Gali MAsit Wali, Chowk Manna Singh, Amritsar

 14. Sh Mayank Umat S/o Sh Vijay Umat, H No 49, Kennedy
- Avenue, Amritsar -143001

herself.

15. Sh Vijay Umat, S/o Sh Roshan Lal Umat, H No 49, Kennedy Avenue, Amritsar -143001

Hadbast no- 169, Ludhiana.

- First exclusive Equitable mortgage charge on commercial plot measuring 1500 Sq Yard (having three title deeds of 500 Sq Yard each) bearing MC no- B-XVII 2820/9 situated at Village Noor Bhaini a) Portion of property measuring 500 Sg Yards out of total property measuring 3659 Sg yards bearing
- MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48,265/48 Khata no 129/210 as per Jamabandi for the year 1999-2000 (khata no 135/215 as per Jamabandi for the year 2009-10) situated at village Noor Bhaini, Hadbast no-169 locality known as ToyeWaliJagah, BastiAbdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17646 dated 24.01.2006. (b) Portion of property measuring 500 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48
- 265/48, 632/297/264/48,265/48 Khata no 129/210 as per Jamabandi for the year 1999-2000 (khata 2007-0, 0321297/2049-0,2097 Nratario 10 29210 as per Jamabanito in the year 1959-2000 (Nrata no 135/215 as per Jamabandi for the year 2009-10) situated at Village Noor Bhaini, Hadbast no-169, locality known as ToyeWaliJagah, BastiAbdullapur, Tehsil & District Ludhiana, as per sale deed duly $registered\ with\ the\ of fice\ of\ the\ sub\ registrar,\ Ludhiana\ vide\ wasika\ no\ 17647\ dated\ 24.01.2006$ © Portion of property measuring 500 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48
- 632/297/264/48. Khata no 129/210 as per Jamambandi for the year 1999-2000 (khata no 135/215 as per Jamabandi for the year 2009-10) situated at village Noor Bhaini, Hadbast no-169, locality knowr as ToyeWaliJagah, BastiAbdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17648 dated 24.01.2006.
- (2) M/s Humble Hospitality Jalandhar Private limited & M/S Humble Hospitality Punjab Private Limited Property situated at Commercial area of Ludhiana bearing MC no- B-XVII 2820/9 measuring 2159 Sq Yards situated at Village Noor Bhaini, Hadbast no-169, Ludhiana
- 1. Portion of property measuring 551.25 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48, 265/48 situated at village Noor Bhaini, Hadbast no-169, locality known as Mali Jagob Poeti Abdullanur Tobail & Dietriet L the office of the sub registrar, Ludhiana vide wasika no 17640 dated 24.01.2006.
- 11. Sh Inderpal Singh Sandhu S/o Sh Harbans Singh, H No 2216/5, Gali Masit Wali, Chowk Manna Singh, bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48, 265/48, 632/297/264/48, 265/48 situated at village Noor Bhaini, Hadbast no-169, locality known as Toye Wali Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with
 - the office of the sub registrar, Ludhiana vide wasika no 17642 dated 24.01.2006. 3. Portion of property measuring 1056.50 Sq Yards out of total property measuring 3659 Sq yards bearing MC no B-XVII-2820/9 comprised in khasra no 300/55/1, 265/48/4/1, 633/297/264/48 265/48, 632/297/264/48, 265/48 situated at village Noor Bhaini, Hadbast no-169, locality known as
 - Toye Wall Jagah, Basti Abdullapur, Tehsil & District Ludhiana, as per sale deed duly registered with the office of the sub registrar, Ludhiana vide wasika no 17493 dated 20.01.2006

12.50 Cr

Place: New Delhi Authorised Office Date: 22.04.2025 Punjab & Sind Ban

Corporate Office: M/s. Karvy Financial Services Limited, 301, 3rd Floor, Gujrals house, 167 CST Road, Kolivery Area Village, Kalina, Santacruz (E), Mumbai - 400098 Email :- Dattaprasad.naik@karvy.com; Contact No.: 9769454560

PUBLIC NOTICE FOR TENDER **CUM AUCTION SALE UNDER PRIVATE TREATY**

SALE NOTICE THROUGH AUCTION UNDER SARFAESI ACT. 2002 CUM NOTICE TO SALE TO BORROWERS/GUARANTORS .RULE 8(6) UNDER SECURITY INTEREST (ENFORCEMENT) RULES 2002

In exercise of powers conferred under Security Interest (Enforcement) Rules 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Karvy Financial Services Ltd for purchase of the properties listed below. Whereas the authorized officer of the Karvy Financial Services Ltd., has decided to sell the property described hereinbelow on "AS IS WHERE IS BASIS" AND "AS IS WHAT IT IS BASIS" AND "WHATEVER THERE IS BASIS" BY WAY OF PRIVATE TREATY under Rules 8 & 9 of the said Act, through public auction.

Name Of Borrower	Date	Notice Date	Description of the immovable property	Reserve Price (RP)	Deposit (EMD)	lotal Dues
		and Amount		THOC (KF)	(10% of RP)	
1. Loan No. 513627	7th	7/1/2020	A Residential Flat being Room Flat No.B/105, 1st Floor,	Rs.	Rs. 12,15,000/-	Rs.5,57,61,681/-
Borrower & Co-Borrowers	May	&	Building known as "Rashmi Avenue", Reshmi Avenue CHSL,	1,21,50,000/-	(Rupees	(Rupees Five
1 Jayant Kantilal Shah	2025	Rs.	Thakur Complex, Near Sai Dham Temple, Kandivali (East),	(Rupees	Twelve Lakhs	Crores Fifty
2. Ranjana Jayant Shah		1,99,77,129/-	Mumbai – 400 101, which building consisting of a Ground and	One Crore	Fifteen	Seven Lakhs Sixty
3. Jayant Industries			Six upper Floors with Lift and constructed in the year 1992-93,	Twenty One	Thousand	One Thousand
4. Janvi Jayant Shah			on a plot of land beating CTS No.782, situate being and lying	Lakhs Fifty	Only)	Six Hundred and
1 - Sanvi Sayant Shan			Poisar Village, Andheri Taluka, within the Registration District	Thousand		Eighty One Only)
			and Sub-District of Bombay City and Bombay Suburban,	Only)		as on 18th April 2025
			within the Municipal Limits of R-Ward, bounded as follows: By			2025
			East: Western Express Highway, By South: Plaza Building,			
			By North : Gokul Regency, By West : Thakur Complex Road.			

IMPORTANT TERMS & CONDITIONS:

- The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/
- The intending bidders may obtain the Tender Forms Tender Forms from M/s. Karvy Financial Services Limited, 301, 3rd Floor, Guirals house, 167 CST Road, Kolivery Area Village, Kalina, Santacruz (E), Mumbai - 400098.
- The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorised Officer, M/s. Karvy Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "Karvy Financial Service Limited" on or before 6th May 2025 by 6.00 p.m. of Tender-cum-Auction sale hereby notified. The Demand Draft will be returned to unsuccessful bidders
- For document verifications, intending purchaser may visit: M/s. Karvy Financial Services Limited, 301, 3rd Floor, Gujrals house, 167 CST Road, Kolivery Area Village, Kalina,
- Santacruz (E), Mumbai 400098 The Property/les is sold on "AS-IS-WHERE-IS" AND "AS-IS-WHAT-IS" AND "WHATEVER THERE IS BASIS" BY WAY OF PRIVATE TREATY.
- The Sealed Tenders will be opened in the presence of the intending bidders by 3p.m on the date of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an open Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of M/s. Karvy Financial Services Limited.
- The successful bidder shall have to pay/ deposit twenty five per cent (25%) (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of seventy five per cent (75%) within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. The property shall forthwith be put up again and resold, after the issue of fresh proclamation of sale. The Sale Certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire Sale consideration within the time limit
- stipulated herein.
- The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- 10. The Successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking
- 11. The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereo and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice

Sd/-Authorized Officer Date : 21st April 2025 KARVY FINANCIAL SERVICES LIMITED यूको बैंक

UCO BANK (A Govt. of India Undertaking)

Honours Your Trust Kamothe Branch, Raiesh Residency, Shop No. 1&2, Plot No. 26.

Sector-36, Kamothe-410209, Emai Id:- kamot@ucobank.co in

POSSESSION NOTICE [Appendix IV -[Rule-8 (1)](For Immovable Property) UCO/KAM/2025-26/114 Date:17-04-2025

Whereas, The undersigned being the Authorised Officer of the UCO Bank unde 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 issued a demand notice U/S 13(2) dated 14.01.2025 calling upon the borrower(s) /mortgagor(s)/guarantor(s) Mr. Sanjay Tukaram Main & Mrs. Mansvi Sanjay Main to repay the amount mentioned in the notice being Rs. 52,98,760.00 (rupees Fifty Two Lakhs Ninety Eight Thousand Seven Hundred Sixty Rupees) as on 07-01-2025 (inclusive of interest upto 30-08-2024) with further interest at the contractual rate on the aforesaid amount together with incidental expenses cost, charges etc. within 60 days from the date of receipt of the said notice. The borrower(s)/mortgagor(s)/guarantor(s) having failed to repay the amount

notice is hereby given to the borrower(s)/mortgagor(s)/guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub section (4) of Section 13 of the act read with Rule 8 of the Security Interest (Enforcement) rules, 2002 on this 17th of April of the year 2025.

The borrower/mortgagor/guarantor 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 UCO Bank, Kamothe Branch for an amount of Rs. 52,98,760.00 (Rupees Fifty Two Lakhs Ninety Eight Thousand Seven Hundred Sixty Rupees) inclusive of interest up to 30-08-2024 plus furthe interest & Other Cost thereon until full payment.

The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of the time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY All that piece & parcel of residential Flat No.ILIANA 3706,37th Floor, admeasuring about 53.46 Sq. Mtrs + 2.59 Sq. Mtrs Balcony area in the project known as Arihant ASPIRE Phase I. Constructed on Survey No. 7 Hissa No. 5, Survey No 14, Hissa No. 6,7, Survey No. 15 Hissa No. 1,3, Survey No. 16, Survey No. 18 Hissa No 1AB, Survey No. 23, Hissa No 3,4, Survey No. 24, Hissa No 1A Survey No. 6, Hissa No 149/1 (Old Survey No. 6/3, 7/3+4 A) PT Plot No 1,2,3,4,5, Survey No. 15, Hissa No 150/1 (Old Survey No. 15/5, 17/3), Plot No 1,2,3,4,5,6,7, Survey No. 15, Hissa No 153/1 (Old Survey No. 15/2) Plot No 1,2,3,4,5,6, Village Palaspe, Taluka -Panvel, Dist Raigad, within the limits o Grampanchayat Palaspe, Panchayat Samiti Panvel, Zilla Parishad Raigad, and within the jurisdiction of Sub-registrar of Assurances Panvel vide duly registration No. PVL3-2609-2023 dated 14.02.2023.Surrounded By-East-Vacant Land West-Panyel Goa Highway. North- Panyel Pune Old Highway. South-Della Under Construction Building/Village Houses

Date: 17.04.2025

Authorised Officer Uco Bank

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department - Mumbai Division The Federal Bank Ltd. Loan Collection & Recovery Department -Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400021 E-mail: mumlcrd@federalbank.co.in

Phone: 022-22022548 / 22028427 CIN: L65191KL1931PLC000368, Website: www.federalbank.co.in Sale Notice for Sale of Movable Assets Under the Securitization and

Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with

provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described movable properties hypothecated/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 28/05/2025, for recovery of Rs. 15,83,293/- (Rupees Fifteen Lakhs Eighty Three Thousand Two Hundred and Ninety Three Only) as on 28/05/2025 along with further interest, charges and cost thereon due to The Federal Bank Limited (secured creditor) till realization from, 1) Mr. Vinod Ramling Yelwante, Son of Mr. Ramling Yelwante and 2) Mrs. Mirabai Vinod Yelwante. Wife of Mr. Vinod Ramling Yelwante. The Reserve price for hypothecated vehicle will be Rs. 7,03,000/- (Rupees Seven Lakhs and Three Thousand Only) and the earnest money deposit for hypothecated vehicle will be Rs. 70,300/- (Rupees Seventy Thousand and Three Hundred Only).

Description of Hypothecated Movable Property Hypothecation of Ashok Leyland LTD CA1215/42 H CC BSVI, NP Brown colour having Chassis No. MB1AUGCC2NRGZ0176, Engine No. NGHZ418256, 2022 Model, Diesel, Registration No. MH 04 LE 1674.

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd. i.e. https://www.federalbank.co.in/web/guest/tender-notices For The Federal Bank Limited.

Pradeep Sekhar R Associate Vice President (Legal) Date: 21/04/2025 (Authorised Officer under SARFAESI Act) OMKARA

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: s.banerjee@omkaraarc.com | Tel.: 022-26544000

(Acting as a Trustee of India Resurgence ARC Trust II) [Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 "SARFAESI Act") read with proviso to Rule 8 (6) read with 9(1) of the Security nterest (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. Religare Finyest Ltd., in exercise of powers conferred under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002, had issued a Demand Notice dated 13.02.2018 under section 13(2) thereby calling upon borrower(s)/mortgagors/ guarantors/corporate guarantors i.e., (1) SUBODH APPARELS, (Borrower), at 8, Lajya Silk Mill Compound, Mogra Village, Near Apollo Industrial Estate, Andheri (East), Mumbai – 400069, Also at 01 Mezzanine 1st Floor & 2nd Floor Building No. 2, Universal Estate Premises Co-Op. Soc. Ltd., New Nagardas Road, Mogra Pada, Andheri (East), Mumbai – 400069, (2) B R APPARELS PRIVATE LIMITED, (Co-borrower), at B R House, Universal Foundry Main Building, Near Tarun Plastic, Andheri (East), Mumbai - 400069, (3) DEEPA MILESH VORA, (Co-borrower), C/o Subodh Apparels, Universal Industrial Estate Premises, New Nagardas Road, Mogra Pada, Andheri (East), Mumbai – 400069, 4) VIKAS RAMJI VORA (Co-borrower), C/o Subodh Apparels, Universal Industrial Estate Premises, New Nagardas Road, Mogra Pada, Andheri (East), Mumbai -400069, (5) BELA VIKAS VORA (Co-borrower), C/o Subodh Apparels, Universal Industrial Estate Premises, New Nagardas Road, Mogra Pada, Andheri (East), Mumbai – 400069, (6) NILESH RAMJI VORA (Co-borrower), C/o Subodh Apparels, Universal Industrial Estate Premises, New Nagardas Road, Mogra Pada, Andher (East), Mumbai – 400069, for repayment of outstanding amount aggregating to INF 5,47,52,234.18/- (Indian Rupees Five Crore Forty Seven Lakh Fifty Two Thousand Two Hundred Thirty Four and Paise Eighteen Only) as on 09-02-2018 plus accrued interest within 60 days from the date of the said notice. The borrower(s)/mortgagors/ guarantors/corporate guarantors having failed to repay the entire dues as per said Demand Notice within 60 days, the Authorized Officer of India Resurgence ARC Private Limited issued a notice under Section 13(4) under the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and took Physical Possession of the below mentioned secured property as on 06.11.2019.

Further, previously Religare Finvest Ltd has assigned the debt of **SUBODH APPARELS**, (to India Resurgence ARC Private Limited (IRAPL) as on 05.11.2019. & India Resurgence ARC Private Limited vide Security Receipt Purchase Agreemen dated 16.08.2024 has transferred all rights, title, liabilities and obligations in favour of OARPL Acting as a Trustee of India Resurgence ARC Trust II, OARPL Acting as Trustee of India Resurgence ARC Trust II has now stepped into the shoes of assigna and empowered to recover the dues and enforce the security.

NOW THEREFORE the Authorized Officer of OARPL acting as a Trustee of India Resurgence ARC Trust II hereby intends to sell the below mentioned secured properties for recovery of dues. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is" "As is what is" and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s). The description of the mmovable properties along with details of reserve price and earnest money deposi (EMD) and known encumbrances is as mentioned below:

Description Of The Property:-All the right, titles and interest in the Industrial Commercial Premises at Mezzanine Floor admeasure 1,100 sq. ft. built up, 1st Floor admeasure 2,500 sq. ft. built up and 2nd Floor admeasure 2,500 sq. ft. built up totalling to 6,100 sq. ft. built up area, Building No. 2 & 3/J, Universal Estate Premises Co-operative Society Limited, Mogra Village Road, Andheri (East), Mumbai – 400069. Owned by Mezzanine floor & 1st Floor – Vikas Ramji Vora & Nilesh Ramji Vora and 2nd Floor – B R Apparels Private Limited.

EMD: INR 32,40,000/-Reserve Price: INR 3,24,00,000/-Date of E- Auction & Time:-13.05.2025 from 11am to 12pm

Date of Inspection: - 01.05.2025

Minimum Bid Increment Amount:-INR 3,24,000/-Last date and time for submission of bid letter of participation/KYC Document **Proof of EMD:**12.05.2025

The auction shall be conducted online through OAPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 12-05-2025 by 5:00PM. For detailed terms and conditions of the sale, please refer to the link provided in https://omkaraarc.com/auction.php and/or https://www.bankeauctions.com/. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya maharashtra@c1india.com, at 8866682937 and for any property related query contact the Authorised Officer, Mr. Shubhodeep Banerjee (Mo 7558392736) Mail:s.banerjee@omkaraarc.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) read with 9(1) OF STATUTORY

INTEREST (ENFORCEMENT) RULES ,2002 This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors

of the above loan account under Rule 8(6) read with 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. Authorized Officer

For Omkara Assets Reconstruction Pv Date: 22.04.2025 (Acting as a Trustee of India Resurgence ARC Trust II) Place: Mumbai

Authorised Officer Puniah National Bank

Sd/- Authorised Officer, For Jana Small Finance Bank Limited

पंजाब नैशनल बैंक punjab national bank

CIRCLE SASTRA, MUMBAI WESTERN, Pragati Tower, 3rd Floor, Plot No. C-9, G-Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051, E-mail :- cs4444@pnb.co.in Annexure -15 (Revised SI-10 B) | POSSESSION NOTICE (For Immovable property)

Whereas, Punjab National Bank/ the Authorised Officer/s of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice/s on the dates mentioned against each account calling upon the respective borrower/s to repay the amount as menti date of notice(s)/ date of receipt of the said notice(s). 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 Possession of

the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on 21st APRIL, 2025 The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the

charge of Puniab National Bank for the amounts and interest thereon.

Sr No	Name of the branch	Name of the Account	Name of The borrower (Owner of the property)	Description of the property mortgaged	Date of demand notice	Date of affixture of possession notice	Amount outstanding As on the date of demand notice. (Rs.)	Name of the Authorised Officer/s
1.	Circle Sastra	M/s Thyron Engineering PVT LTD	M/s Thyron Engineering PVT LTD	Unit/Gala No.104, 1st Floor,Bhoom Industrial Estate-2.0pp Agarwal		15.04.2025	Rs. 86,80,436.49	Authorised Officer
	Mumbai			Industrial Udyog Nagar, behind Visava				00
	Western	Mr.Ram Bhaskar Kale	Mr.Ram Bhaskar Kale	Hotel, Village-Waliv, Sativali Road,				
		& Mr.Dinesh D'souza	& Mr.Dinesh D'souza	Vasai (East) -401208. Palghar District.				

The borrower's /quarantor's /mortgagor's attention is invited to provisions of subsection (8) of section 13 of the Act in respect of time available to redeem the secured assets Date: 22.04.2025

JANA SMALL FINANCE BANK

Place: Mumbai/ Thane

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

Rs.95,347/-

Date: 22.04.2025, Place: Sangli/ Nashik/ Pune/ Maharashtra

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002. Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging you mmovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/Co-Borrower's/Guarantor's/Mortgagors as mentioned in column NO.2 to repay the amount mentioned in the

notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs./ as on
1	1) Abdul Sattar Kadir Shaikh (Borrower), 2) Shahida Asad Shaikh (Co-Borrower)	45689430001462 Loan Amount:	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the property bearing Property Description District and Taluka Nashik Village Mauje Bhagurcts No.11 Having Area 68.8 Sq.mtr., CTS No.12 having Area 7.00 Sq.mtr., & CTS No.97A having Area 113.00 Sq.mtr., as per the Building Plan Approved by the Bhagur Municipal Council, Gala/ Shop No.05 on the Ground Floor in the Building known as "Kanti Complex" with Built up Area of 120.00 Sq.ft., i.e. 11.15 Sq.mtr. On or towards: Towards East by: Shop No.6, Towards West by: Staircase, Towards South by: CTS No.96, Towards North by: Building Passage (Road).	Date of NPA: 03.04.2025 Demand Notice Date: 19.04.2025	Rs.10,32,729.09 (Rupees Ten Lakhs Thirty Two Thousand Seven Hundred Twenty Nine and Nine Paisa Only) as of 14.04.2025
2	1) Mrs. Priyanka Prashant Patil (Borrower), 2) Mr. Prashant Mahadev Patil (Co-Borrower)	Loan Account No. 45649420000011 Loan Amount: Rs.28,24,019/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the Property bearing Name of Municipality Sangli-Miraj-Kupwad, Uncultivated Plot No.49 of Land Survey No.233/2A of Sangli New Land Bhumapan No.47/2A/PAI/49 Total Area 655.70 Sq.mtr., Built on M G Residency Super Builtup Area of Resident Flat No.01 on Ground Floor (Above Parking Floor) in Residency Measuring Built up Area 86.86 Sq.mtr. On or towards: Towards East by: Open Space, Towards West by: Staircase, Towards South by: Flat No.2, Towards North by: Open Space, Towards Up: Flat No.5, Towards Down: Parking.	Date of NPA: 10.03.2025 Demand	Rs.23,90,316.82 (Rupees Twenty Three Lakhs Ninety Thousand Three Hundred Sixteer and Eighty Two Paisa Only) as of14.04.2025
3	1) Surekha Sanjay Shilwant (Borrower), 2) Sanjay Rajaram Shilwant (Co-Borrower)	Loan Account No. 33979630000081 Loan Amount: Rs.4,50,042/- Top up Loan Account No. 33979410000704 33619800018243 33979800000280 Loan Amount: Rs.1,36,000/- Rs.1,2000/-	Mortgaged Immovable Property: Schedule Property: All the piece and parcel of the Grampanchayat Milkat/ Property/ H. Gat No./ Survey No.275/1A/2, Admeasuring About 25 Ft X 22 Ft Total Admeasuring RCC Area 550 Sq.ft., having Grampanchayat Property Tax No.2544, situated at Gaonmauje Vadgaon, Tal. Maval, Dist. Pune-410506. Boundaries as above: East by: Property belonging Mr. Chavan, West by: Property belonging Mr. Kale & Mr. Jadhav, South by: Road & Property belonging Mr. Ingale. North by: Property belonging Mr. Pagade.	Date of NPA:	Rs.5,45,191.44 (Rupees Five Lakhs Forty Five Thousand One Hundred Ninety One and Forty Four Paisa Only) as of 14.04.2025

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as showr in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan ccount as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower's Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained ohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.