

**SBI State Bank of India**

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

**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 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
<b>Smt Kapila Ajay Solanki</b> 1. Room No.4, Bldg No.3, Gres Colony, Nanbhat Road, Bolinj, Near Christraja Church, Virar (West), Palghar 401303 2. Municipal Corp of Greater Mumbai, Kidwai Nagar Police Station , Bhoiwada (East), Mumbai 400015 3. Flat No.208, 2nd floor, Wing D, Avenue L 1, S. No.5, 5B,5D, 5F & 5G, Avenue D 1 Global City, Village Dongre, Virar (West), Palghar 401303 4. Jay Ambe Gujarati Chawli, Akurli Road, Hanuman Nagar, Vadar Pada, Kandivali (East), Mumbai 400101	Flat No. 208, 2nd Floor D Wing, Building Known as Rustomjee Evershine Global City Village - Dongre, Tal -Vasai Dist- Palghar	02.03.2023	25.06.2025	Rs.31,27,250.50/-(Rupees Thirty One Lakh Twenty Seven Thousand Two Hundred Fifty & Paise Fifty Only) as on 02.03.2023 and further interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred, till date of payment.
<b>Smt Baliben Kishor Solanki,</b> 1. Room No.4, Bldg No.3, Gres Colony, Nanbhat Road, Bolinj, Near Christraja Church, Virar (West), Paldhar 401303				

Date: 26.06.2025  
Place: Thane

Kiran S Pardhiye Authorised Officer & Chief Manager  
State Bank of India, SARB Thane Branch

**AAVAS FINANCIERS LIMITED**  
(CIN:L65922RJ2011PLCO34297) 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 Possession	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.
<b>NILESH PRABHAKAR JADHAV, MRS. TRUPTI NILESH JADHAV (AC NO.) LNBELO0317-180050332</b>	Rs. 41,33,458.00/- DUES AS ON 26 JUNE 2025	4 SEP 19 Rs. 1391387.41/- DUES AS ON 4-SEP-19	25 NOV 20	SURVEY NO. 19, HISSA NO. 2, FLAT NO. 01, GROUND FLOOR, WING - C, OM HEIGHTS, KALYAN DOMBIVLI MUNICIPAL CORPORATION, VILLAGE - NANDIVALI TARF PANCHANADA, TALUKA - KALYAN, DISTRICT - THANE, MAHARASHTRA. ADMEASURING- 330 SQ. FTS.	Rs. 900160/-	Rs. 90016/-	11.00 AM TO 01.00 PM 26 JULY 2025	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARASHTRA-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 failing 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. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or 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 dues are not paid in full.

Place : Jaipur Date : 27-06-2025

Authorised Officer Aavas Financiers Limited

**JANA SMALL FINANCE BANK**  
(A Scheduled Commercial Bank)

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.

**NOTICE OF SALE THROUGH PRIVATE TREATY**

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)**

The undersigned as Authorized Officer of Jana Small Finance Bank Limited has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized Officer of Jana Small Finance Bank Limited, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

**Standard terms & conditions for sale of property through Private Treaty are as under:**

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve Price for Private Treaty
1	33419630000182	1) Mr. Ankush Nathuram Kalambe, 2) Mrs. Asha Ankush Kalambe	Rs.5,11,092.98 (Rupees Five Lakhs Eleven Thousand and Ninety Two and Ninety Eight Only) as on 04/08/2024	Rs.3,70,000/- (Rupees Three Lakh Seventy Thousand Only)

**Details of Secured Assets:** All the piece and parcel of the Room No.102, First Floor, Admeasuring 200 Sq.ft. Area, C Wing, Om Apartment, Om Shivram Welfare Society, Survey No.61, Hissa No.02, Jivdani Cross Road, Sahakar Nagar, Virar East, Palghar-401303.

The aforesaid Borrower/s/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

**Correspondence Address:** Mr. Kaushik Bag (Mob. No.7019949040), email: kaushik.bag01@janabank.com, Mr. Ranjan Naik (Mob. No.6326951653), email: ranjan.naik@janabank.com. Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Pvt. Ltd.), having office at Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

Date: 27.06.2025, Place: Thane

Sd/- Authorized Officer, Jana Small Finance Bank Limited

**POSSESSION NOTICE**

**HDFC BANK**

Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020.

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013. CIN: L65920MH1994PLCO080618 Website: www.hdfcbank.com

Whereas the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (**HDFC**), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date & Type of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	MR M RAJKUMAR	Rs. 29,45,746/- as of 28-FEB-2022*	11-APR-2022	23-JUN-2025  (PHYSICAL POSSESSION)	FLAT NO 601, 6TH FLOOR, NIKNANTH HILLS UPVAN – B, S N 105-B/10P, PLOT 1,2, NEAR SHREE COMPLEX, OFF BADLAPUR AMBARNATH ROAD, BADLAPUR WEST – 421503
2	MRS WALAVALKAR RUPALI GANESH & MR WALAVALKAR GANESH NARAYAN	Rs. 18,44,772/- as of 31-OCT-2024*	07-DEC-2024	24-JUN-2025  (PHYSICAL POSSESSION)	PLOT-51, LA-MONTE CARLO, B TYPE, S NO GAT NO 79 (P), WAGAJWADI, NEAR KIKVI PHATA, KAPURHOL JUNCTION, TAL BHOR, DIST PUNE-412205
3	MR VALDARIS INFANTREAGAN & MRS VALDARIS ELGA LEONARD	Rs. 16,58,235/- as of 31-MAR-2024*	06-MAY-2024	24-JUN-2025  (PHYSICAL POSSESSION)	FLAT-201, FLOOR-2ND, WING-D, DISHA ENCLAVE CHSL, S NO OLD 52, NEW206/29, NARANGI NAKA, NARANGI PHATAK ROAD, NEAR CHAMUNDA NAGAR, VIRAR (E) – 401305
4	MR KHANDWANI REHAN MOHAMMED IBRAHIM	Rs. 13,22,803/- as of 30-JUN-2024*	18-JUL-2024	24-JUN-2025  (PHYSICAL POSSESSION)	FLAT 204, FLOOR 2ND, WING-A, BLDG-E, CITY OF MUSIC PROJECT, METALLICA BUILDING, S NO 70/1A & B, 73/1A, B, 4, 5A, 75/1A & B, 78/1A & B, 76/2P, 78/1 A & B, VILLAGE BHILEPADA, KHOPOLI-PALI ROAD, SUDHAGAD, DIST RAIGAD – 410205

\*with further interest, cost and charges as applicable from time to time, till payment and / or realization.

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) / a are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place: MUMBAI  
Date: 25 JUN 2025

For HDFC Bank Ltd.  
Sd/-  
Authorized Officer

**MUMBAI DEBTS RECOVERY TRIBUNAL NO-3**  
**MINISTRY OF FINANCE, GOVERNMENT OF INDIA,**  
Sector 30a, Next To Raghulela Mall,  
Near Vashi Railway Station, Vashi, Navi Mumbai-400703

**RECOVERY PROCEEDING NO 276 OF 2016**

**Bank Of Baroda .....Certificate Holder**

**Vs**

**Sanjay Sagan Kharat & Ors .....Certificate Debtor**

**NOTICE FOR SETTLING THE SALE PROCLAMATION**

1. Sanjay Sagan Kharat, At: Kalpana Niwas, T. No. 1, Shivaji Nagar, Mumbai, Thane - 400612 And also at: Flat No. 603, 6th Floor, Bhakti Anugan CHS Plot No.-A-17, Sector 12-A, Koparkhairane, Navi Mumbai-400078.
2. Riyaz Latif Bobalai:- At-B-2/107, 1st Floor, Sahayog Tower, Kausa Talapooli Road, Survey No.58, Hissa No.2, Mumbar, Thane-400612 And also At- Vinod Palace, 4th Floor, Room No. 401, Anand Koliwada, Mumbai, Thane-400612.
3. Anil Maskara
4. Govadhan Reddy
5. Sovik Nanda,

All having Add; At- Flat No. 603, 6th Floor, Bhakti Anugan CHS Plot No.-A-17, Sector 12A, Koparkhairane, Navi Mumbai-400078.

Whereas the Hon'ble Presiding Officer has issued Recovery Certificate in O.A. No. 28 of 2013 to pay to the Applicant Bank(s) / Financial Institution (s) a sum of **Rs 16,67,143/- (In words Rs Sixteen Lakhs Sixty Seven Thousand One Hundred Forty Three Only)** with cost and interest, and Whereas you the CDs have not paid the amount and the undersigned has attached the under-mentioned property and ordered its sale.

Therefore, you are hereby informed that the 02/07/2025 has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are hereby called upon to participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said properties or any portion thereof.

**SCHEDULE OF IMMOVABLE PROPERTY**

Flat No. A- 603, 6th Floor In The Building Known As " Bhakti Anugan" Plot No. 17/a, Sector 12A, Village Koparkhairane, Dist- Thane

Given under my hand and the seal of the Tribunal on 09/06/2025

Sd/-  
Deepa Subramanian  
Recovery Officer-I  
Debts Recovery Tribunal-3

**यूनियन बैंक ऑफ इंडिया**  
एक कर्कर बैंक एका Government of India Undertaking

**Union Bank of India**

Asset Recovery Management Branch, Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001, Website Address: https://www.unionbankofindia.co.in  
Email - union0553352@unionbankofindia.co.in

Ref.No:ARB-MUM-0358 -2025 Date: 02.06.2025

**NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6 (2) (8) (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**

To,

1. **M/s Mukesh Enterprises**, AT: B-504, Renuja Palace, Shanti Park, Mira Road (East), Thane-401107.
2. **M/s Mukesh Enterprises**, AT: Shop No. 12, Building No. B 38/39, Shanti Park, Mira Road (East), Thane-401107.
3. **Mr. Bhagwat Prasad Ramswaroop Sharma (Guarantor)**, AT: B-504, Renuja Palace, Shanti Park, Mira Road (East), Thane-401107.
4. **Mrs. Munni Devi Sharma (Proprietor)**, AT: B-504, Renuja Palace, Shanti Park, Mira Road (East), Thane-401107.

Dear Sir/Madam,

Sub: Sale of property belonging to Mr. Bhagwat Prasad Ramswaroop Sharma & Mrs. Munni Devi Sharma for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Union Bank of India, Asset Recovery Branch Mumbai situated at 21, Veena Chambers, Mezzanine Floor, Dalal Street, Fort, Mumbai- 400001, the secured creditor, caused a demand notice dated 27.05.2024 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorized Officer, has taken symbolic possession of the secured assets under Section 13(4) of the Act read with Rule - 8 (1) of Security Interest (Enforcement) Rules, 2002 on 05.12.2024.

Even after taking symbolic possession of the secured asset, you have not paid the amount due to the bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction after 30 days from the date of receipt of this notice through online mode. The date and time of the e-auction along with the Reserve Price of the property and the details of the service provider in which the e-auction is to be conducted, shall be informed to you separately.

Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges, and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property, and you can redeem your property as stipulated in sec. 13 (8) of the Act.

**SCHEDULE OF PROPERTY**

- 1) All that piece & parcel of Shop No. 12, admeasuring 106 sq.ft carpet area (11.82 sq.mt) built up area of Building B-38/39 Union Vihar, Shanti Park, Mira Road (East), Thane constructed on the piece of leasehold land or ground lying and situated at village Penkarpada in Taluka and within the limits of Mira Bhayander Municipal Council and in the registration district and Sub-District of Thane and bearing Penkarpada Old Survey No 223(P), New Survey No.55.
- 2) All that piece & parcel of Residential Flat at B-504, Renuja Palace, Shanti Park, Mira Road (East), Thane-401107, admeasuring 460 sq.ft, built up area 42.75 sq.mt situated at land bearing Survey No. 216 (P) at Village- Penkarpada, Mira Bhayander Municipal Council, District- Thane-401107.

Union Bank of India  
Sd/-  
(Jeetendra Natoo)  
Chief Manager & Authorised Officer

Place : Mumbai  
Date : 02.06.2025

**सेन्ट्रल बैंक ऑफ इंडिया**  
**Central Bank of India**  
CENTRAL TO YOU SINCE 1911

**BRANCH OFFICE - KHOPOLI**

**NOTICE US 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

Date : 07.05.2025

To,  
**MR. VIKAS OMPRAKASH DUBEY**  
Flat No. 307, 3rd Floor, Gadgud Parvati Building, Chichavali Shekin, Lowjee, Kaigad-410203

1) We have, at your request, granted to your various credit limits at our Khopoli Branch, for an aggregate amount of **Rs. 12,35,000.00 (Rupees Twelve lakh Thirty-Five Thousand Only)** and we give below full details of credit facilities granted by us :

Type of Loan : Term Loan of **12,35,000.00 (Rupees Twelve lakh Thirty-Five Thousand Only)** Under Center Home Loan Scheme vide loan account No. 5505983296.

2) We inform you that out of total amount of **12,35,000.00 (Rupees Twelve lakh Thirty-Five Thousand Only)** due to us in Loan account as on 07.05.2025 You have defaulted in repayment of entire amount of **Rs. 11,64,592/- (Rupees Eleven Lakh Sixty-Four Thousand Five Hundred Ninety Two Only)** which represents the total amount of principal plus interest due on 07.05.2025 plus further interest and charges..

3) As you have defaulted in repayment of your full liabilities, we have classified your dues as Non-Per form ing Asset on **20.04.2025** in accordance with the directions or guidelines issued by the Reserve Bank of India.

4) We also inform you that in spite of our repeated demand notices & oral requests for repayment of the entire amount due to us, you have not so far paid the same,

5) You are aware that the limits granted by us are secured by the following assets :

All the Piece & Parcel of the property being situated at :

"Flat No. 307, 3rd Floor, "GAURI PARVATI" building, City Survey No. 1148/2 and Sr.No. 69/1B+2A+2B+2K, 70/3B/02, Villuue-Chichavali Shekin, Tal. : Khalapur, Dist. : Raigad, Pin-410203." Admeasuring area 26.90 Sq.Mtr.

6) For the reasons stated above, we hereby call upon you to discharge in full your liabilities to us within a period of **60 days** from the date of receipt of this notice, failing which we will be exercising the powers under section 13(4) of the Sec utilizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Act), against the secured assets mentioned above. The powers available to us under section 13(4) of the Act, interalia, includes (i) power to take possession of the secured assets of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset, (ii) take over lagement of the secured assets including the right to transfer by way of lease, assignment or sale and realize the secured asset and any transfer of secured asset by us shall vest in the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by you.

7) The amount realized from the exercising of the powers mentioned above, will first be applied in payment of all costs, charges and expenses which in the opinion of us have been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of the dues of us as mentioned above with contractual interest from the date of this notice till the date of actual realization, and the residue of the money, if any, shall be paid to you,

8) Please take b6te that after receipt of this notice, you shall not transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice without our prior written consent.

9) We also inform you that, notwithstanding our action of proceeding under SARFAESI Act, we reserve our right either (i) to simultaneously file, proceed & pursue suks/Applications/cases against you & or guarantors, before DRT/Court, as the case may be, to realize the dues from you or guarantor/s, or (ii) to proceed against you & or guarantor/s before Debt Recovery Tribunal/Court for recovery of the balance amount due to our bank, if the entire outstanding amount together with contractual rate of interest, are not fully satisfied with the sale proceeds of the secured assets.

10) Your attention is invited to provisions of Sub Sec (8) of Sec (13) of the act in respect of time available to you, to redeem the secured assets.

Sd/-  
(BHAWANI DEEN)  
AUTHORISED OFFICER  
CENTRAL BANK OF INDIA

Date : 07/05/2025

**KOTAK MAHINDRA BANK LIMITED POSSESSION NOTICE**

Registered Office: 27BKC, C-27, C-BLOCK, Bandra Kurla Complex, Bandra, (E), Mumbai- 400051, Branch Office: Kotak Mahindra Bank Ltd, Admas Plaza, 166/16, CST Road, Kalina, Santacruz (E) Mumbai - 400098

Whereas, the undersigned being the authorized officer of Kotak Mahindra Bank Ltd, under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the security interest (enforcement) rules 2002 issued demand notices to the borrowers as detailed hereunder, calling upon the respective borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the date of receipt of the same. The said borrower(s) / Co-borrower(s) having failed to repay the amount, notice is hereby given to the borrowers/ co-borrowers and the public in general that the undersigned has taken physical possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act/rule 9 of the said rules on the dates mentioned along with the borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Kotak Mahindra Bank Ltd, for the amount specified in the said notices with interest and charges from the respective dates. The borrowers attention is invited to provisions of sub section 13 (4) of section 13 of the act, in respect of time available to redeem the secured assets. Details of the borrowers, scheduled property, outstanding dues, demand notice issued under section 13(2) and amounts claimed there under, date of possession is given herein below:

Name and Address of the Borrower, Co-Borrower, Loan Account No., Loan Amount	Details of The Immovable Property	1. Date of Possession 2. Type of Possession 3. Demand Notice Date 4. Amount due in Rs.
<b>Mr. Rameez Jali Shaikh S/o Mr. Jalli Kasam Shaikh &amp; Mrs. Farida Jali Shekh &amp; M/s Zohaan Transport Through its Proprietor Mr. Rameez Jali Shaikh, All At:- 90, Kasam Manji, Bolinj Kharioli, Agashi Marg, Sakharan Saba Sankul, Virar West, Thane, Maharashtra-401303, All Also at: Flat No.104, 1st Floor, D Wing, Mahesh Apartment, Agashi, Taluka- Vasai, District Palghar, Thane-401303</b>	All that piece and parcel of Flat No.104 admeasuring 830 sq. ft. super built up area inclusive of the area of balconies) on First Floor in 'D Wing', in the building known as 'Mahesh Apartment' situated at Village Agashi, Taluka- Vasai, District Palghar, Thane-401303.	1. 23.06.2025 2. Physical Possession 3. 17.03.2022 4. Rs.53,82,812 /-(Rupees Fifty Three Lakh Eighty Two Thousand Eight Hundred Twenty Five Only) due and payable as of 18.06.2025 with applicable interest from 18.06.2025 until payment in full.
<b>Loan Account Number: 60180721008-6989 &amp; 601807510203604</b>	<b>Name of the Mortgagor: Mr. Rameez Jali Shaikh</b>	
<b>Loan Amount: Rs. 28,18,000/- (Rupees Twenty Eight Lakh Eighteen Thousand 180 Only) Loan Account Number 60180721008989 &amp; 474,000/- (Rupees Four Lakh Seventy Four Thousand Only) in Loan Account Number 601807510203604</b>		

For any query please contact: +918108383613  
Mr. Ravinder Godara (Mob No. +919983999074)  
Place: Maharashtra, Thane: 27.06.2025.

Authorised Officer:  
For Kotak Mahindra Bank Ltd.  
Place: Maharashtra, Thane: 27.06.2025.

**BHARAT CO-OPERATIVE BANK (MUMBAI) LTD. (MULTI-STATE SCHEDULED BANK)**  
Central Office : "Marutgiri", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063.  
Tel. : 61890088 / 61890134 / 61890083.

**POSSESSION NOTICE**

WHEREAS  
The undersigned being the Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 6 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 03.08.2020 calling upon the **Principal Borrower: Mr. Sundarpal Dharaveer Arneja** to repay the amount mentioned in the notice being Rs.32,14,460/- (Rupees Thirty Two Lakh Fourteen Thousand Four Hundred Sixty) as on 14.07.2020 within 60 days from the date of receipt of the said notices.

The said borrowers having failed to repay the amount, notice is hereby given to the said borrower and the public in general that the undersigned through Court Commissioner in execution of Order dated 05.04.2025 passed by Addl. Chief Metropolitan Magistrate, Esplanade Mumbai, in CC No. 3782/Misc/2024, has taken Physical Possession of the property described herein below in exercise of powers conferred on the undersigned under section 13(4) of the said Act read with Rule 9 of the said Rules on the **25th day of June of the year 2025**.

The said borrowers in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of Bharat Co-operative Bank (Mumbai) Ltd. for an amount of Rs.32,14,460/- (Rupees Thirty Two Lakh Fourteen Thousand Four Hundred Sixty) as on 14.07.2020 along with further interest thereon.

**DESCRIPTION OF THE PROPERTY**

Flat No. 104, admeasuring 320 sq.ft carpet area on the 1st Floor in Building No.15 Tower 'B' of Mrug Vihar Co-operative Housing Society Ltd., constructed on land bearing Survey No.67 to 71, C.T.No.826, 827 of Village Chembur situated at Subhash Nagar, Chembur, Mumbai 400 071, **owned by Mr. Sundarpal Dharaveer Arneja** and bounded by: East: Building No.32 & 33  
West: 40' : 00' Wide Road  
North : 19' : 00' Wide Road and Children's Park & Building No.16  
South : Vacant Land of MHADA and Building No.16

Date : 25.06.2025  
Place : Mumbai

Sd/-  
Authorised Officer

**TATA CAPITAL LIMITED**  
Registered Address: Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.  
Branch Address: 902-906 Quantum Tower, Chincholi, Govindji Shroff Marg, Malad West, Mumbai - 400064.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
(Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

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) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

**LOAN ACCOUNT NO. 6010536 AND 6011290: MR. SUSHIL MADAN**

This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Mumbai, Maharashtra** ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT), Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc, w.e.f. 01.01.2024 and the said Scheme of Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co- Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on 12th Day of August 2025 "As is where is basis" & "As is what is and whatever there is & without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of **Rs. 10,24,84,715/- (Rupees Ten Crore Twenty Four Lakh Eighty Four Thousand Seven Hundred Fifteen Only)** as on 21st June 2