

**Karnataka Bank Ltd.**  
Asset Recovery Management Branch 2nd Floor, E Block "The Metropolitan", Plot No. C-27, Bandra Kurla Complex, Bandra (East) Mumbai - 400 051  
Phone: 022-3590801/7/5/128482/35982558 E-mail: mumbaiam@kbtbank.com  
Website: www.karnatakabank.com CIN: L85110KA1924PLC001128

**POSSESSION NOTICE**  
WHEREAS, the Authorized Officer of KARNATAKA BANK LTD., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "said act") 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, issued the Demand Notice dated 31.01.2025 under Section 13(2) of the said Act, calling upon the borrowers (1) M/s Al Hayat Foods Represented by Prop. Mr. Akhtar Jafar Qureshi, (2) Mr. Akhtar Jafar Qureshi S/o Mr. Jafar Yusuf Qureshi and (3) Mr. Jafar Yusuf Qureshi S/o Mr. Yusuf Suleman Qureshi, All are addressed at: 504, United SRA CHS Ltd., Parera Compound, Behrampur, CTS-337, Near Jr. Meghani School, Jogeshwari West, Mumbai-400102, Maharashtra, to repay the amount mentioned in the Notice being Rs.21,64,991.86 (Rupees Twenty One Lakh Sixty Four Thousand Nine Hundred Ninety One and Paise Eighty Six Only) within 60 days from the date of receipt of the said Notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned being the Authorized Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 3 of the said Rules on 21st day of April 2025. 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 assets.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with this property will be subject to the charge of KARNATAKA BANK LTD, Mumbai - Oshiwara Branch for an amount being Rs.22,27,933.86 (Rupees Twenty Two Lakh Twenty Seven Thousand Nine Hundred Thirty Three and Paise Eighty Six Only) in DPN A/C No.514700140002401 as on 05.04.2025 plus future interest and costs from 05.04.2025.

**Description of the Immovable Property**  
All that piece and parcel of bearing Residential Flat No.303 admeasuring 596 Sq. Ft. super built up area, 3rd Floor, Building known as Globe Residency, C T S No.908, 936, 937, Momin Pada, Tapal Naka, M G Road, Old Panvel, Taluka Panvel, District Raigad and bounded: East: by Passage, West: by Flat Door, North: by Passage, South: by Wall

DATE: 21.04.2025  
PLACE: PANVEL

**AUTHORISED OFFICER**  
KARNATAKA BANK LTD.

**इंडियन बैंक Indian Bank**  
ALLAHABAD

**SION BRANCH**  
SIGN CIRCLE, MUMBAI-400022  
Email : sion@indianbank.co.in, Website : www.indianbank.in  
022-24076104/24093722

**POSSESSION NOTICE**  
(FOR IMMOVABLE PROPERTY)  
[Under Rule-8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas :  
(1) The undersigned being the Authorised officer of the Indian Bank, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 24.01.2025 calling upon the borrower Mr. Sandeep Shivaji Sapaal (Borrower) and Mr. Dattaraj P Barge (Guarantor) to repay the amount mentioned in the notice being Rs. 1608459 (Rupees Sixteen Lakh Eight Thousand Four Hundred Fifty Nine only as on 24.01.2025) on 19.04.2025 within 60 days from the date of receipt of the 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 possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said rules, on this date.

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 Indian Bank for an amount of Rs. 1608459/- and interest and other charges thereon from 25.01.2025.

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 :**  
Gut No. 45/2 plus 58/0(P), PLOT No. 3 & 4, Flat No. 304, 3rd Floor, Building No. 2, A wing of Anmol Residency, Village Devad, Taluka Panvel-410206

Date : 19.04.2025  
Place : Mumbai

**Sd/-**  
**Authorised Officer**  
Indian Bank

**PUBLIC NOTICE**

NOTICE is hereby given to the public that we are investigating the title of Bharati Ghanshyam Patel, having her address at 16 Orion, Oomer Park, Warden Road, Mumbai 400036, to the property more particularly described in the Schedule ("Property") hereunder.

**ANY AND ALL PERSONS** having any right, title, interest, share, benefit, claim, demand or dispute whatsoever in respect of the Property and/or any part or portion thereof including by way of acquisition, appointment, assignment, attachment, authority, award, beneficial right/life or other interest, bequest, charge, conveyance, decree, demise, disposition, easement, encumbrance, exchange, family or any other arrangement/ compromise/ settlement, gift, grant, guarantee, hypothecation, inheritance, injunction, joint venture, lease/ sub-lease, license, lien, *lis pendens*, loans, maintenance, mortgage (equitable or otherwise), negative or other covenant, occupation, order passed by any Court of Law, Tribunal, Revenue or Statutory Authority of Arbitration, partition, partnership, pledge, possession, power of attorney, pre-emption, prescription, prohibition, requisition, sale, security interest, share, tenancy/sub-tenancy, testamentary instrument, transfer or trust or under any agreement, collaboration or deed, document, understanding or writing for whatever reason or otherwise whatsoever, are hereby requested to notify the same in writing to us with supporting documentary evidence at objections@veritaslegal.in and at the address mentioned hereinbelow within **14 (fourteen) days** from the date hereof failing which, the claim or claims, if any, of such person or persons will be considered to have been waived and/or abandoned for all intents and purposes and not binding in any manner whatsoever.

**SCHEDULE**  
(Description of the Property)  
Residential Flat No. 16 (Unit No. 304) admeasuring 1,266 square feet (equivalent to 117.62 square meters) or thereabouts net internal carpet area ("Apartment") on the 3rd floor of the building known as "Orion" comprising of Ground and 5 (Five) upper floors of Orion Condominium ("Building") along with 4.62% undivided, right, title and interest in the common and limited areas and facilities of the Building and in the voting rights in respect of the Apartment in the Building and in land bearing Cadastral Survey No. 15A/596 admeasuring 1,105 square yards (equivalent to 951.75 square meters) or thereabouts of Malabar and Cumballa Hill Division, situated lying and being in Oomer Park Estate, Bhulabhai Desai Road, Mumbai - 400036 and assessed by the Assessor and Collector of Municipal Rates and Taxes under D Ward ("Land") and 27.17% undivided share in the restricted common areas and facilities of the Building and their proportionate share in the profits and common expenses in the restricted common areas and facilities and in the voting rights in respect thereof together with 1 (One) fully paid up share of Rs. 100/- (Rupees Hundred only) bearing distinctive no. 16 issued by the Orion Condominium, formed under the Maharashtra Apartment Ownership Act, 1970 and registered under serial no. 3209 / 74 (BOM) of Book No. 1 and together with the benefit of valet car parking spaces located in the compound of the Land.

Dated this 24th day of April, 2025

**For Veritas Legal**  
Advocates & Solicitors  
Sd/-  
**Vineet Nalawala,**  
Partner  
objections@veritaslegal.in  
Forbes Building, 1st Floor, Charanjit Rai Marg, Fort, Mumbai 400001

**Kolhapur Municipal Corporation**  
PUBLIC WORKS DEPARTMENT  
TENDER NOTICE NO. 10

Online tenders through E-Tendering system are invited from contractors for Proposed Road side tree plantation work in Kolhapur city for Kolhapur Municipal Corporation, Kolhapur Dist. Kolhapur. The detailed tender notice can be downloaded from the e-tendering website [www.mahatenders.gov.in](http://www.mahatenders.gov.in). Date of tender submission from 24/04/2025 09.30 AM to 02/05/2025 at 3.30 PM. Tender Opening Date. 06/05/2025 at 4.00 pm. Date 22/04/2025. Sd/-  
**City Engineer**  
Kolhapur Municipal Corporation

**PUBLIC NOTICE**

NOTICE is hereby given to the members of the public at large that on instructions of our clients, we are investigating the title of [i] ASHOK RAMCHANDRA GUPTA [ii] SUHAS ASHOK GUPTA [iii] SAMRUDDHI SUHAS TAMHANE [iv] SANIKA MANDAR RANDIVE to the said Property more particularly described in the Schedule hereinbelow.

All persons having and/or claiming any right, title, interest, claim, demand or estate in or upon or in respect of the said Property, whether by way of sale, exchange, gift, lease, tenancy, *lis pendens*, lien, mortgage, charge, maintenance, license, lien, inheritance, share, possession, easement, trust, bequest, agreement, assignment, insolvency, attachment, enforcement and/or through any other means of whatsoever nature or otherwise whatsoever are hereby requested to intimate the undersigned in writing at the address mentioned below of any such said claims accompanied with all necessary and supporting documents within 7 (seven) days from the date of publication hereof, failing which it shall be presumed that there are no such said claims and/or that the said claims, if any, have for all intents and purposes been waived and/or abandoned.

**SCHEDULE OF THE SAID PROPERTY:**

All that undivided right, title and interest into and upon, all that piece and parcel of agricultural land and ground bearing Survey No. 34, admeasuring 0-53-00 H-R-P situated lying and being at village - Vavanje, Taluka - Panvel, District - Raigad, within the Registration and Sub-Registration District of Panvel which is bounded as follows, that is to say:

Village	Survey No. - Area	Total Area (H - Are)	Assess (Rs. Ps.)
Vavanje	34	0-53-00	00-75

The said Land is bounded as follows:

On or towards Eastern Side	Adjoining Moho Village Road
On or towards Western Side	Road and Survey No. 28
On or towards Southern Side	Adjoining Survey No. 44
On or towards Northern Side	Adjoining Survey No. 29, 32, 30/2

collectively the "said Property".

Sd/-  
Vashi and Vashi  
Advocates & Solicitors

Dated this 24th day of April, 2025

3, Wadia Building, Floor 1, 17/19, Dalal Street, Kala Ghoda, Fort Mumbai - 400 001  
Email: communicate@vashi.in

**यूनियन बैंक Union Bank of India**  
Deepali Nagar Branch,  
Address at: Shirude Complex, Shop No. 1 to 4, Plot No.21 of Survey No.874/8/21, Charwak Chowk, Indira Nagar, Nashik, 422009.

**DEMAND NOTICE U/s 13 (2) Read with Sec. 13(3) of SARFAESI Act, 2002**

The Authorized Officer of the Bank has issued demand notices in compliance of section 13(2) of SARFAESI Act, 2002 to the below mentioned borrower/ guarantors demanding outstanding amount within 60 days from the issue of the said notice, mentioned as per details. The said notices are returned undelivered / un-served. Hence, this publication of the notice is made for notices to the following Borrowers/Guarantors /Mortgagor.

NAME AND ADDRESS OF THE BORROWERS & GUARANTORS	
<b>1. THE BORROWER/S</b> M/s. Abhiraj Papers Pvt. Ltd. Address 1: Gat No. 119, Sadguru Packaging, Ozerkhed Colony, Lakhmapur, Nashik, Maharashtra-422 202 Address 2: Unit No.001 at Ground floor, Wing B, Jagruti Heights Co-operative Housing Society Ltd., Near Mangeshi Celebration Banquet, Chota Mhasoba Road, Chikanghar, Kalyan (West), District Thane, Maharashtra-421 301. Address 3: Gat No. 76, MaujeNigdol, Tal. Dindori, Dist. Nashik, Maharashtra-422 202.	<b>2. THE GUARANTOR</b> i) Mr. Sahebrao Vasantrao Jadhav R/o- Ozerkhed Colony Lakhmapur, Tal. Dindori, Dist. Nashik, Maharashtra - 422 202. ii) Mr. Rajesh Sahebrao Jadhav R/o- Ozerkhed Colony Lakhmapur, Tal. Dindori, Dist. Nashik, Maharashtra-422 202. iii) Mr. Dadasaheb Shankar Kashid R/o- B-602, Jagruti Heights, Chikanghar, Kalyan (West), Mumbai, Maharashtra-421 301 iv) Mr. Anil Balaram Patil R/o- 1, Jagruti Heights, B wing, Sampada Hospital Road, Chikanghar, ChotaMhasoba Mandir, Kalyan West, Kalyan, Mumbai- 421 301 Maharashtra v) Mrs. Vidya Dadasaheb Kashid R/o- B-602, Jagruti Heights, Chikanghar, Kalyan (West), Kalyan, Mumbai, Maharashtra 421301 vi) Mr. Balasaheb Vitthal Chavan R/o- FL-B-103, Payal Co Op Housing Society, Sector-17, New Panvel-Maharashtra-410206, vii) Mrs. Yogita Anil Patil R/o- 1, Jagruti Heights, B wing, Sampada Hospital Road, Chikanghar, ChotaMhasoba Mandir, Kalyan West, Kalyan, Maharashtra 421301 viii) Mr. Harish Motiram Bhoir R/o- Balaji Niwas, Namdev Path Road, Behind Gajanan Hospital, Chikanghar Kalyan, Maharashtra 421301. ix) Mr. Ravindra Anant Bhoir R/o- Balaji Niwas Room No. 1, Rambhug Lane No. 4, Behind Gajanan Hospital, Chikanghar, Kalyan-Maharashtra-421301. x) Mrs. Pramila Balasaheb Chavan R/o- FL-B-103, Payal Co-Operative Housing Society, Sector-17, New Panvel, Maharashtra, 410206. xi) Mrs. Jijabai Anant Bhoir R/o- Balaji Niwas, Room No. 1, Rambhug Lane No. 4, Behind Gajanan Hospital, Chikanghar, Kalyan, Maharashtra 421301. xii) Mr. Balkrushna Anant Bhoir R/o- Balaji Niwas, Room No. 1, Rambhug Lane No. 4, Behind Gajanan Hospital, Chikanghar, Kalyan, Maharashtra-421301. xiii) Mr. Santosh Vishnu Ingawale R/o- B-406, Bldg-4, Somnath Darshan Co-Operative Hsg. Society Ltd., Kalyan (East), Mumbai, Maharashtra 421102. xiv) Mrs. Ujwala Santosh Ingawale R/o- B-406, Bldg-4, Somnath Darshan Co-Operative Hsg. Society Ltd., Kalyan (East), Mumbai, Maharashtra 421102. xv) Mr. Shivaji Pandurang Ghatge R/o- 403 D -2, Phase 2, Sai Sankul Chambers, Khadakpada, Kalyan West, Kalyan, Dist. Thane, Maharashtra-421301 xvi) Mrs. Rekha Shivaji Ghatge R/o- 403 D -2, Phase 2, Sai Sankul Chambers, Khadakpada, Kalyan West, Kalyan, Dist. Thane, Maharashtra 421301 xvii) M/s Lata Paper Board & Paper Mill Gat No. 119/1, Mauje Lakhmapur, Tal. Dindori, Dist. Nashik, Maharashtra 422022.

Date of Demand Notice	07.04.2025
Total Amount due to Bank as per demand Notice	Rs. 22,09,86,517.18 (Rupees Twenty Two Crore Nine Lacs Eighty Six Thousand Five Hundred Seventeen and Paise Eighteen only)

**DESCRIPTION OF SECURED ASSETS / PROPERTIES**

Hypothecation of movable property (other than mortgage) asset herein below:  
Hypothecation of all plant & Machinery installed in factory situated at Gat No. 76, total area adm. H.7.34 R, Assessment of Rs. 6.44 paise, out of the area adm. 00H. 21.50 R. i.e. 20,150.00 Sq. Mtrs., situated at Mauje Nigdol, Taluka- Dindori & District- Nashik.  
Hypothecation of all the stocks and Book debts and charges on other current assets ( present and future) of the borrower company i.e M/s Abhiraj Papers Pvt.Ltd.

**AND Simple Mortgage of following immovable properties described herein below:**

**Property-1:** All the piece and parcel of the property i.e. Gat No. 76 total area adm. H.7.34 R, Assessment of Rs. 6.44 paise, out of the area adm. 00H. 21.50 R. i.e. 20,150.00 Sq. Mtrs., situated at MaujeNigdol Taluka- Dindori & District- Nashik. **Bounded as follows: East- Gat No. 74 & Gat No. 75, West- Remaining area of Gat No. 76, South- Gat No. 77, North- Remaining area of Gat No. 76.**

**Property-2:** All the piece and parcel of the property i.e. Gat No. 119/1 total area adm. H.1.73 R + PK. H.0.10 R, Assessment of Rs. 2.06 paise, out of the area adm. H.0.86.50 R. + PK. H.0.05 R. i.e. 8655.00 Sq. Mtrs., situated at Mauje Lakhmapur, Taluka Dindori & District- Nashik. **Bounded as follows: East- Gat No. 119R, West- Gat No. 119 P South- Gat No. 159, North- Proposed 15.00 Mtr wide road & Gat No. 118**

**Property-3:** All the piece and parcel of the property i.e. Commercial Shop No. 01, on Ground floor having Carpet area adm. 14.00 Sq. Mtrs (including balconies area) in the Building known as "Geetanjali- Wing- E" constructed on Survey No. 16, Hissa No. 11, Survey no. 18, Hissa No. 3 & Survey No. 19, Hissa No. 15 of the property situated at MaujeChikanghar, Taluka- Kalyan & District- Thane. **Bounded as follows: (Actual for Building) : East- Varpe Niwas, West- Aniket Niwas, South- Chawl, North- Chikanghar Road. (Actual for Shop) - East- Shop No. 01, West- Building Entrance, South- Residential, North- Road.**

**Property-4:** All the piece and parcel of the property i.e. Flat No. 1, on Ground Floor having Carpet area adm. 670.00 Sq. Ft. in the Building known as "Jagruti Heights - Wing-B" constructed on Survey No. 16, 18, 19 and Hissa No. 11, 3, 15 of the property situated at MaujeChikanghar, Taluka- Kalyan & District Thane. **Bounded as follows: Boundaries of Survey No. 16, 18, 19 : East- Compound Wall & Existing Building, West- Remaining Part of S. No. 16/11, 18/3 & 19/15, South- Pathway & beyond that Ganesh Nagar, North- 60 FDP Road.**

**Property-5:** All the piece and parcel of the property i.e. Flat No.101, on First floor having Carpet area adm. 705.00 Sq. Fts in the Building known as "Jagruti Heights- Wing-B" constructed on Survey No. 16, 18, 19 and Hissa No. 11, 3, 15 owned by Mr. Anil Balaram Patil, of the property situated at MaujeChikanghar, Taluka- Kalyan & District- Thane. **Bounded as follows: Boundaries of Survey No. 16, 18, 19: East- Compound Wall & Existing Building, West- Remaining Part of S. No. 16/11, 18/3 & 19/15, South- Pathway & beyond that Ganesh Nagar, North- 60 FDP Road.**

**Property-6:** All the piece and parcel of the property i.e. Flat No. 504, on Fifth floor having Carpet area adm. 64.800 Sq. Mtrs (Built up area adm. 77.800 Sq. Mtrs) chargeable dry balcony (built up area adm. 6.200 Sq. Mtrs) and chargeable open Terrace having built up area adm. 5.900 Sq. Mtrs. in the Building known as "Sundaram Tower" in the society known as "Sundaram Tower Co. Op. Hsg. Soc. Ltd" (Total Floors G+11) constructed on Plot No. 84, Sector No. 19 of the property situated at MaujeKamothe Phase-II, Taluka- Panvel & District- Raigad. **Bounded as follows: Boundaries of Plot No. 84: East- Plot No. 85, West- Plot No. 83, South- 11.00 Mtr Wide Road, North- Plot No. 1**

**Property-7:** All the piece and parcel of the property Survey No. 117 Hissa No. 1B (Plot No. 42) adm. 465 sq. Mtrs and S. No. 117 Hissa No. 1B (Plot No. 43) area adm. 345 Sq. Mtrs of vacant land, of the property situated at MaujeDahivali, Taluka- Karjat & District- Raigad. **Bounded as follows: (Boundaries of Plot No.42): East- Internal Road, West- Open Space, South- Plot No.43, North- Road. (Boundaries of Plot No.43): East- Internal Road, West- Open Space, South- Plot No.44, North- Plot No.42**

**Property-8:** All the piece and parcel of the property i.e. Flat No. 602, on Sixth floor having Carpet area adm. 463.00 Sq. Fts (including balconies area) in the Building known as "Jagruti Heights- Type- B" constructed on Survey No. 16, Hissa No. 11, Survey no. 18, Hissa No. 3 & survey No. 19, Hissa No. 15 situated at MaujeChikanghar, Taluka- Kalyan & District- Thane. **Bounded as follows: (Building) East- Geetanjali CHSL, West- Aniket Niwas, South- Chawl, North- Lift. (Flat No. 602)- East- Open space, West- Flat No. 601, South- Staircase, North- Road.**

**Property-9:** All the piece and parcel of the property i.e. Flat No. 103-B, on First floor having area adm. 520.00 Sq. Ft in the Building known as "Payal Shopping Cum Residential complex" in Payal Co-operative Housing Society Ltd., constructed on Plot No. 15-D, Sector No. 17 situated at Mauje New Panvel & District- Raigad. **Bounded as follows: Boundaries of Plot No. 15-D- East- 20 Mtrs. Wide Road, West- Plot No. 15-C, South- 8 Mtrs. Wide Road, North- PL 6 Building.**

**Property-10:** All the piece and parcel of the property i.e. Flat No. 406, on Fourth floor in B Wing, area adm. 560.00 Sq. Ft. in the Building known as "Shiv Shrusti-Building No. 04" in Somnath Darshan Co-op Hsg So. Ltd, constructed on Survey No. 53, Hissa No.1 (P) and Survey no. 54/A situated at MaujeMohane, Taluka- Kalyan & District- Thane. **Bounded as follows: East- MSEB Power House Office/Sub Station, West- Kalyan Mohane Road / Railway Line, South- Open Plot & Walmibaba Mandir, North- Building No. 3 & Kantilal Complex on S.No. 67**

**Property-11:** All the piece and parcel of the property i.e. CTS No. 814 area adm. 14.00 Sq. mtrs., CTS No. 819 area adm. 20.02 Sq. mtrs., CTS No. 820 area adm. 14.00 Sq. mtrs., and CTS No. 821 area adm. 20.05 Sq. mtrs., CTS No. 813, Tika No.6 area adm. 73.6 Sq. mtrs., CTS No. 822, Tika No. 6 area adm. 23.7 Sq. mtrs., & CTS No. 823, Tika No. 6 area adm. 19.2 Sq. mtrs., situated at Mauje Shahad, Taluka- Kalyan & District Thane. **Bounded as follows: East- House of Gotiram Kote, West- Mohane Road, South- House of Pradip Keshavkar, North- House of Kisan Kot**

**Property-12:** All the piece and parcel of the property i.e. CTS No. 4134, 4135, 4136, 8268, Chalta No. 240 to 242, area adm. 1350 Sq. Fts along with House constructed thereon bearing House No. 693 and property No. B-41003164900 area adm. 600 Sq. fts. situated at MaujeChikanghar, Taluka- Kalyan & District- Thane. **Bounded as follows: East- Property of Mr. Prakash Janardan Bhoir, West- Property of Mr. Subhash Tulsiram Kene, South- Property of Mr. Subhash Tulsiram Kene, North- Ganagabai Niwas**

**Property-13:** All the piece and parcel of the property i.e. Industrial Gala No. A/3 area adm. 1468 Sq.fts. Built up area equivalent to 136.38 Sq. mtrs, on Ground floor in the Building known as "Kud Business Avenue" situated at Parasnath Complex constructed on Survey No. 84, Hissa No. 1 (P) and Survey no. 85, Hissa No. 3-P/1, S. No. 85, Hissa No. 3-P S. No. 110 and S. No. 85, Hissa No. 1 of the property situated at Mauje Val, Taluka- Bhiwandi & District Thane. **Bounded as follows: East- Passage, West- Galli, South- Industrial Gala No. A1, North- Industrial Gala No. A6**

**Property-14:** All the piece and parcel of the property i.e. Flat No. 302 Carpet area adm. 45.77 sq. Mtrs., (which is inclusive of the area of Balconies along with open Terrace and open /silt garage) on Third floor in the building known as "Amrut Heaven" in Amrut Heaven Bldg. No. 3 Co-op Hsg So. Constructed on Survey No. 1, Hissa No. 4/1 & 11 owned by Shivaji Pandurang Ghatge & Rekha Shivaji Ghatge situated at MaujeBarave, Taluka- Kalyan & District Thane. **Bounded as follows: East- 100 Fts. DP Road, West- Godrej Hill Complex, South- Police Station Bldg, & 100 Fts. DP Road, North- Proposed School**

The credit facilities / loan facilities availed by borrowers & guarantors have been classified as NPA on 31-03-2025. The borrowers & guarantors have executed loan documents while availing the credit facilities and created security interest in favour of the Bank. The details the credit Facilities availed with outstanding amount as under:

Type of Facility	Ledger amount as of 31-03-2025	Unapplied interest upto 31-03-2025	Penal Interest (Simple)	Cost/Charge incurred by Bank	Total dues
504305010050056 CCSUV - UNION MSME SUVIDHA	10,19,74,212.00	9,97,378.00	0.00	0.00	10,29,71,590.00
504306390000014 TL009 - OTHER SECURED TERM LOAN	11,37,17,020.74	34,44,540.00	0.00	2,59,031.44	11,74,20,592.18
504307040000033 DL004 - INVOKED GUARANTEE LOAN	5,90,259.00	4,076.00	0.00	0.00	5,94,335.00
<b>Total</b>	<b>21,62,81,491.74</b>	<b>44,45,994.00</b>	<b>0.00</b>	<b>2,59,031.44</b>	<b>22,09,86,517.18</b>

The above account has been classified as NPA due to non-payments of principal and interest thereon and consequently the notices of demand issued to the borrowers & guarantors / mortgagor on the above mentioned dates & on the given address under section 13 sub section (2) of the SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. But it was returned un-served. Whereas the aforesaid dues of the bank are secured by the securities mentioned against the name of the borrowers / guarantor / mortgagor, the aforesaid Demand is hereby made against borrowers and guarantors / mortgagor under section 13 sub section (2) of the said Act, all the above addresses through this notice to repay the above noted dues to the bank mentioned against their names plus upto date interest within 60 days from the date of notice failing which the bank will proceed further to take steps U/s 13 sub section (4) of the SARFAESI ACT 2002. All the above borrowers and guarantors advised not to sell, transfer to any other type of transfer of the above-mentioned properties mortgaged with the bank without prior approval of the bank. The Borrowers / Guarantors are advised to collect ORIGINAL NOTICE issued u/s 13(2) from the undersigned on any working day. Please take note of the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 24.04.2025 | Place : Nasik

For Union Bank of India  
Authorized Officer

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

**AUCTION NOTICE**

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of 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.
DIPAK MAYKEL MIRPAGAR, MANGAL DEEPAK MIRPAGAR (AC NO.) LINTH000318-19090025	Rs. 12,91,767.00/- DUES AS ON 17 APR 2025	7 JUN 24 Rs. 1148410/- DUES AS ON 4 JUN 24	11 MAR 25	FLAT NO.23, SITUATED ON THIRD FLOOR, IN C/WING IN THE BUILDING NAMED AS "SILVER ESTATE", BEING LYING AND SITUATED ON LAND BEARING SURVEY NO.105 HISSA NO.4/1, PLOT NO. 179/19 AT VILLAGE DHAVALI, TALUKA AMBERNATH, DISTRICT THANE MAHARASHTRA ADMEASURING 603 SQUARE FEET (BUILT-UP AREA).	Rs. 1407000/-	Rs. 1407000/-	11.00 AM TO 01.00 PM 24 MAY 2025	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 406001, MAHARASHTRA-INDIA
JAYWANT MANGAL MHASKAR, SAKSHI VISHAL SHAH (AC NO.) LNKAR17923-240355698	Rs. 15,52,293.00/- DUES AS ON 17 APR 2025	8 OCT 24 Rs. 1421359/- DUES AS ON 4 OCT 24	15 MAR 25	FLAT NO.103 1ST FLOOR BUILDING NO.A-55 SURVEY NO. 63/2A, 63/2B, 63/2K, 63/2D, 63/2E, 63/5, 64/0 SANRUDDHI COMPLEX CHSL VILLAGE GARPOLI, TAL.: KARJAT, DIST.: RAIGARH(MH) MAHARASHTRA 410201 ADMEASURING 295 SQ.FT.	Rs. 1711000/-	Rs. 1711000/-	11.00 AM TO 01.00 PM 24 MAY 2025	OFFICE NO. 102, SHIVKRUPA CHS, OPPOSITE SUNIL CHIKKI, OLD COURT ROAD, KARJAT (WEST)- 410201, MAHARASHTRA-INDIA
SHAIKESH KUSHAJI BASUTKAR, Mrs. VARSHA SHAIKESH BASUTKAR (AC NO.) LINTH000315-160026578	Rs. 7,43,528.00/- DUES AS ON 17 APR 2025	24 DEC 21 Rs. 699217/- DUES AS ON 20 DEC 21	10 MAR 25	FLAT NO. 201, 2ND FLOOR, VIGNAHARTHA APARTMENT, HOUSE NO. 070, 085, SIDDHARTH NAGAR, RAJALE, NAVI MUMBAI, MUMBAI, MAHARASHTRA ADM. 374 SQ. FT.	Rs. 810000/-	Rs. 810000/-	11.00 AM TO 01.00 PM 24 MAY 2025	D-313, 3RD FLOOR, KANAKIA ZILLION, JUNCTION OF CST AND LBS ROAD, KURLA WEST, MUMBAI-400070, MAHARASHTRA-INDIA
TUSHAR ARUN MAHAJAN, SWATI NITIN MAHAJAN, GUARANTOR : CHANDRASHEKHAR BHILLA JADHAV (AC NO.) LNNK02222-230244017	Rs. 25,00,539.00/- DUES AS ON 17 APR 2025	9 AUG 24 Rs. 2254722/- DUES AS ON 7 AUG 24	11 MAR 25	FLAT NO.07, FIRST FLOOR, UMA PALACE APARTMENT SURVEY NO. 309/2/61, PLOT NO.61, MOUZE NASHIK SHAHR-4, NASHIK, MAHARASHTRA-422010. ADMEASURING 853 SQ. FT.	Rs. 2820800/-	Rs. 2820800/-	11.00 AM TO 01.00 PM 24 MAY 2025	SHOP NO 45R, FLOOR, MADHAV PLAZA NR.KINARA HOTEL MUMBAI NAKA NASHIK- 422001, 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 therefor. 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 - 9875998876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(B)(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 outstanding dues are not repaid in full.

Place : Jaipur Date : 24-04-2025

Authorised Officer Aavas Financiers Limited

**MUMBAI BUILDING REPAIRS & RECONSTRUCTION BOARD**  
A REGIONAL UNIT OF  
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

Tel. No. 022-23533060, E-mail : embrrbd2@gmail.com