PHYSICAL POSSESSION NOTICE

Frank Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No 1 Plot No-B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West)- 400604. The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to

repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any

dec	lealings with the property will be subject to charges of ICICI Bank Limited.							
Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch				
1.		Flat No. 501 , Fifth Floor, Kumar Palmcrest, Bldg A-2, S No. 32/5B/1, And 8/1 And 8/2 , At Posoli, Taluka Haveli, Pune- 411028./ Jul 17, 2025	Jun 30, 2018 Rs. 37,80,123.00/-	Pune				
2.	Jaishri Shivshankar Goundar/	Plot No T-5, Ynk Green Gold, Survey No. 4883/ Gat No. 195/61, Village Sonori, Maharashtra, Purander- 412302./ Jul 18, 2025	December 28,2023 Rs. 14,59,388,00/-	Pune				

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002. Sincerely Authorised Officer, For ICICI Bank Ltd.

Date: July 22, 2025, Place: Maharashtra

This is to inform that the project proponent Mr. Vaikunth Ravindra Patil has been granted Environment Clearance for Proposed Stone Quarry Project (Lease Area:- 4.36 Ha) at Gat No.57/4, Village: Nidhavali, Taluka:- Pen, District: Raigad, Maharashtra vide Environmental Clearance Identification no EC25B001MH163171. Copies of the clearance letter is available with the Maharashtra Pollution Control Board and may also seen at website at http://parivesh.nic.in Date:- 22.07.2025 Place:- Raigad

PUBLIC NOTICE

Sd/-Mr. Vaikunth Ravindra Patil

Karnataka Bank Ltd.

SALE NOTICE OF IMMOVABLE PROPERTY

Website: www.karnatakabank.com

CIN: L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES ON 29.08.2025

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer (details of physical/symbolic is mentioned below), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 29.08.2025 at the below mentioned timings for recovery of dues with further interest and cost thereon due to the Karnataka Bank Ltd The details are as under. Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before 28.08.2025 at 4.00 pm through online payment to the Account (details of which are mentioned below).

	- 1)	,-			
	Branch	Name & Address of the	Description of the Property	Reserve Price (Rs.)	Auction Time	Details for Remit-
No	Name	Borrowers/ Guarantors		Earnest Money	Incremental	ting EMD Account
				Deposit (EMD) Rs.	Value of the Bid	No./IFSC Code
1 1	Kopar- khairane	1) M/s Green Vege Exports Pvt. Ltd., represented by its Directors, addressed at: No.211, Punit Chambers, Plot No. C-796, Sector 18, Vashi, Thane – 400703, 2) Mr. Roshanlal Baijnath Gupta S/o Mr. Baijnath Gupta; 3) Mrs. Sonadevi Roshanlal Gupta; 4) Mr. Pratik Roshanlal Gupta S/o Mr. Baijnath Gupta; 5) Mr. Ajay Kumar S/o Mr. Baijnath Gupta; No.2 to 5 are addressed at: B-48/01, Shivneri Nagar, Sector 26, Navi Mumbai – 400703 No.2 to 5 are also addresed at: Flat No.103, First Floor, Building No.11, Type D, FAM CHS Ltd., Plot No.19 and 19A, Sector 11, Kopar Khairane, Thane –	ITEM NO.1: All that part and parcel of Industrial building and Leasehold Industrial Land admeasuring about 2000 sq.mtrs., situated at Plot No. A-731, in Trans Thane Creek (TTC) Industrial Area, Thane Belapur Road, MIDC Khairane, Navi Mumbai, Thane, belonging to M/s Green Vege Exports Pvt Ltd. Boundaries of Property: East by: Plot No.A-620; West by: Estate Road; North by: Plot No.A-730; South by: Plot No.A-732. ITEM NO.2: All That Part And Parcel Of Commercial Office Property Bearing No.211, 2nd Floor, Punit Chamber Commercial Complex, Admeasuring About 287 Sq.ft. (Carpet Area), Punit Chamber Premises Chs Ltd., Situated At Leasehold Land At Plot C, Gat No.796, Sector–18, Turbhe, Vashi, Navi Mumbai–400705, Belonging To M/S Green Vege Exports Pvt Ltd. Boundaries Of Property: East By: Office No.212; West By: Office No.210; North By: Passage; South By: Open To Sky. ITEM NO.3: All that part and parcel of Residential Property bearing Flat No.103, admeasuring 804 sq.ft. (built-up area) on the 1st Floor in Building No.11, Type–D, "FAM CHS Ltd.", along with other amenities as applicable and rights in the common area, situated at Leasehold Land bearing Plot No.19 & 19A, Sector–11, Koparkhairane, Navi Mumbai	Deposit (EMD) Rs. Rs. 12,66,00,000/- Rs. 1,26,60,000/- Possession Possession Take Rs.56,00,000/- Rs.56,00,000/- Possession Possession Possession Possession Rs. 1,45,00,000/- Rs. 1,45,00,000/-	Value of the Bid 11.00 AM to 11.20 AM Rs.50,000/- Date/Type of :-Symbolic ssion on 01.03.2025 11.20 AM to 11.40 AM Rs.50,000/- Date/Type of :-Symbolic ssion an on 21.03.2025	
Ш		400709	400709, belonging to Mr. Roashanlal Baijnath Gupta and			
Ш			Mrs. Sonadevi Roshanlal Gupta. Boundaries of Property:			
П			East by: Passage; West by: Open to Sky; North by: Flat			
			No.104: South by: Building No.12.	1 0000000011 Take	0 2 1.00.2020	

BALANCE O/S IN RS.: Rs.13,09,29,663.73 [Rupees Thirteen Crores Nine Lakhs Twenty Nine Thousand Six Hundred Sixty Three and Paisa Seventy Three Only] i.e. Rs.2,30,73,742.39 in PSOD A/c No.5157000600014501 along with future interest from 01.07.2025, Rs.2,43,65,366.12 in PSTL A/c No.5157001800048101 along with future interest from 06.07.2025, Rs.24,13,963.36 in PSTLA/c No.5157001800047501 along with future interest from 11.07.2025, Rs.95,95,165.75 in PSTLA/c No.5157001800048901 along with future interest from 11.07.2025, Rs.1,11,64,374.24 in TL A/c No.5157001600059301 along with future interest from 01.07.2025, Rs.1,31,96,311.84 in TL A/c No.5157001600060001 along with future interest from 01.07.2025, Rs.28,884.00 in A/C No.SLGEN10100227401, Rs.4,80,000.00 in A/c No.SLGEN10100227426, Rs.20,04,000.00 in A/c No.SLGEN10100227508, Rs.12,30,000.00 in A/c No.SLGEN10100227553, Rs.4,76,000.00 in A/c No.SLGEN10100227647, Rs.16,75,000.00 in A/c No.SLGEN10100227799, Rs.4,35,000.00 in A/c No.SLGEN10100227834, Rs.11,20,000.00 in A/c No.SLGEN10100227862, Rs.3,00,000.00 in A/c No.SLGEN10100227837, Rs.1,25,000.00 in A/c No.SLGEN10100228098, Rs.16,90,000.00 in A/c No.SLGEN10100228122, Rs.7,05,000.00 in A/c No.SLGEN10100228267, Rs.7,95,000.00 in A/c No.SLGEN10100228349, Rs.14,50,000.00 in A/c No.SLGEN10100228396, Rs.20,55,000.00 in A/c No.SLGEN10100228519, Rs.6,74,000.00 in A/c No.SLGEN10100228692 Rs.2,45,000.00 in A/c No.SLGEN10100228719, Rs.19,82,000.00 in A/c No.SLGEN10100228774, Rs.13,20,000.00 in A/c No.SLGEN10100228970, Rs.10,53,000.00 in A/c No.SLGEN10100229018, Rs.14,30,000.00 in A/c No.SLGEN10100229108, Rs.13,95,000.00 in A/c No.SLGEN10100229447, Rs.19,00,000.00 in A/c No.SLGEN10100229574 Rs.2,30,000.00 in A/c No.SLGEN10100229704, Rs.16,50,000.00 in A/c No.SLGEN10100229815, Rs.2,96,000.00 in A/c No.SLGEN10100229981, Rs.12,90,000.00 in A/c No.SLGEN10100229988, Rs.3,15,000.00 in A/c No.SLGEN10100230131, Rs.23,00,000.00 in A/c No.SLGEN10100230496, Rs.19,00,000.00 in A/c No.SLGEN10100230612, Rs.6,80,000.00 in A/c No.SLGEN10100230814, Rs.23,00,000.00 in A/c No.SLGEN10100231115, Rs.8,13,000.00 in A/c No.SLGEN10100231134, Rs.2,66,000.00 in A/c No.SLGEN10100231134, Rs.2,66,000.00 in A/c No.SLGEN10100230814, Rs.23,00,000.00 in A/c No.SLGEN10100230814, Rs.23,000.00 in A/c No.SLGEN10100230814, Rs.23,000.00 in A/c No.SLGEN10100230814, Rs.23,000.00 No.SLGEN10100231344, Rs.4,54,000.00 in A/c No.SLGEN10100231531, Rs.22,82,000.00 in A/c No.SLGEN10100231647, Rs.3,40,000.00 in A/c No.SLGEN10100231936 Rs.26,50,000.00 in A/c No.SLGEN10100232013, Rs.4,50,000.00 in A/c No.SLGEN10100232301, Rs.5,68,000.00 in A/c No.SLGEN10100232400, Rs.9,97,000.00 in A/c No.SLGEN10100232963, Rs.20,66,000.00 in A/c No.SLGEN10100232965 and Rs.6,52,000.00 in A/c No.SLGEN10100233441 along with future interest from 01.12.2024 plus costs due to the Karnataka Bank Ltd - Navi Mumbai - Koparkhairane Branch,

(The borrower's/mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset). For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e. https://karnatakabank.com/auction-notice under the head "Auctio Notices"/"Mega Auction Notices". The E-auction will be conducted through portal https://www.auctionbazaar.com/ on 29.08.2025 from 11.00 AM to 12.00 PM wit unlimited extension of 05 minutes. The intending bidder is required to register their name at https://www.auctionbazaar.com/ and get the user-id and passwor free of cost and get training i.e. online training on e-auction (tentatively on 28.08.2025) from M/s Arca Emart Pvt. Ltd., 6-3-1090/1/1, II Floor, Part 2B, Uma Hyderaba House, Rajbhavan Road, Somajiguda, Hyderabad-500082, Contact No.: 8370969696 (Shiva) / 7207941010 (Satish / Nilesh), E-mail: ktkb@auctior r.com / support@auctionbazaar.com. Date: 22.07.2025 Place: Mumbai

CHIEF MANAGER & AUTHORISED OFFICER

AAVAS FINANCIERS LIMITED

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



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 Auction are Notice for an entire of immovable Assets under the security interest Act, 2002 real 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/char, 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 where is "," As is what is ", and 'Whatever there is' basis. The details of the cases are as under.

AUCTION NOTICE

Wilefeld , Asis Wildels , all	a vviiacevei tilei	C 15 DUSIS: THE U		ine cases are as under.				
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
ASHISH SHASHIKANT TALEKAR, JAYASHREE DEVDAS RANE GUARANTOR: VILAS S GAIKWAD (AC NO.) LNBOR02222- 230284525	Rs. 42,37,941.00/- DUES AS ON 16 JULY 2025	8 NOV 24 Rs. 3844581/- DUES AS ON 4 NOV 24	14 JUN 25	FLAT NO. 106, ON 1ST FLOOR, IN THE BUILDING KNOWN AS ABOLI CO. OP. HSG. SOCIETY LTD. SITUATED AT PLOT NO. 154, SECTOR NO. 02, SITUATED AT ULWE, TALUKA PANVEL, DIST. RAIGAD, NAVI MUMBAI MAHARASHTRA 410206, 410206 ADMEASURING 38.86 SQ. METERS	Rs. 4624650/-	Rs. 462465/-	11.00 AM TO 01.00 PM 25 AUG 2025	612,B- WING,HARMES ATRIUM,SECTOR- 11,CBD BELAPUR,NAVI MUMBAI- 400614,MAHARAS HTRA-INDIA
PARESH PARSHURAM RANE, SANGEETA G THIKRUL GUARANTOR: SANDEEP BABURAO MORE (AC NO.) LNBOR00314- 150012978	Rs. 7,69,106.00/- DUES AS ON 16 JULY 2025	13 MAR 25 Rs. 732535/- DUES AS ON 12 MAR 25	30 JUN 25	FLAT NO 102 FLOOR 1 WING A "SHREE SAIRAJ APARTMENT" VILLAGE NARANGI TALUKA VASAI DIST PALGHAR ADMEASURING 28.57 SQ.MTR.	Rs. 695975/-	Rs. 69598/-	11.00 AM TO 01.00 PM 25 AUG 2025	SHOP NO. 2368,2598 & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501,MAHARAS HTRA-INDIA
SABIR PATHAN, SHABANA PATHAN (AC NO.) INPAV17523- 240297181	Rs. 26,41,915.00/- DUES AS ON 16 JULY 2025	12 MAR 24 Rs. 2243294/- DUES AS ON 11 MAR 24	18 JUN 25	SURVEY NO. 68/4, FLAT NO 302, FLOOR NO. 3, ASPIRE GREEN, KHOPOLI, CHINCHAVALI, TAL- KHALAPUR, DIST RAIGAD, MAHARASHTRA 410203 ADMEASURING 664 SQ FT	Rs. 2140091/-	Rs. 214009/-	11.00 AM TO 01.00 PM 25 AUG 2025	MHATRE BHUVAN,2ND FLOOR, OFFICE NO.4, CHINCHPADA ROAD, NEAR URDU SCHOOL, OPPT. TRIMURTI ADHAR HOSPITAL, NEAR ALISHAN SUPER MARKET, AT POST TALUKA- PEN-DIST- RAIGAD- 402107,MAHARAS HTRA-INDIA
AMOL ASHOK DHOTRE, APLITA SANDESH PATANE, SAGAR SOMNATH DADAR (AC NO.) LNTHN00319- 200134754	Rs. 9,08,724.00/- DUES AS ON 16 JULY 2025	9 DEC 23 Rs. 707238/- DUES AS ON 6 DEC 23	19 JUN 25	FLAT NO.304 SITUATED ON THE 3RD FLOOR IN WING D BUILDING KNOWN 'SHRERAJ HEIGHTS' SURVEY NO.68 HISSA NO.2 AT VILLAGE SHELU TALUKA KARJAT DIST.RAIGAD PIN-402107 ADMEASURING 420 SQ. FT.	Rs. 785350/-	Rs. 78535/-	11.00 AM TO 01.00 PM 25 AUG 2025	MHATRE BHUVAN,2ND FLOOR, OFFICE NO.4, CHINCHPADA ROAD, NEAR URDU SCHOOL, OPPT. TRIMURTI ADHAR HOSPITAL, NEAR ALISHAN SUPER MARKET, AT POST TALUKA- PEN-DIST- RAIGAD- 402107, MAHARAS HTRA-INDIA
MILIND TANU GOVALKAR, AKSHAY TANU GOVALKAR, SUNITA TANU GOVALKAR GUARANTOR: UTTAM GOPAL GODE (AC NO.) LNTHN00317- 180071014	Rs. 10,17,807.00/- DUES AS ON 16 JULY 2025	7 JAN 25 Rs. 997173/- DUES AS ON 3 JAN 25	6 JUN 25	FLAT NO.403 4TH FLOOR SIDDHIVINAYAK RESIDENCY, S.NO. 32, HISSA NO. 403, VILL- BHOPAR, DOMBIVLI TALUKA & DIST THANE MAHARASHTRA ADMEASURING 360 SQ.FT	Rs. 1153680/-	Rs. 115368/-	11.00 AM TO 01.00 PM 25 AUG 2025	1ST FLOOR,A.D.J.RESID ENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHARAS HTRA-INDIA
ATULA ARUN RAUL, ADITI ARUN RAUL, ARUN NARAYAN RAUL (AC NO.) LNVIR17523- 240329981	Rs. 24,95,297.00/- DUES AS ON 16 JULY 2025	8 NOV 24 Rs. 2367221/- DUES AS ON 4 NOV 24	27 JUN 25	FLAT BEARING NO. 1302, ON 13TH FLOOR-IN THE BUILDING/PROJECT KNOWN AS GODREJ NIRVAAN TOWER 4 S. NO. 5, 45, H. NO. 1, 3P/1, 3P/2, 2P/1(P), 2(P)/2, 4(P), 5, 6, 9 (P), 12, S. NO. 40, H. NO. 3(P), 4(P), 7(P), 8(P), 5. NO. 58, H. NO. 6, 7/1 (P), 7/2(P), 11, 12(P), 14(P), 17(P), 19, 20(P), 21(P), 83/4(P), 7(P), VILL. BHADWAD, S. NO.128/3(P),VILL. TEMGHAR, THANE BHIWANDI, BHIWANDI, MAHARASHTRA 421302 ADMEASURING 42.85 SQ.MTRS	Rs. 2860505/-	Rs. 286051/-	11.00 AM TO 01.00 PM 25 AUG 2025	1ST FLOOR,A.D.J.RESID ENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHARAS HTRA-INDIA

<u>Terms & Conditions:</u> 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 sealec 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 EMC 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 paymen 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, 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, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 o 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 about long accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Date: 22-07-2025 **Authorised Officer Aavas Financiers Limited**

CAPRI GLOBAL HOUSING FINANCE LIMITED APRI GLOBAL HOUSING FINANCE LIMITED Lower Parel, Mumbai- 400013, Circle Office: 9B, 2nd Floor, Pusa Road, New Delhi-110060

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under th Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise o powers conferred under section13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Deman Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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 (s) / Guarantor(s) and the public in general that the ndersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub -section (8) of section 13 of the Act, in respect of time available, to redeemthe secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CGHFL for an amount as mentioned herei

uII	inder with interest diereon.							
S.	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset	Demand Notice	Date of				
٧.	Guarantor(s)	(Immovable Property)	Date & Amount	Possession				
1.	(Loan Account No.	All that Piece and Parcel of Residential Flat No.	09-05-2025	17-07-2025				
	LNHLCHI000067944 (Old)	404, situated on 4th Floor, in Building/Wing C, carpet	Rs.					
	5030000663382 (New)	area admeasuring 48.65 Sq. Mts., in the building	29,92,859/-					
	of our Chinchwad Branch)	known as "Surabhi Iconica" situated on land bearin	ng Gat No. 418	(Old Gat No.				
	Mrs. Jayashri Babaji Shinde	2523) Village Nanekarwadi Taluka Khed District Pun	5	`				

Mr.Baba Laxman Shinde (Co-Borrower) (Loan Account No **Property 1:** All that Piece and Parcel of a residential 09-05-2025 17-07-2025 LNHLCHI000015443 (Old) property being Flat No.404, Area Admeasuring 421 51500000655282 (New) 14,85,835/ Sa. Ft. (39.12, Sa. Mtrs.), 4th Floor, Twin Nest of our Chinchwad Branch) constructed on land bearing Old Survey No.54, Hissa No.2/5, Behind Dhareshw Mr.Akash Maruti Tarde Temple, Village - Dhavari, Taluka - Haveli, District - Pune, Maharashtra - 411041. (Borrower)

Mr.Subham Maruti Tarde, Mrs.Nanda Maruti Tarde (Co-Borrower)

Sd/- (Authorised Officer) PLACE: PUNE (MAHARASHTRA) DATE: 22-JULY-2025 For Capri Global Housing Finance Limited (CGHFL)

Piramaı Finance

PIRAMAL FINANCE LIMITED

(Formerly Piramal Capital and Housing Finance Ltd)
(herein after referred to as PFL/ Secured Creditor) CIN: L65910MH1984PLC032639
Registered Office: Unit No.601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate
Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai-400070 T +91 22 3802 4000.

Branch Office: HDIL Towers, Ground Floor, AnantKanekar Marg, Station Road, Bandra (East), Mumbai - 400051, Maharashtra

POSSESSION NOTICE
For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED. (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(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 under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd.) (herein after referred to as PFL/ Secured Creditor) for an amount as mentioned herein under with interest thereon.

CIE	Dreditor) for an amount as mentioned herein under with interest thereon.								
Sr. No.				Date of Posse- ssion					
1.	kant Yallappa Kamble (Borrower) Ganga Shashekant Kamble (Co-Borrower1)	All the Part & Parcel of Property- Flat No.306, 3rd Floor, Bldg No. F-2, Xrbia Vangani Phase- 2, Nr. Khandyacha Pada, Old Phasane Road, Karjat Raigad Maharashtra: 410201	24/03/2025 for Rs. 6,36,116/- Rupees Six Lakhs Thirty Six Thousand One Hundred Sixteen and Paise Zero Only	16/07/ 2025					
2.	Mumbai - Vashi Branch), Tanuja Rajendra Ghonge (Borrower) Rajendra	All the Part & Parcel of Property- Flat No. 201, 2nd Floor, Wing A, Skyline Reverside, S. No. 103, Plot No. Akurle Village Karjat, Raigad Maharashtra: - 410201	24/03/2025 for Rs. 12,33,791.27/- Rupees Twelve Lakhs Thirty Three Thousand Seven Hundred Ninety One and Paise Twenty Seven Only	18/07/ 2025					
3.	(Loan Code No. M0201372)/ Goregaon Branch Branch), Mohammed Zubair Nasir Ali Shaikh (Borrower) Nasreen Bano (Co-Borrower1)	All the Part & Parcel of Property- Flat No. 201, 2nd Floor, Sadaf Apartment, Plot No. 24, Survey No. 169, Near Dilkap College Road, Karjat- 410101, Raigarh	24/03/2025 for Rs. 11,48,133/- Rupees Eleven Lakhs Forty Eight Thousand One Hundred Thirty Three and Paise Zero Only	16/07/ 2025					
4.	(Loan Code No. 18800002624)/ Mumbai - Nallasopara Branch), Shrikant Sh Tiwari (Borrower) Indravatidevi Shrikant Tiwari (Co-Borrower1)	All the Part & Parcel of Property- Flat No. 204, 2nd Floor, D Wing Charms Hills, Nr Vangani Bus Stop, Ekvira Nagar, Vangani West, Raigad, Maharashtra:- 421503	24/03/2025 for Rs. 22,82,493.24 /- Rupees Twenty Two Lakh Eighty Two Thousand Four Hundred Ninety Three and Paise Twenty Four Only	18/07/ 2025					
_	24/ (Authorital Official)								

Date : July 22, 2025 Sd/- (Authorised Officer) PIRAMAL FINANCE LIMITÉD **PUBLIC NOTICE**

Notice is hereby given that our client Mr. Pappu Singh Manohar Singh Chouhan is intending to purchase FLAT NO. 203, area admeasuring 490 sq. ft. Carpet Area equivalent to 544 sq. ft. built up which is inclusive of the area of terrace, area admeasuring 200 sq. ft. and thereabouts along with One (1) Open Car Parking Space No. 11 area admeasuring 10.35 sq. mtrs. approx. from the seller Mr. Atul Nathalal Shah & Mrs. Priti Atul Shah in the building known as "Marble Arch" located at ashwant Rao Tawde Road. Near Dahisa Railway Station, Dahisar East, Mumbai 400 068 and constructed on a plot of land bearing CTS No. 981/A/1 at Village Dahisa Taluka Borivali in the Registration District of

Mumbai Suburban. Hence the public at large is informed by this notice that any person/s having any claim/charge/lien, etc. in respect of aforesaid property, may contact the undersigned with valid documents. If no claim/ objection is received by the undersigned within 7 days from the publication of this notice then the abovesaid Purchaser will enter into transaction with the Seller. Any claim nformation received thereafter shall be considered as waived off or not valid claim which please be noted

Date:22nd July 2025 Adv. Suchita Pati Place: Mumbai For VSK ASSOCIATES

Advocates & Solicitors Shop No. 1 & 2, Krishna Palace Gr. Floor, Near Sai Dham, Western Expres Highway, Kandivali (East). Mumbai- 400101 Email: suchita@vikumarco.com

Email: admin@vjkumarco.com Mob.: 8879907834/8879902734/7977738640

PUBLIC NOTICE

NOTICE is hereby given to the public a arge that our clients are negotiating with Mr Ashok Chunilal Chhabria for sale and transfer of their ownership rights and entitlement in a Commercial Premises being Unit No.61 admearuing175sg.ft. Buil up on the 2nd Floor of the building known as . Mahendra Chambers along with the mezzanine floor therein and with all Furniture, Fixtures and Electrical Fittings, nerein situated at 134-136 Dr. D.N. Road Fort, Mumbai - 400 001 (hereinafte referred to as Commercial Unit No.61).

Any person / persons having any rights benefits, interest, objections, claims or demand of any nature whatsoever in respect of the abovementioned Unit No.61 by way of Sale, Transfer, Third Party Interest , Mortgage, charge, lien, Lease, Gift, bequest, possession or otherwise howsoever are hereby required to make the same known in writing within 10 days or Publication hereof together with supporting documentary evidence if any at the undersigned office address failing which claims if any shall not be entertained and shall be deemed to have been waived or abandoned and our clients shall proceed to conclude the transaction pertaining to the said Commercial Unit No.61 in Mahendra Chambers, 2nd Floor, 134-136, Fort Mumbai - 400 001.

Dated this 22th day of July, 2025. Sandip A. Shah Advocate & Notary G4, Gulbahar, Ground Floor,

Barrack Road, Behind Metro Cinema. Mumbai – 400 020, Mob.No.9819361271 / 9820097279, Email Add: riddhironakss@gmail.com

JANA SMALL FINANCE BANK

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner

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) Mrs. Balu Bajirav Tagadakar (Borrower), 2) Mr. Akash Balu Tagadkar (Co-Borrower)	No. 30700430000047 Loan Amount:	Mortgaged Immovable Property: Schedule Property: All the piece and parcel of Immovable Property of its Plot Total Area Admeasuring 32.89 Sq.mtrs with Ground Floor Build up area Admeasuring 42.87 Sq.mtrs and First Floor Build up Area Admeasuring 42.78 Sq.mtrs its Total Construction area Admeasuring 85.56 Sq.mtrs its Grampanchayat Milkat No.133, situated at Village Vadarwadi, Taluka Nagar within the Limit of Ahmednagar ZP, Ahmednagar. Bounded as on: East: House of Sukhadev Bajirav Tagadkar, West: Road, North: Milkat Owned Y Kashinath Dashrath Tagadkar, South: Milkat Owned by Govind Chima Tagadkar.	Date of NPA	Rs.4,50,041.40 (Rupees Four Lakhs Fifty Thousand Forty One and Forty Paise Only) as of 17/07/2025				
Not	latica is therefore given to the Perrower! Co Perrower! Cugranter & Martagger as montioned in Column No. 2, calling upon them to make navyment of the aggregate amount as shown								

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 loar account 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 prohibited 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. Date: 22.07.2025. Place: Mumbai Sd/- Authorised Officer, For Jana Small Finance Bank Limited

punjab national bank Together for the better

Circle ARMB Thane PNB Pragati Tower, 3rd Floor, Plot C–9, Block- G, Bandra Kurla Complex, Bandra (East), Mumbai – 400051. Email: cs8325@pnb.co.in

SALE NOTICE FOR SALE OF **SECURED ASSETS UNDER SARFAESI ACT**

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002.

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

	ney deposit will be as mentioned in the table bei	SCHEDULE OF THE SECU	JRED ASSETS			
Sr No	Name of the Account	Description of the Immovable Properties Mortgaged Name of Mortgagor /	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on	B) EMD (Last Date	Date/ Time of E-Auction	Details of the encumbrances known to the
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Owner of property	C) Possession Date u/s 13(4) of SARFESI ACT 2002	of deposit of EMD)		secured creditors Name &
			D) Nature of Possession Symbolic / Physical / Constructive	C) Bid Incremental Amount		Number of the Contact Person
1.	ARMB Thane Mr. Manoj Jiwatram Lalwani	All that part and parcel of the property of Land bearing S. No. 92, Hissa No. 8, Adm. Area 0H-06R-1P, S. No.		A) Rs.2,55,00,000/- B) Rs.25.50.000/-	Date: 29.08.2025	Not Known to Us
	Ms. Ritika Manoj Lalwani B/802 Vikas Paradise Tower - 1, LBS Marg, Mulund (West), Mumbai 400080	90, Hissa No. 10/2 Adm. Area 0H-11R-4, Pot Kharba 0H- 06R-6P and patra shed thereon consisting Ground Floor, built up area Adm. 1770 Sq. Ft. (Service	25.06.2024 plus Interest & charges less recovery thereon C) 27.06.2025		Time: 10.00 am to 04.00 pm	Satyendra Mishra 9903085950
		Shedy and Ground Floor built up area Adm. 1200 Sq. Ft. (Washing Shed). Total Adm. 2970 Sq. Ft. built up, lying being situated at Village-Gove, Taluka Bhiwandi, District Thane in the name of Mr. Manoj Jiwatram	D) Symbolic			Amritpal Singh 8057134735
		Lalwani & Ms. Ritika Manoj Lalwani				Vasim Kasmani 9167566135
2.		All that part and parcel of the property consisting Equitable Mortgage of Flat No. B-1102, Akanksha	A) 07.01.2025 B)Rs.23,74,266.55 plus Interest	A) Rs.99,00,000/- B) Rs.9.90.000/-	Date: 29.08.2025	Not Known to Us
	Flat No. 1102, 11th Floor, B-Wing, building	Shanti Garden, Prem Nagar, Shrushti, NR, Gaurav Galaxy, Mira Road (East), Thane - 401107 in the name of Mr. Atul Madhusudhan Dhokya & Ms. Darshana A	and charges since date of NPA C) 23.05.2025	(28.08.2025 upto 03.00 pm)	Time: 10.00 am to 04.00 pm	Satyendra Mishra 9903085950
	Nagar, Nr. Shrusti Complex, Mira Road East, Thane - 401107.	Dhokya	D) Symbolic	C) Rs. 5000/-	10 0 1100 p.111	Amritpal Singh 8057134735
						Vasim Kasmani 9167566135
3.	ARMB ,Thane Mr. Rajesh Rambrij Gupta (Borrower)	3 Rooms on West Side of bathroom No. 1633, Section No. 28, Municipal Ward No. 47, Sr. No. 47/0301,	A) 11-04-2025 B) Rs. 33,36,513.58/- as on	A) Rs. 30,00,000/- B) Rs.3,00,000.00	29-08-2025 10.00 am to	Not Known to Us
	Mr. Awadhesh Rambrij Gupta (Borrower) Mr. Kamlesh Rambrij Gupta (Borrower) Room no. 5, Near Shivsena Office, Santosh Nagar, OT Section, Ulhasnagar IV Pin	Behind Sea Rock Palace Building , Ulhasnagar IV -Pin 421004 BUA 405 SQFT Mr. Rajesh Rambrij Gupta	31-03-2025 plus further interest & charges thereon C) 23-06-2025 D) Symbolic Possession on		04.00 pm	Kaushalya Pandey 8750332726
	421004	Mr. Awadhesh Rambrij Gupta Mr. Kamlesh Rambrij Gupta	טן Symbolic Possession on			Amritpal Singh 8057134735
		TERMS AND CONDI				Satyendra Mishra 9903085950

TERMS AND CONDITIONS

TERMS AND CONDITIONS

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

1.The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on the date and time mentioned at the respective columns above. 4.For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in . 5. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet than the property must be completed well in advance before auction. Elizable and the sale based on the property was the scale based by the property was the scale based on the sale and time in the portal of the property was the scale based on the sale and time in the portal of the property was the scale based on the sale and time in the portal of the property was the scale based on the property was the sale based on the property was the Embl amount to their e-vivaliet using online/challand mode before the e-Auction Date and time in the portal. The registration, ventication of e-N-Y-, transier of Embl in wallet and intention of the property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A'c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful oidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amoun and the property. 8. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be bome by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc

Date: 22.07.2025 Place: Mumbai

Authorized Officer, Punjab National Bank