

IN THE DEBTS RECOVERY TRIBUNAL NO.2
MTNL BHAVAN, 3RD FLOOR STRAND ROAD, APPOLLO BANDAR,
COLABA MARKET COLABA, MUMBAI - 400005.

Case No: TOA/110/2024

Exh-13

ASREC (INDIA) LIMITED
Versus
1. M/s H & V Engineering and Constructions Pvt. Ltd.
2. Mr. Ananddeo Sharadaprasad Ojha (Director/Joint/Co-borrower)
3. Mrs. Anita Ananddeo Ojha (Director/Joint/Co-borrower)

... Applicant

... Defendants

Defendant 2
Mr. Ananddeo Sharadaprasad Ojha
Residing at: Flat No 1304/G-7, Laxminarayan Residency, Pokhran Road No 1, Opposite Devdaya Nagar, Thane (W) 400 606.

Defendant 3
Mrs. Anita Ananddeo Ojha
Residing at: Flat No 1304/G-7, Laxminarayan Residency, Pokhran Road No 1, Opposite Devdaya Nagar, Thane (W) 400 606.

Whereas TOA/110/2024 was listed before the Hon'ble Presiding Officer on 06/02/2025. Whereas, this Hon'ble Tribunal is pleased to issue summons/Notice on the said Application under Section 19(4) of the Act, (OA) filed against you for recovery debts of Rs. 476,29,721.97 (Rupees Four Crore Seventy-Six Lakh Twenty-Ninety Thousand Seven Hundred and Twenty-One Paise Ninety Seven). Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal. In accordance with Sub-Section (4) of Section 19 of the Act you the defendants are directed as to under:-
(i) To Show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted;
(ii) To Disclose particulars of properties or assets other than properties and assets specified by the applicant under Serial Number 3A of the Original Application;
(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under Serial Number 3A of the Original Application, pending hearing and disposal of the application for attachment of the property;
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other asset and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the tribunal.
(v) You shall be liable to account for the sale proceeds realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institution holding security interest over such assets.
You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-2 on 03/03/2026 at 11:00 am failing which the application shall be heard and decided in your absence.
Given under my hand and seal of the Tribunal on this 21st day of November, 2025.

Seal

Sd/-
Registrar
DRT-II, Mumbai

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO.2
3rd floor, MTNL Bhavan above Central Bank of India, Colaba Market, Mumbai-400005.
ORIGINAL APPLICATION NO. 261 OF 2022
SUMMONS

...APPLICANT

...DEFENDANT

UNION BANK OF INDIA
VERSUS
MRS. JAYSHREE PARAG MEHTA


Whereas O.A.No.261/2022 was listed before the Hon'ble Presiding officer on 08.08.2022. Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said application under Section 19(4) of the Act, OA filed against you for recovery of debts of RS. 19,32,559/- (Rupees Nineteen Lacs Ninety-two Thousand Five Hundred Fifty Nine Only) (application along with copies of documents etc., annexed)
Whereas the Service of summons could not be affected in ordinary manner and whereas the application for substituted service has been allowed by this Hon'ble Tribunal. In accordance with Sub-Section (4) of section 19 of the Act, you the defendants are directed as under:-
(i) To Show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted;
(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial Number 3A of the original application;
(iii) You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under Serial Number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal.
(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank and financial institutions holding security interest over such assets.
You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar DRT-II, Mumbai on 30/01/2026 at 11.00 a.m. failing which the application shall be heard and decided in your absence.
Given under my hand and the Seal of this Tribunal on this 10th day of Dec. 2025.

Seal

Sd/-
REGISTRAR
DRT-II MUMBAI

MS. JAYSHREE PARAG MEHTA
8/603, Adeshwar Krupa Shanti Park Opp. Bank of India, Mira Road (East), Thane-401107
And also at
Flat No. 105, 1st Floor, "F" Wing, Shree Ganesh Arcade Bldg, Village: Rajnoli, Taluka: Bhiwandi, Dist: Thane-421311

MUMBAI HOUSING & AREA DEVELOPMENT BOARD
A REGIONAL UNIT OF MHADA



CORRIGENDUM

This is with reference to the e-Tender Notice published in the Free Press Journal dated 12.12.2025 on page no. 27 issued by MHADA vide CPRO/A/1091 in which read the signing authority at the bottom as 'Executive Engineer, PPD / MUMBAI BOARD' instead of 'Executive Engineer, G/S Divn, M.B.R. & .R. Board.

Sd/-
Executive Engineer,
PPD / MUMBAI BOARD

SBI State Bank of India

Stressed Assets Management Branch - I- "The Arcade" 2nd Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai - 400 005.
Phone: 022 - 22160890/22164116/22184738, Fax: 22154227/22181444.

POSSESSION NOTICE (For immovable property)[See Rule 8 (1)]

Whereas, The undersigned being the Authorized officer of the State Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 18.07.2016 calling upon Borrower M/s. Max Flex & Imaging Systems Ltd., and on 15.05.2020 calling upon the Mortgagor - Shri. Amish P. Gandhi to repay the amount mentioned in the notices, being Rs. 122,51,80,659.73 (Rupees One Hundred Twenty Two Crore Fifty One Lac Eighty Thousand Six Hundred Fifty Nine and Seventy Three Paise Only) as on 31.03.2016 plus further Interest to be compounded on monthly basis and other charges due till date of payment, 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/ Guarantor/Mortgagor and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 20th day of December of the year 2025.

The borrower/guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the State Bank of India for an amount of Rs. 122,51,80,659.73 (Rupees One Hundred Twenty Two Crore Fifty One Lac Eighty Thousand Six Hundred Fifty Nine and Seventy Three Paise Only) as on 31.03.2016 and further interest from 01.04.2016, cost etc. thereon.

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.

Description of Immovable property:
All that residential premises bearing Flat No. 2 admeasuring about 870 Sq Ft. (carpet area), 1st Floor of the building named and known as Himgiri Co-operative Housing Society Ltd., situated at 755/6, Pedder Road, Mumbai-400026 in the name of Sh. Amish P. Gandhi.

Sd/-
Authorised Officer,
State Bank Of India

Date : 20.12.2025
Place : Mumbai

PUBLIC NOTICE
TO WHOMSOEVER IT MAY CONCERN

This is to inform the General Public that the following share certificate of Zensar Technologies Ltd registered in the name of the following Shareholder/s has been lost by them.

Sr. No.	Name of the Shareholder/s	Folio No.	Certificate No./s	Distinctive Number/s	No. of Shares
1.	JOSEPH BENEDICT MARTINS THOMAS F MARTINS MICHAEL PHILIP MARTINS	JO1109	2161	1221816 - 1223315	1500
TOTAL					1500

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificates. Any person who has any claim in respect of the said share certificate/s should lodge such claim with the Company at its Registrar and Transfer Agents Kfin Technologies Ltd, Selenium tower-B, plot 31-32, Gachibowli, financial district, Hyderabad-500032, within 15 days of publication of this notice with no claim will be entertained and the Company shall proceed to issue Duplicate Share Certificate/s.

Place : Mumbai
Date : 23-12-2025

Name of the Registered Shareholder / Legal Claimant:
Thomas Florence Martins / Michael Philip Martins

BRANCH OFFICE-ULHASNAGAR CAMP - 4
Room No 1375 Block C 688 Commercial Comp former Vishal
Maga Dept Store Near Petrol Pump Section 25 Ulhasnagar

POSSESSION NOTICE

Whereas the Authorised Officer of Central Bank of India, under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 19/09/2025 issued under Section 13 (2) of the said Act, calling upon the borrower/s Mr. KISHORE MURLIDHAR CHHUGANI & Mrs.MUSKAN KISHORE CHHUGANI AT FLAT NO.201, SECOND FLOOR, DREAM HEIGHTS, SECTION 6 B,OPP BK NO 617, ULHASNAGAR 2, District Thane-421002 to repay the aggregate amount mentioned in the said Notice being Rs.22,43,828.31/- (Rupees Twenty Two Lakh Forty Three Thousand Eight Hundred Twenty Eight and Twenty One Paise only) within 60 days from the date of the said Notice.

The borrower mentioned hereinabove having failed to repay the amount, notice is hereby given to the borrower mentioned hereinabove in particular and to the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules on this 19th Day of DECEMBER 2025.

The borrower mentioned hereinabove 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 Central Bank of India for an amount of Rs.22,43,828.31/- (Rupees Twenty Two Lakh Forty Three Thousand Eight Hundred Twenty Eight and Twenty One Paise only) and interest thereon.

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

DESCRIPTION OF PROPERTY
All the piece & Parcel of, Detail Address:
FLAT NO.201, SECOND FLOOR, DREAM HEIGHTS, SECTION 6 B,OPP BK NO 617, CONSTRUCTED ON PLOT NO BEARING UIN NO 12,13 & 14 CHALTA NO 13A/12C, SHEET NO 67, CTS NO. 4119, ULHASNAGAR 2, District Thane-421002
Admeasuring Area: 612Sq. Ft.

Date : 19.12.2025
Place : Ulhasnagar

AUTHORISED OFFICER
CENTRAL BANK OF INDIA

AAYAS FINANCIERS LIMITED (CIN:L6592R12011PLC034297) 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 AAYAS 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 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.	
ANAND SHEKHAR UPADHYAY, NEETA UPADHYAY GUARANTOR : SUNEELKUMAR SANKATHA PANDEY (AC NO.) LNBRS00319-200117111	Rs. 8,25,489.00/- DUES AS ON 19 DEC 2025	9 APR 25 RS. 654441/- DUES AS ON 7 APR 25	26 AUG 25	FLAT BEARING NO. 307 ON 3RD FLOOR, HOUSE NO. 2497/31, IN THE BUILDING KNOWN AS " DEVKI NANDAN APARTMENT" CONSTRUCTED ON LAND BEARING GAT NO. 228, PLOT NO. 12, 13 SITUATE AT VILLAGE SLWAD TALUKA AND DIST. PALGHAR MAHARASHTRA ADMEASURING 350 SQ.FT.	Rs. 569184/-	Rs. 56918/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARAS HTRA-INDIA	
KASHILING SADASHIV BHANDE, KRUSHNABAI SADASHIV BHANDE (AC NO.) LNPAN17523-230215400	Rs. 28,00,924.00/- DUES AS ON 19 DEC 2025	10 JAN 25 RS. 2422563/- DUES AS ON 5 JAN 25	18 AUG 25	FLAT NO. 209 ON THE 2ND FLOOR IN C- WING, S. NO. 142/14 AND OTHER OF PROJECT BY THE NAME TULSI KALASH CITY VILLAGE: KARAKH ROAD, TALUKA PANVEL, DISTRICT RAIGAD MAHARASHTRA ADMEASURING 31.158 SQ. MTS.	Rs. 2334632/-	Rs. 233463/-	11.00 AM TO 01.00 PM 27 JAN 2026	NEELKANT LANDMARK,5TH FLOOR,OFFICE NO.502,BEHIND ORION MALL, NEAR ST STAND, OLD PANVEL-410206, MAHARASHTRA-INDIA	
PRAKASH SIDHARAM BIRAJDAR, PRAMEELA BIRAJDAR'S (AC NO.) LNPAN00322-230228698	Rs. 13,93,796.00/- DUES AS ON 19 DEC 2025	10 DEC 24 RS. 1092081/- DUES AS ON 5 DEC 24	22 AUG 25	FLAT NO 310, 3RD FLOOR, SHREE KRUPA NANDRAJ NIWAS, PROPERTY HOUSE NO. 222, VILLAGE - KOYNAVELE, TALUKA - PANVEL, DIS- RAIGAD, MAHARASHTRA ADMEASURING 161 SQ.FT.	Rs. 1024000/-	Rs. 102400/-	11.00 AM TO 01.00 PM 27 JAN 2026	NEELKANT LANDMARK,5TH FLOOR,OFFICE NO.502,BEHIND ORION MALL,NEAR ST STAND,OLD PANVEL-410206, MAHARAS HTRA-INDIA	
RAVINDRA RAJARAM WAINGADE, PRIYANKA WAINGADE (AC NO.) LNKAR01820-210512767	Rs. 2,81,828.00/- & Rs. 10,13,004.00/- DUES AS ON 19 DEC 2025	24 NOV 21 RS. 195484/- & Rs. 864366/- DUES AS ON 24 NOV 21	21 AUG 25	FLAT NO 402, 4TH FLOOR, THE BUILDING KNOWN AS TRIBHUVAN APARTMENT, CONSTRUED ON SURVEY NO 172 HISSA NO 1/4, AT VILLAGE BADLAPUR, TAL AMBERNATH, DIST THANE, MAHARASHTRA ADMEASURING 314 SQ. FT.	Rs. 797680/-	Rs. 79768/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARAS HTRA-INDIA	
YASHVINAI RAJESH YADAV, AMIT RAMJI KALSARPE (AC NO.) LNKAL17523-240295603	Rs. 23,32,373.00/- DUES AS ON 19 DEC 2025	7 JAN 25 RS. 2107323/- DUES AS ON 3 JAN 25	13 AUG 25	FLAT NO. Z-505 ON 5TH FLOOR, IN THE BILDING KNOWN AS ZINNIA IN LABOHI GARDEN NO.02 S. NO. 66/2, AT VILLAGE DAHIVALI TARFE VAREDI TALUKA KARIAT DIST RAIGAD MAHARASHTRA ADMEASURING 28.4 SQ.MTR	Rs. 2031840/-	Rs. 203184/-	11.00 AM TO 01.00 PM 27 JAN 2026	MHATRE BHUVAN,2ND FLOOR, OFFICE NO.4 CHINCHPADA ROAD, NEAR URDU SCHOOL, OPPT. TRIMURTI ADHAR HOSPITAL, NEAR ALUSHAN SUPER MARKET, AT POST TALUKA-PEN-DIST- RAIGAD-420107,MAHARAS HTRA-INDIA	
VINOD RAMRAO RATHOD, MEENA RAMRAO RATHOD GUARANTOR : SOPAN MADHAVRAO ERALAPALE (AC NO.) LNPAN17523-240307730	Rs. 31,47,770.00/- DUES AS ON 19 DEC 2025	8 NOV 24 RS. 2683586/- DUES AS ON 4 NOV 24	18 AUG 25	FLAT 06,1ST FLOOR, IN THE BUILDING NO. 25 KNOWN AS HAWARE KAREKARS NISARG CO-OP. HSG. SOC. LTD., CONSTRUCTED ON LAND BEARING SURVEY/HISSA NO. 132/2, 138/2, 137/1, SITUATED AT VILLAGE DALE BUDRUK, TALUKA PANVEL AND DISTRICT RAIGAD MAHARASHTRA 410206 ADMEASURING 404 SQ.FTS.	Rs. 2571505/-	Rs. 257151/-	11.00 AM TO 01.00 PM 27 JAN 2026	NEELKANT LANDMARK,5TH FLOOR,OFFICE NO.502,BEHIND ORION MALL,NEAR ST STAND,OLD PANVEL-410206, MAHARAS HTRA-INDIA	
DIPAK MAYKEL MIRPARGA, MANGAL DEPAK MIRPARGA (AC NO.) LNTNH00318-190090025	Rs. 14,46,038.00/- DUES AS ON 19 DEC 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.41/4, PLOT NO.1 TO 19 AT VILLAGE DHAWALE, TALUKA AMBERNATH, DISTRICT THANE MAHARASHTRA ADMEASURING 603 SQUARE FEET (BUILT-UP AREA),	Rs. 1013040/-	Rs. 101304/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARAS HTRA-INDIA	
JAYWANT MANGAL MHASKAR, SAKSHI VISHAL SHAH (AC NO.) LNKARI7923-240335698	Rs. 17,86,956.00/- DUES AS ON 19 DEC 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, 63/2C, 63/2D, 63/2E, 63/5, 64/0 SAMRUDDHI COMPLE CHSL VILLAGE GARPOLI, TAL- KARIAT, DIST- RAIGARH(MH) MAHARASHTRA 410201 ADMEASURING 295 SQ.FT.	Rs. 1231920/-	Rs. 123192/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO. 102, SHIVKRUPA CHS, OPPOSITE SUNIL CHIKKI,OLD COURT ROAD, KARIAT (WEST)-410201,MAHARAS HTRA-INDIA	
ARUN SONAWANE, SHARDA ARUN SONAWANE (AC NO.) LNKAR00320-21049141	Rs. 15,29,638.00/- DUES AS ON 19 DEC 2025	14 FEB 24 RS. 1075610/- DUES AS ON 14 FEB 24	28 FEB 25	FLAT NO.103 ON THE 1ST FLOOR, WING C, IN THE BUILDING KNOWN AS "SHREERAJ HEIGHTS" NEAR SHELU RAILWAY GATE ON LAND BEARING SR. NO. 68 HISSA NO. 2 AT VILLAGE SHELU TAL KARIAT DIST-RAIGAD MAHARASHTRA 410101 ADMEASURING 414 SQ. FT.	Rs. 882079.2/-	Rs. 88208/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO. 102, SHIVKRUPA CHS, OPPOSITE SUNIL CHIKKI,OLD COURT ROAD, KARIAT (WEST)-410201,MAHARAS HTRA-INDIA	
RAMDEV MOURYA, PREMA DEVI MOURYA, RAMDEV MOURYA (AC NO.) LNBRS09422-230284588	Rs. 3,41,870.00/- & Rs. 8,81,433.00/- DUES AS ON 19 DEC 2025	8 OCT 24 RS. 2448993/- & RS. 782926/- DUES AS ON 4 OCT 24	20 FEB 25	FLAT NO. 11, FIRST FLOOR, . NO. 2517/11, GAT NO. 233 "SIDDHIVINAYAK APARTMENT" AT VILLAGE SALVAD TAL & DIST - PALGHAR, THANE MAHARASHTRA - 401506 ADMEASURING 41.82 SQ.MTRS	Rs. 874238.4/-	Rs. 87424/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARAS HTRA-INDIA	
SUCHITA BALKRISHNA CHIBADE, BALKRISHNA BHAGOJOI CHIBADE, SACHIN BALKRISHNA CHIBADE GUARANTOR : PRADEEP SURYABHAN SINGH (AC NO.) LNBRS00317-180047404	Rs. 10,40,245.00/- DUES AS ON 19 DEC 2025	8 NOV 24 RS. 787695/- DUES AS ON 4 NOV 24	26 MAR 25	FLAT NO. A-004, OM SAI APARTMENT, VIKRAM NAGAR, LAND BEARING SURVEY NO. 91/1 SITUATED AT VILLAGE VANGOAN TAL - PALGHAR, THANE MAHARASHTRA 401103 ADMEASURING 312.37 SQ.FT	Rs. 643680/-	Rs. 64368/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARAS HTRA-INDIA	
TEJAS MUKUND KSHIRASAGAR, MUKUND DHARMA KSHIRASAGAR, RUPESH MUKUND KSHIRASAGAR, MADHURI MUKUND KSHIRASAGAR (AC NO.) LNBLO0322-230244239	Rs. 29,83,417.00/- DUES AS ON 19 DEC 2025	8 FEB 24 RS. 2448993/- DUES AS ON 6 FEB 24	27 MAR 25	FLAT NO. 501, ON 5 TH FLOOR, IN THE A WING BUILDING KNOWN AS & QUOT;DEV HARMONY"BEING LYING AND CONSTRUCTED ON SURVEY NO. 97/3 SURVEY NO.99/6 AT VILLAGE SHIRGAON BADLAPUR, TALUKA AMBERNATH DIST THANE PIN; 421501 ADMEASURING 28.16 SQ. MTR.	Rs. 2085696/-	Rs. 208570/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARAS HTRA-INDIA	

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "Tender Offer for name of the party 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 AAYAS 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 AAYAS 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 entire EMD 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 initial 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 AAYAS FINANCIERS LIMITED 201,202, 2nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ugarsen Niwa-987895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 91(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 repaid in full.

Place : MAHARASHTRA Date : 23-12-2025 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. Regional Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint, Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.									
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 your immovable 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) Mr. Abhuet Ajay Jedhe. (Borrower), 2) Mrs. Sneha Ashok Chavan. (Co-Borrower)	Loan Account No. 32369610002158 Loan Amount: Rs.21,60,000/-	Mortgaged Immovable Property: Schedule Property: All The Piece And Parcel Of Property Bearing Flat No. 03, First Floor, Total Area Admesuring 790 Sq. Ft. (Built Up) I.E.73.42 Sq. Meters, C Wing "Avani Residency Apartment, Sr. No. 511/1/24 And 511/1/2, Behind Dryaneshwar Garden, Durga Nagar, Trimurti Chowk, Kamatwade, Nashik.422008 And Bounded By: East By: Staircase And Flat No. 4, West By: Marginal Space, North By: Marginal Space, South By: Marginal Space.	Date Of NPA: 02-12-2025 Demand Notice Date: 16-12-2025	Rs.22,18,027.22/- (Rupees Twenty Two Lakhs Eighteen Thousand Twenty Seven And Twenty Two Paise Only) As Of 11/12/2025				
2.	1) Amol Bansi Chaudhari. (Borrower), 2) Vimal Bansi Chaudhari. (Co-Borrower)	Loan Account No. 30700430000175 Rs.2,54,000/-	Mortgaged Immovable Property: Schedule Property: All The Piece And Parcel Of Property Of Admeasuring Area 42.98 Sq. Meters. Out Of Cts No. 132 Having Total Plot Area 276.30 Sq. Meters And Having Milkat No. 151/2 And Having Built Up Area 74.32 Sq. Meters Situated At Sant Savta Mandir At Village Shingave, Within The Limit Of Ahmednagar Rural, District- Ahmednagar And Bounded On: East By: Gavthan Road, West By: Gh No 153 Bhagwan Ramrao Garud, North By: Gh No 151/3 Madhukar And Gulab Doud, South By: Gh No 151/1 Shivaji, Choudhari And Manda Choudhari.	Date Of NPA: 02-12-2025 Demand Notice Date: 16-12-2025	Rs.27,067.66/- (Rupees Two Lakhs Forty Seven Thousand Sixty Seven And Sixty Six Paise Only) As Of 11/12/2025				
3	1) Amol Gautam Mhaske. (Borrower), 2) Vaishali Subhash Lihinar. (Co-Borrower)	Loan Account No. 45609420007270 Amount: Rs.9,70,000/- Loan Account No.: 45678640000573 Loan Amount: Rs.2,50,000/-	Mortgaged Immovable Property: Schedule Property: All The Piece And Parcel Of Property Bearing Row House No. D-15, Area Admeasuring 21.18 Sq. Meters, "Akshad Super City Phase-II", Situated At Gangapur Jahagir, Taluka And District Chhatrapati Sambhajnagar (Aurangabad) And Bounded On : East By: 6 Meters Wide Road, West By: Row House No. D-2, Northn By: Row House No. D-16, South By: Row House No. D-14.	Date Of NPA: 02-12-2025 Demand Notice Date: 16-12-2025	Rs.12,62,289.65/- (Rupees Twelve Lakhs Sixty-Two Thousand Two Hundred Eighty-Nine And Sixty-Five Paise Only) As Of 11/12/2025				
4	1) Dimple Paresh Jain. (Borrower), 2) Rajeshri Deepak Gupta (Co-Borrower)	Loan Account No. 46389420000831 Loan Amount: Rs.29,92,780/-	Mortgaged Immovable Property: Schedule Property: All The Piece And Parcel Of Property Bearing Flat No.306, Total Area Admesuring Carpet Area 48.99 Sq. Meters Is Dealeated In Red Ink, Enclose Balcony Admesuring about 5.49 Sq. Meters, Is Attached In Green Link, Dry Balcony Admesuring about 2.97 Sq. Meters Is Attached In Blue Link Together With Adjacent Terrace Admesuring 4.53 Sq. Meters On The 3rd Floor, In The Building "B5 Along With Right Of Exclusive Use Of No. Car Parking Space In Phase-II Of The Proct "Arv New Town" Lying And Being At Village Pisoli Within The Registration Sub-District Of Taluka Havelli, District Pune. 411048 And Bounded On: East By: Open Space, West By: Passage, North By: Duct, South By: Duct.	Date Of NPA: 02-12-2025 Demand Notice Date: 16-12-2025	Rs.30,26,286.96/- (Rupees Thirty Lakhs Twenty Six Thousand Two Hundred Eighty Six And Ninety Six Paise Only) As Of 11/12/2025				
5	1) Eknath Daulat Palve (Borrower), 2) Swati Eknath Palve (Co-Borrower)	Loan Account No. 30709630001424 Loan Amount: Rs. 4,00,000/-	Mortgaged Immovable Property: Schedule Property: All The Piece And Parcel Of Property Total Area Admesuring 546.00 Sq.Ft., I.E., 50.74 Sq. Meters With Construction Area Its Grampanchayat Milkat No. 101 Situated At Village Kolhar, Within The Limits Of Zp Ahmednagar Taluka Pathardi District Ahmednagar-414106 And Bounded On: East By: Property Of Mr. Gopinath Namdev, West By: Property Of Mr. Pandharinath, North By: Oia, South By : Property Of Mr. Punja.	Date Of NPA: 02-12-2025 Demand Notice Date: 16-					