PSBI भारतीय स्टेट बेंक Home Loan Center, Kalyan,
Ground Floor & 1st Floor, Millenium Heights,
Shahad Mohone Road, Shahad, Kalyan (W) - 421103 [Rule 8(1)] POSSESSION NOTICE [for Immovable Property]

Whereas, The undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the

The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and public general that undersigned has taken **Symbolic Possession of the property** described herein below in exercise of powers conferred on him under section 13 (4) said Act read with rule 8 & 9 of the said rules on **Date 22/12/2025**. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will subject to charge of State Bank of India for the amounts and further interest thereon mentioned agains: account herein below:

Sr. No.	I traine of the Bollower	Date of 13(2) Notice and Amount	Description of properties	
	Mrs Jayalakshmi Subramanian Iyer & Mr Subramanian Ganesan Iyer (Account No: 41385449724/ 41385415831)	19.09.2025 / Rs 4864338.00/-(in Rupees Forty Eight Lakhs Sixty Four Thousand Three Hundred & Thirty Eight Rupees Only within 60 days with further interest, cost, charges etc.	Flat No: 507, 5th Floor, Krishna Pride,soham Co Operative Housing Society Ltd, Village Wadeghar,near New RTO Office, Umbarade Road, Kalyan West Pin: 421301,	
2.	Mrs Jagruti Bhalchandra Patil (Account No: 43347075166)	15.09.2025 / Rs 2615355.00/-(in Rupees Twenty Six Lakhis Fifteen Thousand Three Hundred & Fifty Five Rupees Only within 60 days with further interest, cost, charges etc.	Flat No 205, 2nd Floor, Riddhi Siddhi Apartment, Village Bopele Neral, Tal Karjat, Dist-Raigad, Maharashtra, Pin-401101.	

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.
Date: 22-12-2025, Place: Kalyan / Karjat Authorised Officer, State Bank of India

HO Recovery Office: 3rd Floor, Madhukar Bhavan Road No. 16, Wagle Industrial Estate, Thane (West)-400604 Tel.:022 -6997 8752



NOTICE ISSUED IN COMPLIANCE OF RULE 3(1) OF SARFAESI ACT **DEMAND NOTICE UNDER SECTION 13(2) IS PUBLISHED AS UNDER:**

WHEREAS, TJSB Sahakari Bank Limited through its Authorized Officer having its Recovery Department at 3rd Floor Madhukar Bhayan, Road No. 16, Wagle Industrial Estate, Thane (West) - 400604 issued notice to the following Borrowe Co-Borrower/Guarantors/Mortgagors mention in Column No. 1 below have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the bank and said facilities have turned to be **Non-Performing** Assets (NPA). The notice were issued to them under section 13(2) of Securitisation and Re-construction of Financia Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned

Name of the Borrowers / Mortgagors / Guarantors Branch Name & Account Nos.	13(2) Demand Notice Date/ NPA Date/ Outstanding Amount	Property Address of Secured Assets/ Assets to be enforced
1. M/s Avinya Fabricontrol Pvt. Ltd. A private limited company through its directors:Mr. Mahendra Shahajji Yewale Mrs. Savitra Mahendra YewaleBorrower 2. Mr. Mahendra Shahaji YewaleBorrower, Guarantor & Mortgagor 3. Mrs. Savitra Mahendra Yewale Co-borrower & Guarantor 4. Mr. Ajit Anandrao Salunkhe Guarantor & Mortgagor 5. Mrs. Anagha Rajiv Raich Guarantor 6. Mr. Rajiv Chandrakant Raich Guarantor RAJAJI NAGAR BRANCH BENGALURU. Loan A/c Nos. CC/115130100000012, ADVHYP -M / 115300700000018 & ADVHYP -M / 115300700000019. GOREGAON MUMBAI BRANCH Loan A/c. No. SS-M/02330500000000, TJTOP/0233063000000003	Notice Date: 27.11.2025 NPA Date: 26.10.2025 O/s Amt.: Rs. 2,21,08,437.53 (Rupees Two Crore Twenty One Lakh Eight Thousand Four Hundred Thirty Seven & Paise Fifty Three Only) as on 31.10.2025 plus further interest and charges, if any from 01.11.2025	SCHEDULE —I Hypothecation of Stock & Book Debts in the name of M/s Avinya Fabricontrol Pvt Ltd at 30/1/34, Thippesh Industrial Area, Nelamangala, Bangalore -562 123. SCHEDULE —II Hypothecation of Plant & Machineries in the name of M/s Avinya Fabricontrol pvt Ltd situated at 30/1/34, Thippesh Industrial Area, Nelamangala, Bangalore -562 123. SCHEDULE —III New allotted Redeveloped Flat no 20, (Old Flat no 4, Gr Floor), 2nd Floor, Having built up area about 678 Sq. Fts. in the building known as "Samyakul Co-op Housing Soc Ltd", Situated on land bearing Plot no 38, Sector -1, Koparkhairane, Navi Mumbai in District Thane, Registration District and Sub district of Thane, within Jurisdiction of Navi Mumbai Municipal Corporation. Owned by Mr. Mahendra Shahaji Yewale. SCHEDULE —IV Flat No.202, 2nd floor, admeasuring about 595.31 Sq.ft. alongwith Terrace area of 73.6 Sq.fts. in "C1" building known as "Mantra Majestica Co-op Housing Soc. Ltd.", situated as Sasane Nagar, Kale Padal, Hadapsar, Pune 411208 constructed on land bearing Survey Hissa Nos. 42A/1G, 42A/11, 42A/1E+6A, 42A/11/1, 42A/1H, 42A/11/2, 42A/11/1/1 of Village Hadapsar, Pune Registration District and Sub-District Haveli within jurisdiction of Municipal Corporation of Pune. Owned by Mr. Ajit Anandrao Salunkhe.
Mr Ajit Anandrao Salunkhe Borrower & Mortgagor Mrs Rupali Ajit Salunkhe Co-Borrower GOREGAON MUMBAI BRANCH A/c. No. TJTOP/023306300000005	Notice Date: 27.11.2025 NPA Date: 24.09.2025 O/s Amt.: Rs. 7,15,448.00 (Rupees Seven Lakh Fifteen Thousand Four Hundred Fourty Eight Only) as on 31.10.2025 plus further interest and charges, if any from 01.11.2025.	SCHEDULE –I Flat No.202, 2nd floor, admeasuring about 595.31 sq.ft alongwith Terrace area of 73.6 Sq.fts. in "C1" building known as "Mantra Majestica Co-op Housing Soc. Ltd." situated as Sasane Nagar, Kale Padal, Hadapsar, Pune 411208 constructed on land bearing Survey Hissa Nos. 42A/1G, 42A/11, 42A/1E+6A, 42A/11/1, 42A/1H, 42A/11/2, 42A/11/1/1 of Village Hadapsar, Pune Registration District and Sub-District Haveli withir jurisdiction of Municipal Corporation of Pune. Owned by Mr. Ajit Anandrao Salunkhe

Now the steps are being taken for substituted service of notice by the Authorized Officer of TJSB Sahakari Bank Limited The above Borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding amount within **60 days** from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002. Please be informed that the said notice is also under section 13(13) of SARFAESI Act, 2002 informing the Borrowers/Co-Borrowers/Guarantors/Mortgagors that the said mortgaged property should not be sold/leased/transferred without prior consent/NOC of secured Bank

Date : 24.12.2025 Place: Thane



Sd/-(Authorised Officer) Under SARFAESI Act, 2002 For & on behalf of TJSB Sahakari Bank Ltd.

Registered Office: TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Tel.:022-69368500

thereon + Legal

Expenses

East: Gut No. 42/2; West: Road; North: Gajendra Bharat Gadage Plot and South: Manubai Anant Khade Plot.

Only) as on

25.06.2021 + furthe

Legal Expenses

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001 Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.co

Virar Branch:- 302, Third Floor, Riddhi Arcade, YK Nagar NX-II Landmark, 100Ft, Narangi Bypass Rd, Above Balajin Hotel, Virar West, Maharashtra 401303. Mumbai Branch:- Office No-2 & 3, Ground Floor, Baba House, Plot no. 86, B.L Bajaj Road, Near WEH Metro Station, Andheri (East), Mumbai-400093

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financia Assets & In compliance of Rule 8(1) of 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/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the saic notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has alken possession of the property/les described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. Note of online sail the dates inferiories memorial against each account.

The borrower's in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement.

Loan Account	Name of the Borrower/Co-Borrower/	Date of Demand		Date of Possession	Description of the Property/ies Mortgaged
Virar	Guarantor Mr. Aditya Chandrakant Bhuvad S/o. Chandrakant Bhuvad (Borrower) & Mrs. Manisha Chandrakant Bhuvad W/o. Chandrakant Bhuvad (Co-Borrower)	Notice 12-08-2025	Rs. 30,70,867.90/- (Rupees Thirty Lakhs Seventy Thousand Eight Hundred Sixty- Seven and Ninety Paisa Only)	Taken 19-12-2025 (Physical Possession)	All that piece and parcel of Flat No. 7, on First Floor, in Building No. 2, admesuring 690 sq. ft [super built up area] i.e. 64.12 sq. mtrs., in the building known as Anvay Palace Co-Operative Housing Society Ltd., constructed on land bearing Gaothan Land Bearing House No. Grampanchayat No. 12/1, 12/2, 12/3, 12/4, Village: Gas Kopań, Virar East, Taluka: Vasai, District: Paighar within the area of Sub-Registrar of Assurances at Vasai 1 to 6.
HOU/MUM/1 116/331328, B.O: Mumbai	Mr. Manoj Omprakash Tiwari S/o. Omprakash Tiwari (Borrower) & Mrs. Neelam Manoj Tiwari W/o. Manoj Tiwari (Co-Borrower)	12-08-2025	Rs. 20,42,958.79/- (Rupees Twenty Lakhs Forty - Two Thousand Nine Hundred Fifty- Eight and Seventy- Nine Paisa Only)	Possession)	Flat No. 305, on the Third Floor, within the society known as "Shree Sai Jivdani Co-operative Housing Society Limited" registered vide registration No. "TNA/(VSI)/HSG/(TC)/23459/2011-12" Admeasuring 460 Sq. Ft. i.e. 42.75 Sq.Mtrs (Saleable Area) constructed on land bearing Survey No. 206 Hissa No. 22 admeasuring 2124.61 Sq. Mtrs. Lying being and situated at Village Naringi, Viral East, Taluka Vasai, District Palghar - 401305 (within the area of Sub - Registra rat Vasai No. 5 Virar), Maharashtra.

GP PARSIK SAHAKARI BANK LTD

Place: Mumbai, Dated: 19.12.2025

Place: Thane

Date: 23/12/2025

Head Office: Sahakarmurti Gopinath Shivram Patil Bhavan Parsik Nagar, Kalwa, Thane - 400 605 Phone No. 022 25456500, Website: www.gpparsikbank.com

Authorized Officer, (M/s PNB Housing Finance Ltd.)

APPENDIX IV [See rule 8(1)] **POSSESSION NOTICE**

Whereas the undersigned being the authorised officer of the GP Parsik Sahakari Bank Ltd., Kalwa Thane 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) Rule. 2002 issued a demand notice to the below mentioned Borrowers and Guarantors to repay the amount mentioned 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 has taken Physical Possession o the properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 & 9 of the said Rules on the below mentioned date. The borrowers and guarantors in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealings with the properties will be subject to the charge of the GP Parsik Sahakar Bank Ltd., Kalwa Thane for below mentioned amount.

(For Immovable Property)

Sr. No.	Name of the Borrowers and Guarantors	Loan No., Date of Demand Notice, Type of Facility & Outstanding Amount		Date of Possession & Possession Type
1.	Borrower: M/s. Maharashtra Security Service Proprietor: Mr. Nikam Babasaheb Maruti Guarantors: 1) Mr. Singh Indrapal Rameshwar Prasad 2) Mr. Jadhav Sanjay Ganpat	Loan No. 560/7 Rs. 27,15,608.00/- with further Interest and cost Demand Notice Dtd. 20/11/2023	Mortgage of All that Industrial Unit admeasuring 430 sq.ft. carpet area bearing Industrial Unit No.100, 1st floor Shiva Industrial Estate CHS. Ltd., near Tata Power House, Lake Road, Bhandup (West), Mumbai – 400078 constructed on land bearing C.T.S.No.118, 118/1 to 4 village Bhandup, Taluka-Kurla, M.S.D. within the limits of 'S' Ward of Mumbai Municipal Corporation, Building constructed in the year 2007 having ground + Two with lift facility belonging to Mr. Babasaheb Maruti Nikam.	23/12/2025 Physical Possession

BRIHANMUMBAI MUNICIPAL CORPORATION

Department : Chief Engineer (Mechanical & Electrical) No. E.E.Mech./EI/6099 Maint dtd. 23.12.2025

E-Tender Notice

The Commissioner of Brihanmumbai Municipal Corporation invites online tenders for the following works from the eligible bidders. The Bid start date and time and Bid End Date and Time is specified in the detailed tender notice on e-procurement system of Government of Maharashtra (Mahatenders) / B.M.C's website under Tender Section.

Sr. No.	Bid No.	Name of the Work
1		Work of Establishment of multipurpose hall by providing required amenities & furniture on hire basis for the use of Central Polling Stations in P/East Ward.

The intending tenderers shall visit the e-procurement system of Government of Maharashtra (Mahatenders) (http://mahatenders.gov.in) and BMC website at http://portal.mcgm.gov.in for further details of the tender.

PRO/2668/ADV/2025-26 Fever? Act now see your doctor for correct & complete treatmen

E.E.Mech. (ET) Maint

Authorised Office

यूनियन बैंक 🚺 Union Bank

Plot 74, Persepolis Building, Sector 17, Vashi, Navi Mumbai-400 703

Email:- ubin0806277@unionbankofindia.bank.in, Mob-9326206271 APPENDIX IV POSSESSION NOTICE (For immovable Property) [Rule - 8 (1)

Ref No: Vashi/NPA/001/2025 Date: 19/12/2025

Whereas: The undersigned being the authorized Officer of the Union Bank of India Vashi Sector 17 Branch(SollD:06271), under the Securitization and 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 a Demand Notice dated 22.09.2025, calling upon the Borrower Mr. Sunil Lavkush Patwa to repay the amount mentioned in the notice being Rs. 30,60,398.26 (Rupees Thirty Lacs Sixty Thousand Three Hundred and Ninety-Eight and Twenty Paisa Only) as on 22.09.2025 and interest thereon 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/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 19th December of the year 2025.

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 Union Bank of India, Vashi Sector 17 Branch SOL ID 06271 for an amount of Rs. 30,60,398.26 (Rupees Thirty Lacs Sixty Thousand Three Hundred and Ninety Eight and Twenty Paisa Only) as on 22.09.2025 and interest thereon.

The borrower'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 assets.

Description of Secured Assets:

Flat No. 403, Fourth Floor area admeasuring 500 Sq.mtr in the building known as Dwarkamai Building S No.2/5/1being lying & situate at Manda Village, Near Dnyaneshwar Mandir, Vasunder Road, Titwala West, Taluka Kalyan, Dist-Thane 401201

Date: 19.12.2025 Place: Vashi, Navi Mumbai

CFM ASSET RECONSTRUCTION PRIVATE LIMITED GITM A33E1 REUNA3 INDUI TOR THINHELLINI LENGTHER REGISTERED OFFICE: "Block No. A/1003, West Gate, Near Ymca Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat". Corporate Office: 1st Floor, Wakefield House, Sport Road, Ballard Estate, Mumbai-400038 Email: Tejas, Joshi@Cfmarc.ln; Sapna.Desai@Cfmarc.ln

thoughtful regeneration

Authorised Officer

Contact: 022-40055282/89768 62751 APPENDIX- IV-A [See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/(s) and Guar antor/(s) that the below described immovable property (Secured Asset) mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a Trustee of CFMARC Trust - 1 IHFL "The secured Creditor") will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on 13.01.2026 for recovery of Rs.3,63,47,575/- (Rupees Three Crore Sixty Three Lakh Forty Seven Thousand Five Hundred Seventy Five only) pending towards Loan Account No. HHLLPM00412387, by way o outstanding principal, arrears (including accrued late charges) and interest till 15.12.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s supplied the desired of the state of the superior of the super DRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE).
The reserve price of the properties and the earnest money deposit is given below

Flat No., 4502 Having Carpet Area Of 1026 Square Feet On 45th Floor, Wing – C, In The Building Known As "Roma" Of The Project Known As "Lodha DESCRIPTION OF SECURED Fiorenza", Constructed Upon Land Bearing Survey No. 587 (Part) And 586 (Part), At Pahadi Village And 258 (Part) Of Goregaon Village, Off. Western Express Highway, Goregaon (East), Mumbai – 400063, Maharashtra, Together

With 2 Car Parking Space. SECURED DEBT: Rs.3,63,47,575/- (Rupees Three Crore Sixty Three Lakh Forty Seven Thousand Five Hundred Seventy Five only) pending towards Loan Account No. HHLLPM00412387 as on 15.12.2025 together with further interest, other costs, and expenses thereon due and payable till the final payment RESERVE PRICE Rs.3,37,00,000/- (Rupees Three Crore Thirty Seven Lakh only)

INSPECTION E-Auction/Bidding through website (https://www.bankeauctions.com)
Date: 13.01.2026 Time: 11.00 A.M. to 12.00 P.M TIME: DATE: PLACE: For -AUCTION LAST DATE AND On or before 5:00 PM on 12.01.2026 TIME FOR BID SUBMISSION: Rs.33,70,000/- (Rupees Thirty-Three Lakh Seventy Thousand only) 0124-6910910, +91 7065451024 / 89768 62751 EMD:

Encumbrances if any: Not known to the secured creditor For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor vebsite i.e., https://www.cfmarc.in for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders ma also visit the website https://www.bankeauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com; maharashtra@c1india.com, Mr. Bhavik Pandya, Conta

Kindly note that the redemption of debt notices u/s,13(8) of SARFAESI Act, 2002 has been issue This statutory notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAES Rules R/w Rule 9(1) of The Security Interest (Enforcement) Rules, 2002 R/w The SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned secured properties at the aforementioned date and time, with the advice to re deem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction In case of default in payment, any, or all the secured properties shall at the discretion of the Author zed Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) o he Security Interest (Enforcement) Rule, 2002.

Date: 24.12.2025 Place: MUMBAI CFM Asset Reconstruction Pvt. Ltd. Acting as trustee of CFMARC Trust – 1 IHFL



RAJENDRA

CHAFEKAR

3. DIPIKA DEEPAK

SHINDE

Asset Reconstruction Company (India) Ltd. (Arcil) Acting in its capacity as Trustee of various Arcil Trusts

The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028

Website: https://auction.arcil.co.in: CIN - U65999MH2002PLC134884 PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OI FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial assevide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e - auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of the control of the provisions of the securitization and Reconstruction of the provisions of the securitization and Reconstruction of the securitization and Reconstruction of the provisions of the securitization and Reconstruction of the securitizatio

Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). Name of the LAN No. & Trust | Outstanding amount | Possession Date Type of Earnest Reserve Date & as per SARFAESI Notice dated 01.08.2018 and Money Deposit (EMD) Borrower / Co - Borrower/s 27.08.2021 Mortgager/s respectively Borrower: Loan Account No. Arcil -Rs. 27.14.023/-Physical Will be Free Hold Rs. 1.71.000/-Rs. 17.10.000/-HLVSH00402441 Rupees Twenty Seven Lakh (Rupees One Lakh Seventy 12.01.2026 RAJENDRA 402 sq. ft. 10.01.2024 2:00 P.M. Fourteen Thousand YASHVANT Sammaan Capital Trust request (super built One Lakh Ten Twenty Three only) as on 31.07.2018 + SHINDE Limited ("SCL") [formerly known as ıp area) Thousand Thousand only PRITI nly)

Description of the Secured Asset being auctioned

Finance Limited]

Formerly known a

Indiabulls Housing

The Residential Premises bearing Flat No 1203, having carpet area 25.69 sq. Mtrs. (subject to fluctuation of area not more than 5%), 12th Floor, Wing - R4, Panvelkar Estate Standford constructed on Gut No. 42, Hissa No. 1, admeasuring 0 hectare 79 are 0 prati, lying and situated in the Revenue Village Mankivali, Taluka Ambernath, District Thane, within the limits of Registration District Thane, Sub - Registration District Ambernath and also within the limits of Kulgaon, Badlapur Municipal council and is bounded as follows:

Pending Litigations known to ARCIL Encumbrances / Dues known to ARCIL Nil Same day 2 hours before Auction Bid Increment amount : As mentioned in the BID document Last Date for submission of Bid ARCIL - CPS - II - TRUST Demand Draft to be made in name of : Payable at par ARCIL - CPS - II - TRUST, Trust Account No. - 57500001169088, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, RTGS details Rs. 17,75,000/-Rs. 25,91,266/-Will be ree Hold Rs. 1,77,500/-Borrower: Arcil -Physical Loan Account No. HHLBAD00376059 (Rupees Twenty oossession Rupees One Rupees 12.01.2026 1. JAY CHAFEKAR Trust arranged Five Lakh Ninety
One Thousand Two - 438 sq. ft. (super built akh Seventy 2025 2. DEEPAK Sammaan Capital Limited ("SCL") 24.06.2024 _akh Seventy 02:30 P.M eques even MURLIDHAR Thousand Hundred Sixty Six ıp area) Five Thousand

Description of the Secured Asset being auctioned Flat No. 901, 9th Floor admeasuring 438 sq. ft. (super built - up area), Wing - R4, Type D, Panvelkar Estate Standford, Phase 1, Near Mankivali, Near Fire Brigad Office, Kulgaon Badlapur - E. Thane, Maharashtra – 421503.

Five Hundred

on**l**y)

only)

Office, Raigaon Baalapar - E, Thane, Ma					
Pending Litigations known to ARCIL	Nil	Encumbrances / Dues known to ARCIL	Nil		
Last Date for submission of Bid					
Demand Draft to be made in name of :					
RTGS details	ARCIL - TRUST - 2025-015, Trust Account No. – 57500001702225, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, IFSC Code : HDFC0000542.				
Name of Contact person & number	Santosh Khopade – 0124-6910910; +91 70654 51024 (auctionhelpline@sammaancapital.com), Monica Rudra Das – 022 6658 1327.				

- Terms and Conditions: The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per
- The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc 3. At any stage of the auction, the "AO" may accept / reject / modify / cancel the bid / offer or post-pone the Auction without assigning any reason thereof and without any prior
- The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law. 5. The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the
- secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third party claims / rights / dues.
 The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interes (Enforcement) Rules, about the holding of the above mentioned auction sale.
- the account of the accounter forming or the account mentioning account sale.

 In the event, the acction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provis Rule 8(5) of the Rules and the Act.

Authorized Officer Place: THANE Asset Reconstruction Company (India) Ltd. AAVAS FINANCIERS LIMITED

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

proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002

AGYOS PRANCIES LED



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

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. Date & Date Percerve Farnest Date 9 Place of Tondon

Co-Borrowers/ Guarantors/Mortagors	Dues As on	Amount of 13(2)Demand Notice	of Poss- ession	Description of Property	Price For Property	l For	Time of Auction	Submission, Tender Open & Auction at Aavas Financiers Ltd.
DEVIDAS PRABHAKER JADHAV, PUSHPA DEVIDAS JADHAV (AC NO.) LNBDL02217- 180071851	Rs. 13,52,666.00/- DUES AS ON 20 DEC 2025	10 DEC 24 Rs. 1358510/- DUES AS ON 5 DEC 24	13 AUG 25	RESIDENTIAL FLAT NO. 203 ON THE SECOND FLOOR, IN THE BUILDING KNOWN AS "TRIMURTI PRERANA" AND SOCIETY KNOWN AS "TRIMURTI PRERANA CO-OPERATIVE HOUSING SOCIETY LTD, SITUATED ON THE LAND BEARING NEW SURVEY NO. 36 & 37, HISSA NO. 5 (PART), PLOT NO. 12, VILL - SHIRGAON, BADLAPUR (E) TAL- AMBER NATH DISTTHANE, MAHARASHTRA ADMEASURING 525 SQ. FT.	940111/-	Rs. 94011/-	AM TO 01.00 PM 24 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARASHTRA- INDIA
Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices								

CONTACT

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 imong 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 among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ugarsen Rinwa – 9875895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inters e bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full. Place: MAHARASHTRA Date: 24-12-2025 **Authorised Officer Aavas Financiers Limited**

JANA SMALL FINANCE 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-56007

NOTICE OF SALE THROUGH PRIVATE TREATY

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

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

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

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice

In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
 The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.

nk reserves the right to reject any offer of purchase without assigning any reason.

The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property

Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

No.	Name of Borrower/ Co-borrowers		Amount as per 13(2) Demand Notice under SARFAESI Act.	Treaty		
1	32139420000228 1) Mohammad Ashraf, 2) Shamim Bano Mohd Ashraf Shaikh		Rs.24,78,537.37 (Rupees Twenty Four Lakhs Seventy Eight Thousands Five Hundred Thirty Seven and Thirty Seven Paise Only) as of 03/10/2024	Rs.9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only)		
	Details of Secured Assets: All that piece and parcel of Flat Admeasuring 546.00 Sq.ft. (Equivalent to 50.768 Sq.mtr), or thereabout Carpet Area and bearing F					
	No.104 on 1st Floor in A Building No.7-E Constructed on the Property in the Housing Project to be known as "Shubhvastu", situated Lying & being at Village Kl					
	Taluka Shahapur, Dist. Thane and within the Limits of Grampanchayat Khativali and also within Registration District Thane, Sub-Registration District Shahapur ar					
	Bounded as on: On the East: Open Plot, On the West: Open Plot, On the South: Open Plot, On the North: Interal Road.					
2	30709420002153	1) Mr. Sagar Arun Sorte,	Rs.15,49,368.08 (Rupees Fifteen Lakhs Forty Nine Thousand Three	Rs.6,50,000/- (Rupees Six		

Lakhs Fifty Thousand Only) 2) Mrs. Shweta Sagar Sorte Hundred and Sixty Eight and Eight Paisa Only) as of 16/01/2025 Details of Secured Assets: All that piece and parcel of the Immovable Property being situated at, Survey No.21, Plot No.9 + 10 having Area 897.67 Sq.mtr., Sinhgad Hights Phase-2, 4th Floor, Flat No.504, having Total Admeasuring Carpet Area 31.82 Sq.mtrs. and Build up Area Admeasuring 36.32 Sq.mtrs, Balcolony Area 4.97 Sq.mtr., Common Staircase Area 1.27 Sq.mtr., Common Lift Area 0.13 Sq.mtr., Common Passage Area 4.19 Sq.mtr., in Apartment known as which is situated at Mauje Nalegaon Tal. Nagar, Dist. Ahmadnagar-414001, with the limits of Ahmednagar Municipal Corporation, Ahmednagar and **Bounded on: Towards East by:** Lift & Open Space Towards West by: Lift & Open Space to Sky, Towards South by: Flat No.505, Towards North by: Open to Sky. The aforesaid Borrower's/ Co-borrower's attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by

tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

<u>Correspondence Address:</u> Mr. Ranjan Naik (Mob. No.6362951653), email: ranjan.naik@janabank.com. Jana Small Finance Bank Limited, (formerly known as Janalakshmi Financial Services Pvt. Ltd.), having office at Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhrai Road. Thane West-400610.

Date: 24.12.2025, Place: Thane

realization of Bank's dues.

Sd/- Authorized Officer, Jana Small Finance Bank Limited