

बैंक ऑफ इंडिया
Bank of India
Relationship beyond banking

SAPHALE EAST BRANCH
Sangam Building No. 05, Swastik Park, Saphale (East), Dist. Palghar - 401102. **Mob No.:** 02525-230307
Email: SaphaleEast.MumbaiNorth@bankofindia.bank.in

Format Chapter-10
SARFAESI ACT

Annexure A
(To the Borrower(s) who has created any security interest over his / her / their assets / properties. Copy of this notice to be endorsed to the guarantor(s) who has not created any security interest over his / her / their assets / properties)

By Courier / Registered Post A/D

To, Mr. Rohan Arun Vaity (Borrower) Flat No. 102, Jay Swastik Tower, Bundarwadi, Navghar Road, Near MBMC School, Bhayandar East, Maharashtra - 401105.	To, Mrs. Priti Rohan Vaity (Co-Borrower) Flat No. 102, Jay Swastik Tower, Bundarwadi, Navghar Road, Near MBMC School, Bhayandar East, Maharashtra - 401105.
Mr. Rohan Arun Vaity (Borrower) Flat No. 101, 1 st Floor, Chandramauli, Shiv Kutir Complex, Palghar Road, Saphale East, Tal & Dist - Palghar, Maharashtra - 401102.	Mrs. Priti Rohan Vaity (Co-Borrower) Flat No. 101, 1 st Floor, Chandramauli, Shiv Kutir Complex, Palghar Road, Saphale East, Tal & Dist - Palghar, Maharashtra - 401102.
Mr. Rohan Arun Vaity (Borrower) S. No.4/24, Vadavli Road, Naigaon West, Maharashtra - 401105.	Mrs. Priti Rohan Vaity (Co-Borrower) S. No.4/24, Vadavli Road, Naigaon West, Maharashtra - 401105.

Sr,

NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002
At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of **Rs. 9,00,260.79**. We give herunder details of various credit facilities granted by the outstanding dues and us thereunder as on the date of this notice:-

Nature of Facility	Sanctioned Limit	Outstanding Dues
(a) Star Home Loan	Rs.14,73,000/-	Rs.9,00,260.79

2. The aforesaid credit facilities granted by the Bank are secured by the following assets / securities (particulars of properties/assets charged to Bank):-
(a) Flat No.101, B-Wing, 1st Floor, Building No. 2, Building known as Chandramauli, Gut No. 50, Hissa No. 1/B, 2, 2 Paiki, 3, 3 Paiki, Project known as Shiv Kutir Complex, Village Kardal, Tal and Dist - Palghar, Maharashtra - 401102. Owned by Mr. Rohan Arun Vaity and Mrs. Priti Rohan Vaity.

3. As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as Non-Performing Asset with effect from 29-12-2025 in accordance with the directions / guidelines issued by the Reserve Bank of India.

4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of **Rs.9,00,260.79 (contractual dues upto the date of notice)** with further interest thereon @ **8.90 %p.a.** compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

5. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

6. The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and / or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.

7. If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal / recovery actions before Debts Recovery Tribunal / Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.

8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.

9. The undersigned is a duly authorised officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.

10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

Place: Saphale
Date: 08-01-2026

Yours faithfully,
NAME: MR. RISHABH SISODIYA
DESIGNATION: CHIEF MANAGER
AUTHORISED OFFICER

PNB Housing Reg. Off. :- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phone: 011-2337717/2337722, 23705414. Web: www.pnbhousing.com
B. O. VIRAR: 302, Third Floor, Riddhi Arcade 100N Narang Bypass Road, near Big Bazar, Virar (West) Maharashtra-401 305.
B. O. BORIVLI : 203 & 204-A, Second Floor Western Edge-1, Near VE Highway, Meghthane, Borivli (East), Mumbai, Maharashtra-400 005

CORRIGENDUM
This is with reference to the advertisement for E-Auction-Public sale notice of immovable properties in the Free Press Journal dated 10/01/2026 on page no. 8 issued by PNB Housing Finance Limited, in which, in the table for serial no. 1 under the column of Bid Incremental Rate (H) for first case please read as "**Rs. 50,000**" instead of "Rs. 1,00000"

Sd/- Authorised Officer,
PNB Housing Finance Limited

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

E-Tender Notice No/ 28 / 2025-2026.

Tenders are invited from Registered/Unregistered contractors in the appropriate category for the following woks

Sr. No.	Name of work	Estimated cost in Rs.	Period for blank E-Tender available on web Site (www.mahatenders.gov.in)	From	To
A	E.E., MIDC, E&M Division, Chhatrapati Sambhajnagar				
1	Jaipur Industrial Area. Providing HT/LT network and street light along internal roads.	07,67,17,020/-	20/01/2026	13/02/2026	

The rights to cancel, continue or modify tender notice or part thereof is reserved by Maharashtra Industrial Development Corporation. The contractors are requested to visit E-Tendering Portal of Govt. of Maharashtra (https://mahatenders.gov.in) for Tendering Process.

GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DEPARTMENT OF FINANCIAL SERVICES
THE RECOVERY OFFICER-1, MUMBAI
DEBT RECOVERY TRIBUNAL,
MTNL BHAVAN, 2ND FLOOR, COLABA MARKET, COLABA, MUMBAI

RECOVERY PROCEEDING NO. 123 OF 2023

EXH NO:08
NEXT DATE: 29/01/2026
...CERTIFICATE HOLDER

PUNJAB NATIONAL BANK
VERSUS
M/S. ASI PROJECTS & ENGINEERING & ANR.
DEMAND NOTICE
...CERTIFICATE DEBTOR

In view of the Recovery Certificate No. 123 of 2023 in O.A.No. 132 OF 2020 issued by the Hon'ble Presiding Officer, DRT-1 a sum of Rs. 88,16,156.17 (Rupees Eighty Eight Lakhs Sixteen Thousand One Hundred Fifty Six and Seventeen Paise Only) is due against you. You are hereby called upon to deposit the above sum within Thirty days of the receipt of this Notice, failing which the recovery shall be made in accordance with law.

In addition to the aforesaid sum, you shall be liable to pay -
(1) Such interest at the contractual rate plus Penial Interest as is payable for the period commencing immediately after this notice of the execution proceedings.
(ii) All costs, charges, and expenses incurred in respect of the service of this Notice and other processes that may be taken for recovering the amount due.
Given under my hand and seal this 18th day of December, 2025.
Date: 18.12.2025
Place: Mumbai

(Mahesh Kumar)
RECOVERY OFFICER,
DRT-1, MUMBAI

1/M/S Asi Projects & Engineering
A Proprietorship Concern through its Proprietor Mrs. Kashmiria Subrato Haldar wife of Subrato Nayan Haldar, (Borrower)
107, Ashok Service Industrial Estate, LBS Marg, Bhandup (W), Mumbai 400 078.
Mrs. Kashmiria Subrato Haldar
Proprietress of Asi Projects & Engineering,
Flat No. 103, 1st Floor, Airoli Plaza CHS Ltd., Sector No. 16, Airoli, Navi Mumbai - 400 708.
Also having address at:
Flat No. 008, Sai Pavitra Apt CHS Ltd; Near D'Mart, Sector 8A, Airoli, Navi Mumbai 400 708.

मराठी मनाचा आवाज

नवशक्ति

www.navshakti.co.in

SBI STATE BANK OF INDIA
SARB Thane : 11697, Stressed Assets Recovery Branch, 1st Floor, Plot No A-112, Circle Road No. 22, Wagle Industrial Estate, Thane (West), 400604 E-mail: sbi.11697@sbi.co.in

Appendix - IVA SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (See Proviso to rule 8(i))
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(i) 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 State Bank Of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 28.01.2026, for recovery of Rs. 1,30,29,502/- (Rupees One Crore Thirty Lakhs Twenty-Nine Thousand Five Hundred Two Only) as on 25.08.2023 with further interest incidental expenses and costs there on due to the secured creditor from Ms. Sujata Sahadev Gholekar. The reserve price will be Rs. 1,19,20,000/- (Rupees One Crore Nineteen Lakhs Twenty Thousand Only) and the earnest money deposit will be Rs.11,92,000/-.

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The Bidders should get themselves registered on (https://baanknet.com) by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.

Date & Time of public E-Auction 28.01.2026 from 12.00 pm to 04.00 pm with unlimited extensions clause of 10 minutes each.

Property ID No	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN200012347478	Rs. 1,19,20,000/-	Rs. 11,92,000/-	50,000/-	16.01.2026 11.00 pm to 2.00 pm

For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India the Secured Creditor/Website www.sbi.co.in, https://bank.sbi, https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com or contact to Chandrakumar D. Kamble, CMO Mob. No. 7875551566 & Avadhoot Lale, CO Mob.No.9970894972

Sd/-
Chandrakumar D. Kamble
Chief Manager & Authorised Officer
State Bank of India.

Date : 13.01.2026
Place : Thane

AU SMALL FINANCE BANK LIMITED
(A Scheduled Commercial Bank)
(CIN:L3691R1996PLC011381)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV (SEE RULE 8(i)) POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of Powers conferred under Section 13 (12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002, issued demand notice dated **15-Sep-25** calling upon the Borrower **M/S Ajay Traders Through It's Proprietor Ajay Santosh Chavan (Borrower), Ajay Santosh Chavan (Co-Borrower), Smt. Anjana Santosh Chavan (Co-Borrower), (Loan Account No. L9001060135236631)** to repay the amount mentioned in the notices being **Rs. 4,51,527/- (Rs. Four Lakh Fifty-One Thousand Five Hundred Twenty-Seven Only)** within 60 days from the date of receipt of the said notice.

The borrower/co-borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor 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 Sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the **07th day of January of the year 2026**.

The borrower/co-borrower/mortgagor/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for an amount of **Rs. 4,51,527/- (Rs. Four Lakh Fifty-One Thousand Five Hundred Twenty-Seven Only)** as on **11-Sep-25** and interest and expenses thereon until full payment.

"The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

Description of immovable properties	
All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures of (Property 1) Property Situated At- Mikot No-412/2, Vill- Sartale, Teh- Jaoli, Dist- Satara, Maharashtra, Admeasuring 216 Sqft, Owned by Smt. Smt. Anjana Santosh Chavan having four boundaries East- Road, West- H/O Suresh Dharmaji Chavan, North- H/O Shivaji Jijaba Suryawanshi, South- Road (Property 2) Property Situated At Mikot No- 412, Vill- Sartale, Teh- Jaoli, Dist- Satara, Maharashtra, Admeasuring 502 Sqft, having four boundaries East- Road, West- Property Of Suresh Dharmaji Chavan, North- Property Of Shivaji Jijaba Suryawanshi, South- Road	Sd/- Authorised Officer AU Small Finance Bank Limited

Date : 07-Jan-26
Place : Satara, Maharashtra

Paper publication in OA

IN THE DEBTS RECOVERY TRIBUNAL NO. II
MTNL Bhavan, 3rd Floor Strand Road, Apollo Bandar, Colaba Market, Colaba, Mumbai - 40 005.

EXH. 11

ORIGINAL APPLICATION NO. 1192 of 2024

SUMMONS
Applicant
Union Bank of India
V/s
Mr. Vipul Panwar.
Whereas Original Application No 1192 of 2024 was listed before Hon'ble Presiding Officer on 29/01/25
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.77,079**,
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 asset specified by the applicant under Serial Number 3A of the Original Application;

(iii) You are restrained from dealing with or disposing if 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 the 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 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 institutions 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 - II on **17/04/2026 at 11:00 A.M.** failing which the application shall be heard and decided in your absence. Given under my hand and the sea th Tribunal on this **19th day of December 2025**

Sd/-
Registrar
DRT-II, Mumbai

Name & address of all the defendants.
1. Mr Vipul Panwar, D 104/5 Brook Hill Tower 68 d wing CHSLTD
3rd cross RD Lokhandwala Complex Andheri (West), Mumbai 400 053
Maharashtra

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

AUCTION NOTICE
Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(i) of the Security Interest (Enforcement) rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Amol Mulidhar Batwal, Mrs. Madhuri Batwal (AC NO.) LNVS01818-190089243 Guarantor: Mr. Kashinath Singha (AC NO.) LNBR003015-160015300	Rs. 8,60,935.00/- & Rs. 14,35,811.00/- Dues as on 10 Jan 2026	23 Nov 21 Rs. 444882/- & Rs. 757183.41/- Dues as on 20 Nov 21	25 Jan 23	Flat No 403, 4 Floor, Wing A, Bldg No 2, om Siddhivinayak Apartment, Village Kopari, Chandansar Road, Taluka Vasai, Dist Palghar, Virar East, Thane, Mumbai City, Maharashtra Admeasuring 405 Sq. Ft.	Rs. 702000/-	Rs. 70200/-	11.00 AM TO 01.00 PM 13 Feb 2026	B-204 TO 207, ROYAL SHOPPING CENTER, AMBADI WEST, THANE-401202, MAHARASHTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super charging "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 AAAS FINANCIERS LIMITED payable at Jaipur mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the tender is found 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 AAAS FINANCIERS LIMITED, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ugaren Rinwa - 987589567** or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(8)(i) 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 : 13-01-2026
Authorised Officer Aavas Financiers Limited

PUBLIC NOTICE
All the concerned persons including Bonafide residents, environmental groups, NGOs and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. K. Mehta & Co. (Office Address: A/ 203, 204, Victory Park, Chandavarkar Road, Borivli (West), Mumbai 400092, Maharashtra) for Proposed Redevelopment of existing building on plot bearing CTS No. 2412/A, 2412/A/1 to 6 of Village Eksar, at SVP Road, Borivli (West) Mumbai 400092.

EC Letter No.
EC25C3801MH5212640N,
File No. SIA/MH/INFRA2/526012/2025
dated 07/01/2026.
The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at https://parivesh.nic.in/

Sd/-
M/s. K. Mehta & Co.
Office Address - A/203, 204, Victory Park, Chandavarkar Road, Borivli (W), Mumbai-400092, Maharashtra.

APPENDIX IV-A
Sale Notice for sale of Immovable Property
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(i) 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 Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor")**, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **30.01.2026 from 05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 65,36,617/- (Rupees Sixty Five Lakh Thirty Eight Thousand Six Hundred Seventeen only)** pending towards **Loan Account No. HHLBOR00280377** by way of outstanding principal, arrears (including accrued late charges) and interest till **06.01.2026** with applicable future interest in terms of the Loan Agreement and other related loan documents(s) w. e. f. **07.01.2026** along with legal expenses and other charges due to the Secured Creditor from **OLVIN MADHUKAR BALID and RAJESHREE OLVIN BALID**.
The Reserve Price of the Immovable Property will be **Rs. 56,22,000/- (Rupees Fifty Six Lakh Twenty Two Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 5,62,200/- (Rupees Five Lakh Sixty Two Thousand Two Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY
ALL THAT PIECE AND PARCEL OF FLAT NO. 706, HAVING CARPET AREA 453 SQ. FT., ON 7TH FLOOR, BUILDING NO. W8, LODHA AMARA, KOLSHET ROAD, SURVEY NO. 62, 63/1, BALKUM VILLAGE, THANE WEST, MUMBAI - 400607, MAHARASHTRA, ALONGWITH ONE CAR PARKING SPACE.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No: 0124-69109110, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Authorized officer
SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

Date : 07.01.2026
Place : MUMBAI

DEBTS RECOVERY APPELLATE TRIBUNAL
1st flr., Telephone Bhavan, Plot No. 19, Athar Bunder Road, Colaba Market, Colaba, Mumbai - 400005.

I.A. No. 655/2025 (Directions) & I.A.No.411/2025 (Stay) in Appeal No. 38/2025

Moongipia Realty Pvt. Ltd ...Appellants
V/s.
Indian Bank & 2 Ors. ...Respondents

Appeal from the order dated 21/04/2025 passed by the Presiding Officer, Debts Recovery Tribunal-I, Mumbai in M.A.No.38/2025 in S.A. No.39/2017.

Take notice that Appeal from the order passed by the Presiding Officer, Debts Recovery Tribunal-I, Mumbai in M.A. No. 38/2025 in S.A. No.39/2017 has been presented by the Advocate for Appellant on 18/06/2025 and is registered as Appeal No. 38/2025 with I.A. No. 655/2025 (Directions) & I.A.No. 411/2025 for stay in this Tribunal.

Sincere efforts were made to serve the notice with the copy of the Appeal by Speed Post but the packets were returned back by the postal authority with remarks "The addressee left without instruction" Hence the notice by way of Paper Publication for your awareness.

Copy of Memorandum of Appeal may please be collected from, M/s. Law Origin, Advocates for Appellant, at 204-B, 2nd floor, Hallmark Business Plaza, Opp. Gurananahat, Bandra (E), Mumbai-400051.

You may appear before the Hon'ble I/c. Chairperson DRAT, Mumbai sitting at Chennai on **19/01/2026 at 02.00 p.m** for hearing.

If no appearance is made by yourself or by your advocate on your behalf or by someone by law authorized to act for you in this matter it will be heard and decided in your absence.

Given under my hand and the Seal of the Tribunal, this 12th day of January, 2026.

Seal **Registrar**
DRAT, Mumbai

Resp. No.2	M/S. Royal Agro Green Foods Industrial Private Limited, Bhau Mansion, 2nd Floor, Bhavani Shankar Road, Dadar (W), Mumbai - 400028.
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PUBLIC NOTICE
NOTICE is hereby given that we are investigating the title of **MR MEHBOOB MAHOMEDI ALI MERCHANT** residing at 83, Mehar-Naaz, 91, Cuffe Parade, Mumbai - 400 005 ("**The Owner**") to the premises more particularly described in the **Schedule** hereunder written ("**said Premises**"), as our client is negotiating with the Owner to purchase and acquire the Premises free from encumbrances and claims.

All persons having any claim and/or demand against / upon / in respect of the right, title, and interest of the Owner to the Premises or any part thereof by way of inheritance, mortgage, sale, agreement for sale, transfer, assignment, lease, sub-lease, license, share, lien, charge, trust, maintenance, gift, acquisition, requisition, any encumbrance or beneficial right / interest under any trust, right of prescription or pre-emption or under any agreement or other disposition or under any suit, decree, injunction order or attachment or award passed by any Court or Authority litigation, lis-pendens, decree or order of any adjudicating authority, exchange, partition, power of attorney, will, bequest, tenancy, family arrangement / settlement, possession, allotment or otherwise howsoever ("**Claim**"), is hereby requested to make the same known in writing together with copies of supporting documentary evidence to the undersigned at Khaitan & Co. Advocates at One Temple Centre, Tower-1C, 13th floor, Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013 and by email addressed to harsh.parikh@khaitanco.com and shrey.bheda@khaitanco.com, within 14 (fourteen) days from the date hereof, failing which, it shall be presumed that no such Claim exists or that such Claim, if any, will be considered to have been waived and / or abandoned and the same shall be treated as not binding on the Owner and / or our client and the transaction will be completed without reference thereto.

SCHEDULE
(Description of the said Premises)
Residential apartment bearing No A-3306 admeasuring 111.32 square meters of carpet area equivalent to 1198.24 square feet of carpet area on the 33rd level, and together with 3 (three) car parking spaces being Parking No D3, D4 on P1 level, and E24 of P2 level; of the building known as 'Blu - Wing A and forming part of the 'Blu - Wing A Condominium, constructed on a portion of all that piece and parcel of land admeasuring in the aggregate 46,326.96 square meters or thereabouts (as per the Property Register Cards) and comprised in land bearing Cadastral Survey Numbers 131, 132, 1/132, 133 (P1), 128, 129 and 130 of Lower Panel Division within the limit of Mumbai Municipal Corporation of Greater Mumbai and falling in 'C' Survey ward situated at Ganpatrao Kadam Marg, Lower Panel, Mumbai 400 013 and together with 0.68% undivided share and share in the profits and common expenses in the general common areas and facilities and percentage of voting rights thereon.

Dated: 13th day of January 2026
For Khaitan & Co
Sd/-
Harsh Parikh
Partner

यूको बैंक
(भारत सरकार का उपक्रम)

सम्मान आपके विश्वास का

UCO BANK, AMB Branch Mumbai , UCO Bank Building, Fourth Floor, 359, D. N. Road, Fort, Mumbai - 400001

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTIES
DATE OF E-AUCTION 30-JANUARY-2026

Property can be inspected on or before 29-JANUARY-2026 between 11.00 A.M. IST and 04.00 P.M. IST with prior appointment
E-Auction Sale notice for Sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(i) 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 properties mortgaged/charged to UCO Bank, the **Physical Possession** of which has been taken by the Authorized Officer of UCO Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **30-January-2026**, for recovery of amounts due to UCO Bank from the following Borrower(s)/Guarantor(s). The reserve price and the earnest money deposit amount as are mentioned in the table below-

Name of the Branch and the Borrower	Amount Due	Details of the Property	Date of Demand Notice	Reserve Price
			Date of Possession & Type	Earnest Money Deposit
BRANCH:AMB Mumbai (2129) Borrower:M/s. Basar Global Pvt. Ltd. 201, Standard House, 83, Maharshi Karve Road, Marine Lines, Mumbai - 400020. Guarantor(s): 1. M/s Basar Hospitality Pvt. Ltd 201, Standard House, 83, Maharshi Karve Road, Marine Lines, Mumbai -400020. 2. Mr. Umer Mohamed Feroq Basar , Flat no. 82, 8th Floor, Kalpataru Heights, Dr. A.R. Nair Road, Next to Agripada Police Station, Mumbai Central, Mumbai - 400011. 3. Ms. Rashida Mohamed Feroq Basar - Flat no. 82, 8th Floor, Kalpataru Heights, Dr. A.R. Nair Road, Next to Agripada Police Station, Mumbai Central, Mumbai - 400011.	Rs. 79,11,20,807.01/- (Rupees Seventy Nine Crores Eleven Lacs Twenty Thousand Eight Hundred Seven and One Paise Only) calculated upto to 31.03.2025 plus unapplied interest, penal interest and charges etc.	Office no.301 & 302 situated at 3rd Floor, "High Tech Town Center", Plot No 90, Opposite Irish Hotel, TPS V/7 of Khar, CTS No. E-759 of Village-Bandra, S.V. Road, Khar (West), Mumbai-400052. Documented. Carpet Area: Office No.301 - 720 sq.ft.; Office No.302-972.72 sq.ft. Owned by- M/s Basar Hospitality Pvt. Ltd.	27.08.2015 30.01.2018 (PHYSICAL)	Rs. 330.00 Lacs Rs. 33.00 Lacs
Name of the Contact Person and Contact no. Meenor V Bhivgade Mob: 8928909653 E-mail: mumamb@ucobank.co.in				

The auction sale will be "online e-auction" bidding through website **https://baanknet.com** on **30-01-2026 from 01:00 PM to 05:00 P.M.** with unlimited extensions of ten minutes each and Bidders shall improve their further offers in multiple of **Rs.3,30,000/- (Rupees Three Lacs Thirty Thousand only)**. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions given on Bank's website - **www.ucobank.com** and **https://baanknet.com**. Interested Bidders are advised to view the detailed terms and conditions of the auction sale, creation of Login ID & Password to bid online, upload KYC, other data, submission of Bid, Training/ Demonstration, modalities for deposit of Earnest Money in the virtual wallet. Detailed terms and condition of the sale are available in the website **https://baanknet.com**. Modifications in, or corrigendum to, the terms and conditions of the sale will be intimated by uploading on **www.ucobank.com & https://baanknet.com**.

Sd/-
Meenor V Bhivgade
Chief Manager & Authorised Officer
UCO Bank

Place: Mumbai
Date: 12.01.2026