

PUBLIC NOTICE

Under instructions of our clients, we are investigating the title of Mr. Tarzan Undraya (alias Undraya) Patil having address at Gulmohar Villa, Bhayanderpada, next to Jayesh Inn Hotel, Ghodbunder Road, Thane (West), Thane 400 615; to the land mentioned in the Schedule hereunder written.

All person or persons having any claim, demand, share, right, title, and/or interest of any nature whatsoever in the land described in the schedule hereunder written or any part thereof, by way of any Agreement, sale, transfer, mortgage, charge, lien, encumbrances, gift, bequest, release, exchange, easement, right, covenant and condition, tenancy, right of occupancy, assignment, lease, sub-lease, under-lease, leave and license, partnership deed, loans, use, possession, partition, trust, inheritance, outstanding taxes and/or levies, outgoings and maintenance, attachment, injunction, decree, order, award, lispendens and/or by virtue of the original documents of title being in their possession/custody or otherwise in any manner however and whatsoever are requested to make the same known in writing, alongwith certified true copies of documentary proof, to the undersigned, having their office at 2nd floor, Bhagyodaya Building, 79, Nagindas Master Road, Fort, Mumbai-400023, within fourteen (14) days from the date hereof, otherwise the investigation shall be completed without any reference to such claims/s, if any, and the same shall be considered as waived.

SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land measuring 1 H 20.00 R, Aakar Rs. 0.94 p bearing Survey No. 11 Hissa No. 1A (Pt.) from out and of the larger land measuring 3 H 26.00 R plus 0 H 45.00 R of Pot Kharaba and totally admeasuring 3 H 71.00 R bearing Survey No. 11 Hissa No. 1A (Pt.) at Village: Pimpleshet, Bhushet Taluka: Bhiwandi District: Thane; within the limits of Chimpipada and bounded as under: On or towards North: land bearing Survey No. 11/1/A/Pt. and Survey No. 9A On or towards South: By a Public Road On or towards East: Nallah and land bearing S. No. 5/1 Dated this 30th day of July, 2025.

FOR M/S MARKAND GANDHI & CO.
(PRASHANT GHELANI)
Partner
Advocates & Solicitors

PUBLIC NOTICE

Notice is hereby given by Jana Small Finance Bank Limited ('Bank'), that 1) Registered Sale deed along with RR and Index II bearing Registration No.4207/2009 dated 29-07-2009 registered in the office of SRO No.7 by and between Late Dashirath S Dodamani through his legal heirs Smt. Manda D Dodamani & others, and Mr. Jalindhar Bhimrao Kale (hereinafter referred to as the 'Documents') pertaining to the immovable property (more particularly described in the under noted Schedule) of M/s. Gururupa Furniture represented by its proprietor Mr. Jalindhar Bhimrao Kale, having LAN No.30428855533581 deposited with Jana Small Finance Bank Limited by way of security, has been Not Traceable/ misplaced in transit of to that effect. Police Complaint relating to the same was also registered through Lost Article Report Reg No. 126551 of 2025, dated 28-07-2025 at Swargate Police Station, Pune. Any person(s) coming into possession of the aforesaid Documents and/or any person(s) who is/are having knowledge of the whereabouts of the Documents, are hereby requested to intimate and handover the documents to the undersigned forthwith, about the same. Public are warned not to deal with the Documents and any person receiving or dealing with the said Documents would do so at their own risk and responsibility (including criminal liability) and myclient shall not be liable in any manner whatsoever for any loss incurred by such person(s) on account of any such unauthorised dealing. In the event no information is received within seven (7) days from date hereof, my Client will proceed to take such action including applying to concerned authorities for issue of duly Certified Copies/ Certified True Copies/ Duplicate Copies of the Documents.

SCHEDULE: All that piece and parcel of the Property Admeasuring About 807 Square Feet, 75 Square Meters along with RCC Construction standing thereon on the Western side out of Total Area 1614 Square feet i.e. 150 Square Meters Upon Land Survey No.31 Hissa No. 1/1 Pot Hissa No.136 situated at Village Kharadi, Taluka Haveli, District Pune and within the Local Limits of Pune Municipal Corporation and is Bounded as On or towards: East: By Property of Mr. Vir & Others out of Same Survey Number, West: By Property Situated on Pot Hissa No.138, North: By Property Situated on Pot Hissa No.135, South: By 12 Feet Road.

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. Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037.

PUBLIC NOTICE

All the concerned persons, including Bonafide residents, Environmental groups, NGO's and others, are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Intercon Construction (I) Pvt. Ltd. (No. 3, Ground floor, Francesca, 14 Chimbi Road, Bandra West, Bandra (W), Mumbai Suburban, Maharashtra, 400050), for Proposed Slum Rehabilitation Scheme under Reg. 33 (10) of DCPR 2034 on plot bearing C.T.S. No. 5027 (pt.), 5063B, 5063B/7 to 17, 5045, 5046, 5065(pt.) of village, Kolkalkalyan, Santacruz East, Mumbai for 'Bharat SRA CHS (prop)'. EC Letter No. EC24C3803MH5229549N, File No.SIA/MH/INFRA2/505433/2024 dated 21/07/2025.

The copy of the 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/>

M/s. Intercon Construction (I) Pvt. Ltd. (No. 3, Ground floor, Francesca, 14 Chimbi Road, Bandra West, Bandra (W), Mumbai Suburban, Maharashtra, 400050)

Motalal Oswal Home Finance Limited

Corporate Office : Motalal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email : hfquery@motalaloaswal.com. CIN Number :- U69223MH2013PLC248741

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)
Whereas the undersigned (being the authorized officer of Motalal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd.), under 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 mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

Sr. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immoveable Property All that part and parcel of property consisting of
1	LXPAN00116-170026212 / Borrower: Siddhant Ashok Gaikwad Co-Borrower: Yogesh Ashok Gaikwad	12-09-2023 / For Rs. 1457723/-	26-07-2025	Flat No 104, 1st Flr, Mahanir Sankul, Survey No.460, Hissa No.19, Opp. Mahadaxi Samad, Nagar, Mouje- Neral, Dist. Raigad, Maharashtra 411011
2	LXVAS00316-170049055 / Borrower: Sureman Rajpat Chauhan Co-Borrower: Mali Devi Sureman Chauhan	07-11-2024 / For Rs. 946049/-	28-07-2025	S No. 4 Hissa No. 4, Flat No. 202 2nd Floor, Sai Prasad Apt. Hanuman All Rangon Vasa Palghar 0 0 401203 Thane Maharashtra
3	LXPEN00417-180068529 / Borrower: Kalidas Vitthal Dongre Co-Borrower: Narendra Kalidas Dongare	09-05-2025 / For Rs. 778362/-	24-07-2025	House No 353 Area 540 Sq.ft. Builtup Ground Floor, Mouje Dongre, Tal Mangon Dist Raigad 402117 Raigad(MH) Maharashtra

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motalal Oswal Home Finance Limited for an amount mentioned herein above and interest 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.

Place : Maharashtra Date : 30.07.2025

Sd/-
Motalal Oswal Home Finance Limited

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) rules, 2002.

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earned Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
TUSHAR ARUN MAHAJAN, SWATI NITIN MAHAJAN GUARANTOR: CHANDRASHEKHAR BHILA JADHAV (AC NO.) LNN5C02222-230244017	Rs. 26,48,278.00/- DUES AS ON 26 JULY 2025	9 AUG 24 DUES AS ON 7 AUG 24	11 MAR 25	FLAT NO.07, FIRST FLOOR, UMA PALACE APARTMENT SURVAY NO. 909/2/61, PLOT NO.61, MOUZE NASHIK SHAHR-4, NASHIK, MAHARASHTRA-422010. ADMEASURING 853 SQ. FT.	Rs. 203097/-	203098/-	11.00 AM TO 01.00 PM 29 AUG 2025	SHOP NO. 46R FLOOR, MADHAV PLAZA NR.KINARA HOTEL NR.LUMBAI NAKA NASHIK-422001, MAHARASHTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch during working hours of any working day, superimposing the 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 or before the 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-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 date of tender depositing or the date of tender opening is declared a holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties to want to know about the procedure of tender must contact AAVAS FINANCIERS LIMITED 201-202, 11nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Puspendra Meena - 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(11/8(6)) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur Date : 30-07-2025

Authorised Officer Aavas Financiers Limited



Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone : +91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the borrower(s) to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) 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 Bank for the amounts, interest, costs and charges thereon. The borrowers' /mortgagors' 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.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr. Rama Sukhdev Mali Mrs. Rupali Rama Mali Tukaram Subhash Mali 200062200011446	All that piece and parcel of Survey No. 335/1C, Plot No. 1, Flat No. 304, 2nd Floor Laxmi Heights Apartment, Balli Bazar Road, Ap Malkapur Karad Taluka Karad Dist Satara, Area Adm 57.15 Sq Mtrs, Property Owned by Rama Sukhdev Mali, 415539 and same bounded as under: North: Staircase, East: Flat No 303, West: Property of Mr. Popat Tukaram Shinde, South: Property of Mr. Dilip Tukaram Shinde	12.12.2024	24.07.2025	Rs. 13,35,251.3
Mr. Pramod Raghunath Bugad Mr. Pravin Pramod Bugad Mr. Prashant Raghunath Bugad Mrs. Bhagyashree Prashant Bugad Smt. Kanhopatra Raghunath Bugad 200062200010101, 20006220001061	All the piece and parcel of Land Located at Nagarpanchayat Vadui, Taluka Khatav and Dist Satara Bearing Bhumapan No 247/4/1 Adm Area O H 19.50 R Assessed To The Tune of 00 Rs. 37 Paisa Out of Which Share of One Acre Eight Pais Admeasuring Area O H 02 R Over Which R.C. Building Constructed Admeasuring Area 210.21 Sq. Mtr. Bearing Nagarpanchayat Mikat No 330, same bounded as under: North: Property of Mr. Laxman Hajare, East: Property of Mr. Fadtare, West: By Road, South: Property of Mr. Swami	16.11.2024	24.07.2025	Rs. 29,74,755.49
Mr. Badal Govind Chikhale Mrs. Shweta Badal Chikhale 20004050002808	All the piece and parcel Flat No.102, On The 1st Floor, In the Building Known As "royal palace", Ganesh Nagar, Near Dnyadeshp School, At-pohadgaon Khonde, Tal-khed, Dist-Ratnagiri, Maharashtra-415709. Area Adm About: 585 Sq Ft Built Up same bounded as under: North: External Wall, East: Flat No.103, West: External Wall, South : Flat No.101	31.01.2025	25.07.2025	Rs.11,50,653.70

Place: Satara-Ratnagiri Date: 30/07/2025

Authorised Officer Bandhan Bank Limited

BANK OF MAHARASHTRA

MUMBAI - BORIVLI WEST (0092)-Shop no. 1 to 6, Survey No. 25, Plot No.21 Abhinam CHSL, Kastur Park Shimpoli Road, Near Suvarna Hospital, Borivali West Mumbai (0092) e-mail : bom92@mahabank.co.in

DEMAND NOTICE

A notice is hereby given that the following have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The Public Notice is issued under Section 13(2) of Securitization & Re-construction of Financial Assets & Enforcement of Security Interest Act 2002.

Name of the Borrower/ Guarantors	Nature of Credit Facilities	Details of Hypothecated Property	Date of Notice	Amount Outstanding
	A/C Number		Date of NPA	
Mr. Mehul Dinesh Bhatia & Mr. Neel Mehul Bhatia Flat No. 1205, Chamunda Jewel Tower, Yashwant Nagar, Teen Dongri, Goregaon West, Mumbai- 400104 17, Devdoot Building, Plot No.- 63, Shree Nagar Society, M G Road, Near Kapadia Hospital, Goregaon West, Mumbai- 400 104 Shop No.-1, Azad Compound, Ganesh Nagar, Kandivali West, Mumbai- 400067 Flat No 1301, 13th Floor , La Regalia CHSL, Opp Garden Court Registration, Orlem Malad West, Mumbai- 400064	Housing Loan of Rs. 95.00 Lakh Account No- 60396257833	Equitable Mortgage of Flat No. 1205, 12th floor, Chamunda Jewel CHSL Yashwant Nagar Road No. 1, Teen Dongri Goregaon West, Mumbai - 400064 CERSAI No - 200057000244	29.07.2025 23.09.2024	Rs. 10301679.88 plus unapplied interest towards loan facilities within 60 days from the date of receipt of this notice
M/s Kashvi Creation, Proprietor- Mr. Mehul Dinesh Bhatia Office address- Shop No. 1, Azad Compound, Ganesh Nagar, Kandivali West, Mumbai- 400067	Cash Credit sanction amount Rs. 60 Lakh Account No- 60411380964	Hypothecation of stock and books debts and plant and machinery Equitable Mortgage, additional charge, on Flat No. 105, 12th floor, Chamunda Jewel CHSL Yashwant Nagar Road No. 1, Teen Dongri Goregaon West, Mumbai - 400064 CERSAI No - 200057000244	04.06.2025 23.09.2024	Rs. 87990431/- plus unapplied interest towards loan facilities within 60 days from the date of receipt of this notice
Mr. Mehul Dinesh Bhatia-Flat No. 1205, 12th Floor, Chamunda Jewel Tower, Yashwant Nagar, Road No. 1, Teen Dongri, Prem Nagar, Goregaon West, Mumbai- 400104	Term loan sanction amount Rs. 20 Lakh Account No- 60411379540			
Mr. Mehul Dinesh Bhatia- Flat No 1301, 13th Floor, La regalia CHSL Opp Garden Court Restaurant, Orlem Malad West, Mumbai 400064				

The Bank hereby calls upon you to repay in full the amount of the date of receipt of this notice. If the concerned Borrowers/ Guarantors shall fail to make payment to Bank of Maharashtra as aforesaid, then the Bank of Maharashtra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers/ Guarantors as to the costs and consequences. In terms of provisions of SARFAESI Act, the Concerned Borrowers/Guarantors are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease or otherwise without the prior written consent of Bank of Maharashtra. Any contravention of the said provisions will render the concerned persons liable for punishment and/or penalty in accordance with the SARFAESI Act. The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

For Bank of Maharashtra
Branch Manager
Borivali West BRanch, Mumbai North Zone

PUBLIC NOTICE

NOTICE is hereby given to the public at large that my clients i.e. (1) SHRI SATISH EKNATH TIKHE & (2) SMT. SADHANA SATISH TIKHE are the owners in respect of the Residential Premises bearing Flat No. 705, located on the 7th Floor of the building known as "Jai Savitri Co-operative Housing Society Ltd." (Registration No. BOM / HSG / 2400 / Year 1970 Dated 08/05/1970) (hereinafter referred to as "the said Society"), situated at Vallabh Baug Lane, Ghatkopar (East), Mumbai - 400 077 (hereinafter referred to as "the said New Premises"), together with Ten fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 341 to 350 (both inclusive) incorporated in the Share Certificate No. 35 (issued in lieu of Old Share Certificate No. 23) (hereinafter referred to as "the said Shares"). The said New Premises have been allotted to (1) SHRI SATISH EKNATH TIKHE & (2) SMT. SADHANA SATISH TIKHE, with the confirmation of the said Society i.e. "Jai Savitri Co-operative Housing Society Ltd.", by the Developers i.e. M/S. A & A RISTOCROT REALTY PRIVATE LIMITED vide Permanent Alternate Accommodation Agreement dated 18th June 2016, free of cost on ownership basis and by way of Permanent Alternate Accommodation in lieu of their Old Premises bearing Flat No. 36, located on the 3rd Floor of the Building known as "Jai Savitri" of "Jai Savitri Co-operative Housing Society Ltd.", situated at Vallabh Baug Lane, Ghatkopar (East), Mumbai - 400 077 (hereinafter for the sake of brevity referred to as "the said Old Premises") (hereinafter for the sake of brevity "the said New Premises" and "the said Old Premises" are collectively referred to as "the said Premises"). The available chain of documents in respect of the said Premises are (i) The First Agreement & Agreement to Sell dated 2nd March 2000, was executed between SHRI JAMJI ANANDI, DEVDAYAL ROLLING AND REFINERIES PRIVATE LIMITED and (1) SHRI SATISH EKNATH TIKHE & (2) SMT. SADHANA SATISH TIKHE, in respect of the said Old Premises And (ii) The Second Agreement i.e. Permanent Alternate Accommodation Agreement dated 18th June 2016, was executed between the Developers i.e. M/S. A & A RISTOCROT REALTY PRIVATE LIMITED, the said Society i.e. "Jai Savitri Co-operative Housing Society Ltd." and (1) SHRI SATISH EKNATH TIKHE & (2) SMT. SADHANA SATISH TIKHE, in respect of the said New Premises. (1) All the Original Papers / Agreements / Deeds / Documents executed prior to the said First Agreement & (2) Original Registration Receipt of the said First Agreement, in respect of the said Old Premises, are lost / misplaced and even after the diligent search the same are not traceable. If any person/s/ Bank/ Financial Institutions having custody of (1) All and/or any of the Original Papers / Agreements / Deeds / Documents executed prior to the said First Agreement & (2) Original Registration Receipt of the said First Agreement, in respect of the said Old Premises, or any right, title, interest, claim or demand upon or in respect of the said Premises or any part thereof, including but not limited to by way of sale, exchange, let, lease, sub-lease, leave and license, right of way, easement, tenancy, occupancy, assignment, mortgage, inheritance, predecessor-in-title, bequest, succession, gift, lien, charge, maintenance, trust, possession of original title deeds or encumbrance/s however, family arrangement/ settlement, decree or order of any Court of Law or any other authority, contracts, agreements, development right/s or otherwise of whatsoever nature are hereby required to make the same known to me in writing with documentary evidence at my address mentioned below within 14 (Fourteen) days from the date of publication hereof, failing which it shall be considered that there exists no such claims or demands in respect of the said Premises, and then the claims or demands if any, of such person/s shall be treated as waived and abandoned to all intents and purposes and the title of the said Premises shall be presumed as clear, marketable and free from encumbrances.

Mumbai, Dated this 30th day of July 2025.

Sd/-
VIKAS THAKKAR
Advocate High Court
401/402, Sainath House, B.P.S. Cross Road No. 1,
Near Sharon School, Mulund (West), Mumbai - 400 080

ASREC (INDIA) LIMITED

Address : Bldg No. 2, Unit No. 201-202 & 200A-200B, G.R. Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093, Maharashtra, (India) Limited

APPENDIX-IV-A PUBLIC NOTICE FOR AUCTION - SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 WHEREAS, ASREC (India) Ltd. is a Securitization and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 27.10.2021 executed with Nav Jeevan Co-operative Bank Ltd. Acting in its capacity as Trustee of ASREC-PS 04/2021-22 and has acquired the secured debt of M/s Chetandas & Sons (Proprietorship), Mr. Hareesh Chetandas Motwani (Proprietor), Mr. Balram Sajandas Jawaharani (Guarantors), Mr. Jaikumar Chetandas Motwani (Guarantor), Late Mr. Chetandas Motwani (Guarantor) along with underlying securities from the original lender, Nav Jeevan Co-operative Bank Ltd. and the Authorised Officer of Nav Jeevan Co-operative Bank Ltd. (Assignor Bank) in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 24.05.2019 u/s 13(2) of the said act calling upon all the aforesaid borrowers/mortgagors/guarantors in their capacity for repayment of total outstanding amount aggregating to Rs. 48,76,490.16/- (Rupees Forty Eight Lacs Seventy Six Thousand Four Hundred Ninety and Paise Sixteen Only) As on 14.05.2019 with further interest thereon from 15.05.2019 in respect of the advances granted by the Nav Jeevan Co-operative Bank Ltd., within the stipulated period of 60 days as mentioned in the Demand Notices under Sec 13(2) of the said Act served upon the borrowers & Joint/Co-borrowers. Details of Total outstanding as below :

Name of the Account	Facilities/Amount
M/s. Chetandas & Sons (Proprietorship), Mr. Hareesh Chetandas Motwani (Proprietor), Mr. Balram Jawaharani (Guarantors), Mr. Jaikumar Chetandas Motwani (Guarantor), Late Mr. Chetandas Motwani (Guarantor) through his legal heirs	(i) Cash Credit Limit A/C No. 4350015000008480 Rs.10,13,545.41-as on 14.05.2019 together with further interest@ 12.50% p.a + penal interest @ 2% p.a thereon with effect from 15.05.2019. (ii) Term Loan A/C No.4350016180015893 Rs. 31,42,858.75 as on 14.05.2019 together with further interest@ 12.50% p.a + penal interest @ 2% p.a thereon with effect from 15.05.2019 (iii) Term Loan A/C No.4350016180015889 Rs. 3,11,428.00 as on 14.05.2019 together with further interest@14.25% p.a + penal interest @ 2% p.a thereon with effect from 15.05.2019. (iv) Term Loan A/C No.4350016190018196 Rs. 4,08,658.00 as on 14.05.2019 together with further interest@12.50% p.a + penal interest @ 2% p.a thereon with effect from 15.05.2019. Rs. 48,47,490.16 - as on 14.05.2019

As the Borrowers, Joint/Co-Borrowers/Partners/Guarantors/Mortgagors having failed to repay the entire dues as per said demand notice dated 24.05.2019 under Sec 13 (2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement failed to repay 27.10.2021 in favor of ASREC (India) Limited, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the below mentioned properties on dated 27.09.2022 with section 14 of SARFAESI Act, 2002.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Joint/Co-borrower and Guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues in the account, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property.

The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "As is Whatever Condition there is" and "NO RECOURSE" basis for recovery of Aggregate combined total of Rs.48,76,490.16 (Rupees Forty Eight Lacs Seventy Six Thousand Four Hundred Ninety and Paise Sixteen Only) As on 14.05.2019 with further interest thereon from 15.05.2019, due to secured creditor from M/s Chetandas & Sons The reserve price and EMD etc are given below :

Description of the Property	Reserve Price (Rs. in Lacs)	E.M.D. (Rs. in Lacs)	Bid Incremental Value Rs. in Lacs)
Shop/A Ground floor + Basement situated at Old Dada Daga, Ward No-17, Khata No. 885, bearing City Survey Chalta No. 345, Shivaji Chowk, Ulhasnagar 421 003. Area 450 sq.ft on Ground Floor (Property area is 250 sq.ft and remaining 200 sq.ft is open Space) & 450 sq.ft in Basement area total bearing 900 sq.ft. Owner: Chetandas Motwani, Bounded by: East -Passage, West- Building, South-Building, North- Passage	Rs. 43.75	Rs. 4.37	Rs.0.25

Details of auction:
Auction Date & Time: 19.08.2025 at 11.00 A.M
Inspection of Property: 12.08.2025 from 02.00 P.M to 04.00 P.M.
Collection of Bid Forms: From 30.07.2025 to 18.08.2025 from 10.00 a.m. to 4.00 p.m.
Last date & time for submission of Bid Forms: Till up to 18.08.2025- 5.00 p.m.
Venue of Bid Forms Collection/ Submission & Venue of Auction & Bids opening: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri- Ghatkopar Link Road, Chakala, Andheri (E), Mumbai - 400093. Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in). The Offer/ tenders received by ASREC shall be opened by the Authorised Officer at our above mentioned office on 18.08.2025 at 11.00 A.M, wherein inter-se bidding, may take place.

- TERMS & CONDITIONS:**
- To the best of knowledge and information of the Authorised Officer, there is no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bid. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ views.
 - Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and "NO RECOURSE" basis.
 - Bid in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, G.R. Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093. The bid form or EMD received after 5:00 p.m. on 18.08.2025 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
 - The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
 - The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
 - The balance amount of