PUBLIC NOTICE

clients, we are investigating the title of Mr. Tarzan Undrya (alias Undra) Patil having address at Gulmohar Villa. Bhavanderpada, next to Javesh nn Hotel, Ghodbunder Road, Thane (West), Thane 400 615; to the land menti in the Schedule hereunder written.

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 howsoever 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 claim/s, if any, and the same shall be considered as waived.

SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land admeasuring 1 H 20.00 R, Aakar Rs. 0.94 p bearing Survey No. 11 Hissa No. 1A (pt.) from and out of the larger land admeasuring 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, Bhuishet Taluka: Bhiwandi District: Thane; within the limits of Chimbipada and bounded as under: On or towards North: land bearing Survey No. 6

On or towards South: land bearing Survey No. 11/1/A/pt. and Survey No. 9A On or towards West: 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 Dashrath** 6 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) o M/s. Gurukrupa 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 anyperson(s) who is/are naving knowledge of the whereabouts of the Documents, are hereby requested to ntimate and handover the documents to the undersigned forthwith, about the same Public are warned not to deal with the Documents and any person receivingor dealing with the said Documents would do so at their own risk andresponsibility (including criminal liability) and myclient shall not be liable in anymanner whatsoever for any loss ncurred by such person(s) on account of anysuch unauthorised dealing. In the even no information is received within seven (7) days from date hereof, my Client wil proceed to take such actionincluding 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 i.e. 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 Lanc 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 **Bounde** as On or towards: East: By Property of Mr. Vir & Others out of Same Survey Numbe West: By Property Situated on Pot Hissa No.138, North: By Property Situated on Po 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 8 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. Laxminarayan Cinema Hall, Pune-411037

Motilal Oswal Home Finance Limited

Corporate Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi Mumbai-400025. Email: hfquery@motilaloaswal.com. CIN Number: - U65923MH2013PLC248741

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 Motilal Oswal Home Finance Limited, (Formally known as Aspire Home Finance Corporation Ltd), under Securitisation 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.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder

Sr. No.	Loan Agreement No. / Name of the Borrower/Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immovable Property All that part and parcel of proprty consiting 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, Mahariti Sankul, Survey No.450, Hissa No.19, Opp. Madarsa Samrat Nagar, Mouje- Neral, Dist. Raigad, Maharashtra 410101		
2	LXVAS00316-170049055 / Borrower: Sureman Rajpat Chauhan Co-Borrower: Malti Devi Sureman Chauhan	07-11-2024 / For Rs. 946049/-	28-07-2025	S No. 4 Hissa No. 4, Flat No. 202 2nd Floor S Prasad Apt. Hanuman Ali Rangaon Vasai Palgh. 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 Maouje Dongroli Tal Mangaon Dist Raigad 402117 Raigarh(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 Motilal Oswal Home Finance Limited for an amount mentioned herein above and

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

Place: Maharashtra Authorised Officer Motilal Oswal Home Finance Limited Date: 30.07.2025

PUBLIC NOTICE

All the concerned persons, including onafide residents, Environmenta NGO's and others, informed that the State nvironment Impact Assessmen Authority, Maharashtra, has accorded Invironmental Clearance to intercon Construction (I) Pvt. Ltd. No. 3, Ground floor, Francesca, 14 Chimbai Road, Bandra West, Bandra W), Mumbai Suburban, Maharashtra 400050), for Proposed Slun Rehabilitation Scheme under Reg. 33 10) of DCPR 2034 on plot bearing No. 5027 (pt.), 5063B, 5063B/ to 17, 5045, 5046, 5065(pt) of village olekalyan, Santacruz East, Mumb for "Bharat SRA CHS (prop)". EC Lette EC24C3803MH5229549N, No SIA/MH/INFRA2/505433/202 dated 21/07/2025.

The copy of the clearance letter available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests a tps://parivesh.nic.in/

M/s. Intercon Construction (I) Pvt (No. 3, Ground floor, Francesca 14 Chimbai Road, Bandra Wes Bandra(W), Mumbai Suburbai Maharashtra, 400050

AAVAS FINANCIERS LIMITED

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



AUCTION NOTICE Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with

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

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Price For	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
TUSHAR ARUN MAHAJAN, SWATI NITIN MAHAJAN GUARANTOR: CHANDRASHEKHAR BHILA JADHAV (AC NO.) LNNSK02222- 230244017	26 JULY 2025	9 AUG 24 Rs. 2254742/- DUES AS ON 7 AUG 24		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. 2030976/-	Rs. 203098/-	AM TO 01.00 PM 29 AUG 2025	SHOP NO 4GR.FLOOR, MADHAV PLAZA NR.KINARA HOTEL MUMBAI NAKA NASIK-422001, MAHARASHTRA- INDIA

Ferms & 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 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 arnest 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 seale envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire 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 paymen deposited 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 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 Pushpendra Meena – 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the about $nderinterse\ bidding\ sale\ on\ the\ above\ mentioned\ date.\ The\ property\ will\ be\ sold,\ if\ their\ out\ standing\ dues are\ not\ repaid\ in\ full.$

Authorised Officer Aavas Financiers Limited Place : Jaipur Date: 30-07-2025

Bandhan Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-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 account stated hereinafter calling upon them 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 Sukhadev Mali Mrs. Rupali Rama Mali Tukaram Subhash Mali 20006220001446	All that piece and parcel of Survey No. 335/1C, Plot No 1, Flat No. 304, 2nd floor Laxmi Hights Apartment, Bali Bazar Road, Ap Malkapur Karad Taluka Karad Dist Satara, Area Adm 57.15 Sq Mtrs, Propery Owned by Rama Sukhadev 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 Raghunbath Bugad Mrs. Bhagyashree Prashant Bugad Smt Kanhopatra Raghunath Bugad 20006220001010, 20006220001061	All the piece and parcel of Land Located at Nagarpanchayat Vaduj, 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 Ana Eight Pai Admesuring Area O H 02 R Over Which R.C. Building Constructed Admeasuring Area 210.21 Sq. Mtr. Bearing Nagarpanchyat Milkat 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 Thebuilding Known As "royal Palace", Ganesh Nagar, Near Dnyadeep School, At-po-bhadgaon 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



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

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 hav 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.

	of occurry interest Act 2002.				
ı	Name of the Borrower/ Guarantors	Nature of Credit Facilities	Details of Hypothecated Property	Date of Notice	Amount
ı		A/C Number		Date of NPA	Outstanding
ı	Mr. Mehul Dinesh Bhatia & Mr. Neel Mehul Bhatia	Housing Loan of	Equitable Mortgage of Flat No.	29.07.2025	Rs. 10301679.88
ı	Flat No. 1205, Chamunda Jewel Tower, Yashwant Nagar, Teen	Rs. 95.00 Lakh	1205, 12th Floor, Chamunda Jewel	23.09.2024	plus unapplied
ı	Dongari,Goregaon West, Mumbai- 400104	Account No-	CHSL Yashwant Nagar Road No.		interest towards
ı	17, Devdoot Building, Plot No 63, Shree Nagar Society, M G Road,	60396257833	1, Teen Dongri Goregaon West,		loan facilities
ı	Near Kapadia Hospital, Goregaon West, Mumbai- 400 104		Mumbai – 400064 CERSAI No 200057000244		within 60 days from the date of
ı	Shop No1, Azad Compound, Ganesh Nagar, Kandivali West,		OLITORI NO. 200007000244		receipt of this
ı	Mumbai- 400067				notice
ı	Flat No 1301, 13th Floor , La Regalia CHSL,Opp Garden Court				
ı	Restaurant, Orlem Malad West, Mumbai- 400064				
ı	M/s Kashvi Creation, Proprietor- Mr. Mehul Dinesh Bhatia	Cash Credit sanction	Hypothecation of stock and books	04.06.2025	Rs. 8790431/-
ı	Office address- Shop No. 1, Azad Compound, Ganesh Nagar,	amount Rs. 60 Lakh	debts and plant and machinery	23.09.2024	plus unapplied
ı	Kandivali West, Mumbai- 400067	Account No-	Equitable Mortgage, additional		interest towards loan facilities
ı	Mr. Mehul Dinesh Bhatia:-Flat No. 1205, 12th Floor, Chamunda	60411380964 &	charge, on Flat No. 105, 12th Floor, Chamunda Jewel CHSL Yashwant		within 60 days
ı	Jewel Tower, Yashwant Nagar, Road No. 1, Teen Dongri, Prem Nagar,	Term loan sanction	Nagar Road No. 1. Teen Dongri		from the date of
ı	Goregaon West, Mumbai - 400104	amount Rs. 20 Lakh	Goregaon West, Mumbai - 400064		receipt of this
l	Mr. Mehul Dinesh Bhatia:- Flat No 1301, 13th Floor, La regalia CHSL	Account No-	CERSAI No- 200057000244		notice
ı	Opp Garden Court Restaurant, Orlem Malad West, Mumbai 400064	60/113705/0			

60411379540 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 Ban of Maharashtra as aforesaid, then the Bank of Maharasthra shall be entitled to proceed against the above secured assets under Section 13(4) of the Act and the applicab 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 as

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

PUBLIC NOTICE

NOTICE is hereby given to the public at large that my clients i.e. (1) SHRI SATISH KNATH TIKHE & (2) SMT. SADHANA SATISH TIKHE are the owners in respect of th sidential Premises bearing Flat No. 705, located on the 7th Floor of the building nown as "Jai Savitri Co-operative Housing Society Ltd." (Registration No. BOM. HSG / 2400 / Year 1970 Dated 08/05/1970) (hereinafter referred to as "the sa Society"), situated at Vallabh Baug Lane, Ghatkopar (East), Mumbai – 400 07 hereinafter referred to as "the said New Premises"), together with Ten fully paid u shares of Rs.50/- each of the said Society bearing Distinctive Nos. 341 to 350 (bot nclusive) incorporated in the Share Certificate No. 35 (issued in lieu of Old Shar 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 Say perative Housing Society Ltd.", by the Developers i.e. M/S. A & A ARISTOCRA REALTY PRIVATE LIMITED vide Permanent Alternate Accommodation Agreeme ated 18th June 2016, free of cost on ownership basis as and by way of Permane Alternate Accommodation in lieu of their Old Premises bearing Flat No. 36, locate on the 3" Floor of the Building known as "Jai Savitri" of "Jai Savitri Co-operativ 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 Ol remises" are collectively referred to as "the said Premises"). The available chain o documents in respect of the said Premises are (I) The First Agreement is Agreement for Sale dated 2rd March 2000, was executed between SHRI JAMMI NAVANI, DEVIDAYAL ROLLING AND REFINERIES PRIVATE LIMITED and (1) SHF SATISH EKNATH TIKHE & (2) SMT. SADHANA SATISH TIKHE, in respect of the sai 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 ARISTOCRAT REALTY PRIVATE LIMITED, the said Society .e. "Jai Savitri Co-operative Housing Society Ltd." and (1) SHRI SATISH EKNATI IIKHE & (2) SMT. SADHANA SATISH TIKHE, in respect of the said New Premises. (1 All the Original Papers / Agreements / Deeds / Documents executed prior to th aid First Agreement & (2) Original Registration Receipt of the said First Agreemen n respect of the said Old Premises, are lost / misplaced and even after the diliger nearch the same are not traceable. If any person/s/ Bank/ Financial Institution laving custody of (1) All and/or any of the Original Papers / Agreements / Deeds ocuments executed prior to the said First Agreement & (2) Original Registratio Receipt of the said First Agreement, in respect of the said Old Premises or any righ title, interest, claim/s or demand upon against or in respect of the said Premises o 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 signment, mortgage, inheritance, predecessor-in-title, bequest, succession, gift ien, charge, maintenance, trust, possession of original title deeds o encumbrance/s howsoever, family arrangement/ settlement, decree or order of any Court of Law or any other authority, contracts, agreements, developmen right/s or otherwise of whatsoever nature are hereby required to make the samknown 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 sha be considered that there exists no such claims or demands in respect of the sain remises, and then the claims or demands if any, of such person/s shall be treate as waived and abandoned to all intents and purposes and the title of the sai Premises shall be presumed as clear, marketable and free from encumbrances. Mumbai. Dated this 30th day of July 2025.

Name of the Account

Outstanding Amount

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

ASREC (INDIA) LIMITED ASREC (INDIA) LIMITED
Address : Bidg No. 2, Unit No. 201-202 & 200A-200B
Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Lin
Road, Chakala, Andheri (East), Mumbai-400 093, Maharashtra 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 Securitisation and Asset Reconstruction Company einafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue o gnment 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. Haresh Chetandas Motwan (Proprietor), Mr. Balram Sajandas Jawahrani (Guarantors), Mr. Jaikuma Chetandas Motwani (Guarantor), Late Mr. Chetandas Motwani (Guarantor

along with underlying securities from the original lender, Nav Jeevan Co-operative Bank Ltd. The Authorized Officer of Nav Jeevan Co-operative Bank Ltd. (Assignor Bank) in exercise of power conferred under the Securitization and Reconstruction of Financial Assets and Enforcement conferred under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Enforcement) Rules, 2002, had issue a demand notice dated 24.05.2019 u/s 13(2) of the said act calling upon all the aforesaid borrowers ortgagors/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 Paisa Sixteen Only) As on 14,05,2019 with further interest thereor 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 Ac served upon the borrowers & Joint/Co-borrowers. Details of Total outstanding as below:

Facilities/Amount

M/s. Chetandas & Sons (Proprietorship), Mr. Haresh Chetandas Motwani (Proprietor), Mr. Balram Jawahrani (Guarantors), Mr. Jaikumar Chetandas Motwani (Guarantor), Late Mr. Chetandas Motwani (Guarantor) through his legal heirs	(i) Cash Credit Limit A/c No. 43500150000008480 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. (iii) 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.4350016190016196 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. Here of the control of the con
--	--

As the Borrowers, Joint/Co-Borrower/Partners/Guarantor/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 dated 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

Rs. 48,47,490.16 - as on 14.05.2019

From And Action (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 ntends 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 o ecurity Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purcha

Security Interest Act, 2002 and network to the temperature use temperature and 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 Paisa 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

E.M.D. Bid Incremental

Description of the Property	(Rs. in Lacs)	(Rs. in Lacs)	Value Rs. in Lacs)				
Shop A/6 Ground floor + Basement situated at 01d Dalda Depo, 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 quotiens							

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 - 10.00 a.m. to 4.00 p.m. Collection of Bid Forms: From 30.07.2025 to 18.08.2025 - 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 201/2024, 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 Offics' tenders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office address on 19.08.2025 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 bids. 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

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 Authorisec Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, 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 catefully all subtitute after 18.00 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

The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall

Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be

forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The Bid without EMD amount and or/less than the Reserve price shall not be accepted

The intending purchasers / bidders are required to deposit EMD amount either through **NEF1** / RTGS in the Account No.: 009020110001529, with Bank of India, SSI, Andheri Branch, IFSC Code: BKID0000090 Name of the Beneficiary: ASREC PS-04/2021-22 TRUST, or by way of Demand Draft drawn in favour of ASREC-PS-04/2021-22 TRUST drawn on any Nationalized or Scheduled Bank and payable in

10. The interested bidders can inspect the property on 12.08.2025 from 02.00 P.M to 04.00 P.M Contact Details: Mr. Harshad V. - Cell No. 9594692251, 022-61387057 Mr. A Jaganath Rao - Cell No. 9892911241, 022 – 61387057, Mr. Jagdish Shah - Cell No. 70214 28336, 022 61387042 may be contacted for any query.

The Authorised officer has every right to accept or reject any or all offers and/or modify any terms proditions without accepting any process the

conditions without assigning any reasons thereof.

12. The successful bidder would bear the charges/fees payable for registration, stamp duty

12. The succession broken would bear the chargeshees payable for legislation, stainly duty, registration fee, incidental expenses etc. as applicable as per law.

13. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.

14. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act. 2002 The highest bid will be subject to approval of the secured creditor/Authorised Office

13. THE INDICATE OF THE REPORT OF THE ABOVE MENTIONED DATE IF THEIR OF THE BORROWERS & JOINT/CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.

Date: 30.07.2025 Place: Mumbai



Ms. Vipra Agarwal.

UNION BANK OF INDIA (A Govt. of India Undertaking) LINK ROAD MALAD W KANE PLAZA MINDSPACE OFF LINK ROAD CHINCHOLI BUNDER

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

Auction Sale Notice for Sale of Immovable Assets under the Securitisation an Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s ar Guarantor/s, that the below described immovable property mortgaged / charged to Secured Oreditor, the possession of which has been taken by the Authorised Officer of Union Bank o India, Link road Malad W, Kane plaza Mindspace Off link road Chincholi Bunder (Secured Creditor)will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis on 14.08.2025 for recovery of Rs. 15,64,806.64/- (Rupees Fifteen Lac Sixty four housand Eight hundred Six and paise Sixty four only), together with interest at contractua ate due to the Union Bank Of India Link road Malad W, Kane plaza Mindspace Off link road Chincholi Bunder, being Secured Creditors from Mr. Rajesh Madhu Solanki and Mrs Rekha Rajesh Solanki Flat 702,7th floor, Building no A 13 Shanti Vihar Building no A/13-14 15 CHS Ltd Mira road east, Thane Maharashtra-401107 (Borrowers). The details of the description of the properties for auction, reserve price, EMD, date and time of auction, bid amount are mentioned as under.

Flat 702,7th floor, Building no A 13 Shanti Vihar Building no A/13-14-15 CHS Ltd Mira

road east, Thane Maharashtra-401107 RESERVE PRICE RS. 48,85,000.00

EMD Payable RS. 4,88,500.00 Date & Time of Inspection of above properties: 12.08.2025 between 10:00AM to 12:00PM Contact details for Inspection of Properties: Mob-9137658240, Mr. Anui Kumar ar

Last Date for Submission of EMD Amount is 13.08.2025 before 9.00 PM. Date of E-Auction and Time: 14-08-2025, Thursday from 10:00AM to 05:00PM

For detailed terms and conditions of sale please refer to the link provided in Secured Creditor's website i.e., <u>www.unionbankofindia.co.in</u> or service providers website https://baanknet.com. Further intending bidders can also collect a copy of the detailed terms 8

conditions from the Authorized officer in the above mentioned address. STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) / Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9 (1) of Security Interest Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about

the holding of E-Auction Sale on the above mentioned date. Place · - Mumbai Date: - 25/07/2025

Chief Manager & Authorized Officer

PUBLIC NOTICE (Misplaced Original Documents)

Notice is hereby given to the public at large that:

Ms. MARINA BALAKRISHNAN, is the sole and lawful owner of the property being Flat No **504,** on 5" Floor admeasuring 1919 sq. ft. RERA area and balcony appurtenant to the New/PAA Flat admeasuring 344 sq. ft. in all aggregating to 2263 sq. ft. inclusive of balcony along with 2 (Two) Mechanical Robotic Car Parking Spaces in the said New Building knowr as "AARADHYA EVOQ" constructed on leasehold land bearing Survey No. 287, City Survey No. 25/B admeasuring 1454.50 sq. mtrs. or thereabouts situated at Vile Parle VPD Scheme, in the registration sub-district of Mumbai, Suburban, situated at North South Road No. 5 (Extension), JVPD, Mumbai - 400049 together with 10 [Ten] fully paid up shares of Rs.50/- each bearing distinctive Nos.0251 to 0260 (both inclusive) vide Share Certificate No. 24 dated 26ⁿ day of January, 2025 [hereinafter referred to as **"the said Redevelope**d" No. 24 dated 26 day of January, 2025 [fierenation referred to as "the said Redeveloped Property"] issued by Juhu Sai Darshan Co-operative Society Limited (hereinafter referred to as "the said Society"), which has been allotted to her in lieu of Flat no. 601 or the 6th Floor of the old building "Pearl" admeasuring 1707 sq. ft. carpet area with Duplicate Share Certificate No. 35 for 5 fully paid-up shares of Rs. 50 each of the said Society bearing distinctive no. 116 to 120 (both inclusive) [hereinafter referred to as "**the said Old Property"**], pursuant to a duly undertaken redevelopment project [the said Old Property and the said Redeveloped Property shall be collectively referred to as "the said Property"]. t is further notified that the following **original documents forming part of the historica**

chain of title in respect of the said premises have been misplaced and were not raceable despite diligent and exhaustive searches: Original Deed of Gift dated 8th day of December, 2007, registered on 07th January, 2008

under which Dr. Katikaneni Pruthvipathi Rao gifted the said Flat to Mr. Katikane Jawahar Mahi. It is hereby notified that the following documents were misplaced before Ms. Marina

Balakrishnan became the owner of the said Old Property: a) Agreement between Joy Builders through its sole proprietor, Mr. Jayant Bhavanji Soni and Dr. Katikanen Pruthvipathi Rao, through which Dr. Katikaneni Pruthvipathi Rao became the owner or the said Old Property and b) Original share certificate no. 24 [inadvertently mentioned as share certificate no. 23 in some documents] issued by the said Society in the name of Dr. Katikaneni Pruthvipathi Rao nis notice is being issued solely to place on record the loss of the above-mention

original documents and to avoid any potential misuse thereof. It is further declared and placed on record that the above-mentioned documents are neither mortgaged nor pledged with any person, authority or financial institution. Any person, government authorities entity, companies, corporate bodies, banks, financial institutions etc. who may have found or is in possession or custody of the aforesaid documents, or who has any claim, objection right, title, interest, demand, charges, lien or judicial order whatsoever against the said Property and/or the said documents, is hereby required to inform the undersigned in writing along with documentary proof within 7 (Seven) days from the date of publication of this notice at the address/email mentioned below. Failing which, it shall be deemed that there no such claims or objections exists and the same have been waived, relinquished of abandoned and the above-mentioned documents shall be treated as lost and no longer in circulation, and necessary declarations /affidavits will be relied upon for the purpose of ale, transfer, or any lawful dealings of the said Property, without reference to any claim aised after the notice period. Contact Details:

Pankti Gandhi - Advocate & Solicitor adv.panktigandhi@gmail.com

303/304 Vyom Arcade, Tejpal Scheme Road-5, Veer Baji Prabhu Deshpande Marg, Vik Parle East, Mumbai-40056, Maharashtra, India.

Dated this 30th July, 2025 Sd/-Pankti Gandhi

Advocate & Solicitor

FEDERAL BANK

Loan Collection & Recovery Department - Mumbai Division The Federal Bank Ltd. Loan Collection & Recovery Department

Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400021 E-mail: mumlcrd@federalbank.co.in Phone: 022-22022548 / 22028427

CIN: L65191KL1931PLC000368, Website: www.federalbank.co.in Sale Notice for Sale of Immovable Assets Under the

Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the

borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10/09/2025, for recovery Rs. 1.89.25.212.59 (Rupees One Crore Eighty Nine Lakhs Twenty Five Thousand Two Hundred Twelve and Paisa Fifty Nine Only), claim amount as on 03/07/2025, as per Original Application filed before Hon'ble Debts Recovery Tribunal-2, Mumbai, vide Diary No. 1135 of 2025) along with further interest, charges and cost thereon, due to The Federal Bank Limited (secured creditor) till realization from (1) Mr. Pankaj Vasudevan Nair, carrying on business in the name and style of, CROHAST & 2) Mrs. Manjula Pankaj Nair, Wife of Mr. Pankaj Vasudevan Nair. The Reserve price will be Rs. 3,90,72,000/- (Rupees Three Crore Ninety Lakhs Seventy-Two Thousand Only) and the earnest money deposit will be Rs. 39,07,200/- (Rupees Thirty-Nine Lakhs Seven Thousand and Two Hundred Only).

Schedule Description of Mortgaged Immovable Properties

All that piece and parcel of the Shop/Unit No. : 1 admeasuring 256 Sq.Fts. Built up area, on the Ground Floor, in A Wing, of the building known as Hawa Apartment, constructed on all that piece and parcel of land admeasuring about 2500 Sq.yards or 2090 Sq.Meters bearing Survey No. 57, Hissa No. 5 (Part), C.T.S. No. 13/38 (Part), Plot No. 3, lying being and situated at Revenue Village of Mulgaon, Mahakali Caves Road, Taluka Andher B.S.D, Opposite Holy Spirit Hospital. Andheri East Mumbai-400093, State Maharashtra, in the Sub-Registration District of Bandra and Bombay B.S.D. and bounded on the East by Part of Survey No. 57/5. on the South by Private Passage, on the West by Mahakali Caves road, and on the North by Property bearing Survey No. 57/5. Plot No. 2.

All that piece and parcel of the Shop/Unit No.: 2 & 3, admeasuring 750 Sq.Fts. area, on the Ground Floor, in A Wing, of the building known as Hawa Apartment, constructed on all that piece and parcel of land, bearing Survey No. 57, Hissa No. 5 (Part), C.T.S. No. 13/38 (Part) Plot No. 3, lying being and situated at Revenue Village of Mulgaon, Mahakali Caves Road, Taluka Andheri B.S.D, Opposite Holy Spirit Hospital, Andheri East, Mumbai-400093, State Maharashtra, in the Sub-Registration District of Bandra and Bombay B.S.D. and bounded on the East by Part of Survey No. 57/5, on the South by Private Passage, on the West by Mahakali Caves road, and on the North by Property bearing Survey No. 57/5, Plot No. 2.

For detailed terms and conditions of the sale. please refer to the link provided in the website of The Federal Bank Ltd. i.e. https://www.federalbank.co.in/web/guest/tender-notices

> For, The Federal Bank Ltd. Lecin C

Deputy Vice President - I & Division Head Date: 28/07/2025 (Authorised Officer under SARFAESI Act)

Authorised Office