

PUBLIC NOTICE

Notice is hereby given that 1) Mr. Chandrashekar Narayan Kunder residing at Flat no. 607, Building no. 17, Chembur, Mumbai and 2) Smt. Geeta Jayanth Kunder, residing at Room no. 20, Dattasai Apartment, Wadhwai Section, Ambarnath East, Ambarnath, Thane, have agreed to sell their flat property, Flat no. 1102, 11th Floor, B Wing, area 585 Sq. ft., Chembur Nandadeep Co-operative Housing Society Limited, along with One Car Parking space bearing no. 43, on the plot no. 67 to 71 part and CTS no. 832 of Village Chembur, Mumbai 400071 to 1) Mr. Jitendra Kumar Jain 2) Mrs. Manju Devi Jain. Therefore, all persons having any claim against or in the said Flat/Land or any part thereof by way of sale, mortgage, gift, exchange, lease, charge, lien, trust, maintenance, inspendence, attachment, inheritance, possession or otherwise however are hereby required to make the same in writing to the undersigned at office HINDUJA LAW FIRM: Shop No. 4, Opp. M. S. Building no. 10, Chembur Camp, Chembur East, Mumbai 400074, within 7 days (Seven Days) from the date of publication otherwise the sale will be completed without reference to such claim/sale and the same if any, will be considered as waived.

Date: 11.02.2024.

Adv. Nitesh P. Hinduja.
HINDUJA LAW FIRM.
For the Purchasers.

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State Bank of India

RACPC Andheri Branch Code 17897 :- UTI Bldg. 1st floor, Plot No.12, Road No.11, Behind Tunga Paradise, MIDC, Marol Andheri East, Mumbai-400093. Ph. 28303998 FAX: 28303999 / 28389765 / 28389769.

VEHICLE AUCTION SALE NOTICE

We invite sealed bids for online/offline Auction Sale of following Vehicle seized from borrower on account of recovery on 'as is where is' basis. **Auction will be from 3.00 p.m. to 5.00 p.m. on 20.02.2024 at RACPC Andheri. Every increase in bidding will be Rs. 5000/- only.** Highest bid offer will be considered for sale of the vehicle. Highest bidder shall pay remaining amount of the offer amount within 5 days from the day of Auction, failing which the EMD will be forfeited. Vehicle must be removed immediately after payment of offer amount to avoid penalty. SBI reserves the right to cancel the auction or tender without giving any reasons thereof. Vehicle will be available for inspection from **14.02.2024 To 20.02.2024** at the mentioned yards/.

Interested parties may submit tender along with Demand Draft/SBI Cheque in Favor of "State Bank of India" as earnest money deposit of 10% of reserve price with copies of self-attested PAN Card & Aadhar Card which will be accepted up to **3.00 P.M on 20.02.2024.**

Sr No	Account No	Borrower's Name	Registration Date	Vehicle No	Vehicle Make	Fuel Type	RC Status	Reserve Price	EMD
1	35792145933	Khimji Prabhat Patel	03.06.2016	MH02 EE 8511	Hyundai Creta 1.6 VTVT SX Auto Petrol	Petrol	NO	5,85,000/-	58500/-

VEHICLE PARKED AT: Sr No 1 House No 314 Uttan Road Bhut Banglow Bus Stop, Keshav Shrushti Road, (Khadiwargaon) Bhayander West Thane 401106 **Contact : 8286919240 Mail: U.F.S. Sanjayunis@gmail.com**
Statutory Notice Under Rule 8(6) of the SARFAESI Act.. This is also a notice to the Borrower/ Guarantor of the above loan under Rule 8(6) of the SARFAESI Act, 2002 about holding of Auction for the sale of secured assets on the above mentioned date

Date : 11.02.2024
Place : Mumbai

Sd/-
Chief Manager
State Bank of India, RACPC Andheri



Mumbai Western Circle SASTRA
PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G,
Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.
Email: cs4444@pnbc.co.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & 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 the Borrower(s) and Guarantor(s) and Mortgagor(s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No.	Name of the Branch		Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on NPA date C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive		A) Reserve Price (Rs. In Lacs) B) EMD (to be deposited MSTC wallet before Auction Date) C) Bid Increase Amount		Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	
	Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account			Name of Mortgagor / Owner of property					Name & Number of the Contact Person	
1	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mr Nazneen Ishiaque Shaikh, Late Mr Ishiaque Mohamadalli Shaikh, Through his legal heirs. Flat No 105, 1st Floor Pegasus CHSL Yagna Nagar Versova Andheri West Mumbai 400059		Flat No 105, 1st Floor Pegasus CHSL, Yagna Nagar Versova Andheri West, CTS no 1249 to 1251 Mumbai 400059. Area admn 516.24 sq.ft BUA in the name of Mrs Nazneen Ishiaque Shaikh and Late Mr Ishiaque Mohammadali Shaikh	A) 20.09.2023 B) 17,21,819.00 plus further interests and charges. C) 12.12.2023 D) Symbolic		A)Rs 84,00,000.00 B)Rs 8,40,000.00 C) Rs 10,00,000		14th March 2024 10:00am to 04:00pm	Not known to Authorised Officer 9935189143 7984032293 8976973349	
2	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mr Mahesh Dattaram Chavan, Late Mrs Priya Chavan. Flat No 706, 7th Floor, F-Wing Building No 1, Kalpana Garden Yashwant VIVA Township Off New Vasai Nalasopara Link Road, Sector 6 New Nalasopara Achole Nalasopara East Palghar 401209. In the name of Mr Mahesh Dattaram Chavan & Late Mrs Priya Chavan Area admn 391 sq.ft carpet		Flat No 706, 7th Floor, F-Wing Building No 1, Kalpana Garden Yashwant VIVA Township Off New Vasai Nalasopara Link Road, Sector 6 New Nalasopara Achole Nalasopara East Palghar 401209. In the name of Mr Mahesh Dattaram Chavan & Late Mrs Priya Chavan Area admn 391 sq.ft carpet	A) 25.09.2023 B) 14,52,310.63 plus further interests and charges. C) 13.12.2023 D) Symbolic		A)Rs 34,00,000.00 B)Rs 3,40,000.00 C) Rs 5000.00		14th March 2024 10:00am to 04:00pm	Not known to Authorised Officer 9935189143 7984032293 8976973349	
3	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mr Mukesh Ramkishan Sharma, Mrs Divya Ramavtar Nai alias Divya Mukesh Sharma, Flat No 1001, 10th Floor E-Wing Central Park, Ekta Park Village Opp Global City Narangi Bypass Road, Village Chikal Dongiri Virar West, Palghar 401303. Area admn 658.54 sq.ft approx. in the name of Mukesh Ramkishan Sharma and Mrs Divya Mukesh Sharma.		Flat No 1001, 10th Floor E-Wing Central Park, Ekta Park Village Opp Global City Narangi Bypass Road, Village Chikal Dongiri Virar West, Palghar 401303. Area admn 658.54 sq.ft approx. in the name of Mukesh Ramkishan Sharma and Mrs Divya Mukesh Sharma.	A) 15-09-2023 B) 25,66,206.41 plus further interests and charges. C) 13.12.2023 D) Symbolic		A)Rs 40,00,000.00 B)Rs 4,00,000.00 C) Rs 5000.00		14th March 2024 10:00am to 04:00pm	Not known to Authorised Officer 9935189143 7984032293 8976973349	
4	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mr Anant Shankar Jadhav, Mrs Anjali Anant Jadhav Flat No 4 A-Wing , Ground Floor Dahisar Om-Sancheayeta CHSL, Laxma Mahatre Road, Near BOI, Dahisar West,Mumbai		Flat No 4 A-Wing Ground Floor Dahisar Om Sancheayeta CHSL, Laxman Mahatre Road, Near Bank of India, Navagao, Dahisar West, Mumbai- 400068. Area admn 397 sq.ft Carpet area in the name of Anant Shankar Jadhav.	A) 23-05-2023 B) 32,86,797.11 plus further interests and charges. C) 08-08-2023 D) Symbolic		A)Rs 67,00,000.00 B)Rs 6,70,000.00 C) Rs 5000.00		14th March 2024 10:00am to 04:00pm	Not known to Authorised Officer 9935189143 7984032293 8976973349	
5	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mr Bhupendra Premshankar Jani and Mrs Bhavana Bhupendra Jani Flat No 3033304, 3rd Floor, Laxmi Heights CHSL, Nr St.Paul School, Highness Park, Mira Road East, Thane 401107.		Merged Flat No 3038304, 3rd Floor, Laxmi Heights CHSL, Nr St.Paul School, Highness Park, Mira Road East, Thane 401107. Admeasuring area 896.13 sq.ft, built up Owned by Mr Bhupendra Premshankar Jani and Mrs Bhavana Bhupendra Jani https://ibapi.in Property ID: PUNBCS444400177 (Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive)	A) 30.01.2020 B) 59,32,969.68/- plus further interest and charges. C) 10.04.2020 D) Symbolic		A) Rs 57,50,000.00 B) Rs 5,75,000.00 C) Rs 5,000.00		14th March 2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9723930002 8591296152 8976973349	
6	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mrs. Sindhu Dhananjay Pandey Flat N. 2701, Tower No.3, Challenger Tower, Thakur Village, Kandivali East-Mumbai-400101		Flat No. 401, 4th Floor, B wing, Kalash Building, Type-AA, Opp. Yashwant Gaurav Complex, Vile-Achole, Nalasopara East, Tal-Vasai-Palghar-401209. Survey no.2, carpet 532 Sq. Ft. (58.33 Sq. Mt.) as per agreement in the Name Mr. Mrs. Sindhu Dhananjay Pandey	A) 22.08.2023 B) 26,98,141.86 plus further interest and charges. C) 24.11.2023. D) Symbolic		A) Rs 38,00,000.00 B) Rs 3,80,000.00 C) Rs 5,000.00		14th March 2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9723930002 8591296152 8976973349	
7	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mrs. Sarita Baqai (Borrower) Flatno. 702, Building No. 4-B, N G Suncity, Thakur Village, Kandivali East-Mumbai-400101 Mr. Mohammed Ghazali (Co-Borrower) Flat No.2033, 20th Floor, Building No. 12, Orchid Ozone, Golden Chemical compound, Near Dahisar Check Naka, Western Express Highway, Mahajan wadi, Mira Road East-Thane-400103		Flat No.2003, 20th Floor, Building No. 12, Orchid Ozone, Golden Chemical compound, Near Dahisar Check Naka, Western Express Highway, Mahajan wadi, Mira Road East-Thane-400103. BUA 502 Sq. Ft. (46.72 Sq. Mt.) as per agreement in the Name Mrs. Sarita Baqai/Mr. Mohammed Ghazali.	A) 19.05.2023 B) 13,95,148.86 plus further interest and charges. C) 24.08.2023. D) Symbolic		A) Rs 55,00,000.00 B) Rs 5,50,000.00 C) Rs 5,000.00		14th March 2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9723930002 8591296152 8976973349	
8	CIRCLE SASTRA MUMBAI WESTERN CIRCLE Mr Vinod Dilip Pawar, Mr Dilip Sarjavar Pawar, Flat No 405, 4th Floor Sadiya Blossom CHSL, Plot no 177, Sector -2 Talaja Panchanand, Taluka Panvel Navi Mumbai Raigad, 401208. Area admn 28.50 sq.mts in the name of Flat Plot no 177, Sector -2 Talaja Panchanand, Taluka Panvel Raigad 401208. Mr Vinod Pawar & Mr Dilp Sarjavar Pawar.		Flat No 405, 4th Floor Sadiya Blossom CHSL, Plot no 177, Sector -2 Talaja Panchanand, Taluka Panvel Navi Mumbai Raigad, 401208. Area admn 28.50 sq.mts in the name of Flat Plot no 177, Sector -2 Talaja Panchanand, Taluka Panvel Raigad 401208. Mr Vinod Pawar & Mr Dilp Sarjavar Pawar.	A) 04-08-2023 B) 14,19,885.45 plus further interest and charges. C) 01-11-2023 D) Symbolic		A) Rs 25,00,000.00 B) Rs 2,50,000.00 C) Rs 5,000.00		14th March 2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9723930002 8591296152 8976973349	

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal <https://www.mstccommerce.com>. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3.Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from <https://www.mstccommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD amount, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4.Platform (<https://www.mstccommerce.com>) for e-Auction will be provided by e-Auction service provider M/S MSTC Limited having its Registered office at 225-C.A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free numbers 079-41072412/ 411/ 413 or 1800-1033-5342). The intending Bidders/ Purchasers are requested to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstccommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5.The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) <https://www.ibapi.in/> (2) <https://eprocure.gov.in/epublish/app> (3) <https://www.mstccommerce.com/>, (4) www.pnbindia.in, 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bkay -IBAPI portal (<https://www.ibapi.in/>). 7. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8.Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9.During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the bid incremental amount to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10.It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction. Help Manual on operational part of e-Auction and follow them strictly.(1)In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://www.mstccommerce.com/>). Details of which are available on the e-Auction portal. 11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. 14. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/c) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 15.Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 16. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 17.The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 18. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 19.The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 20.The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 21.It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 22.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23.The Authorised Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.24. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power/failure or technical reasons or reasons/contingencies affecting the e-auctions. 25.It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>, <https://www.mstccommerce.com/>, www.pnbindia.in, 26. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. (27) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstccommerce.com> on **14th March 2024 starting from 10:00 AM to 4:00PM.** (28) Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive. In case of bidders bidding for properties in symbolic possession it is implied that they are aware about the risks involved in obtaining physical possession of properties bidden such as possible uncertain time delay due to any reasons such as availability of Court Commissions, Assnt Registrars, Police Protection, any legal stay by any Court/DRT. The above list is indicative and not exhaustive. (29) In case of successful bid and upon receipt of full and final bid amount payment by or within the stipulated period, if the bidders choose to register the Sale Certificate, the costs, stamp duty, other registration, legal expenses to be borne by bidders only and the original property documents will be released only upon completion of registration of said Sale Certificate and submission of copy of registered sale certificate along with Form 16B duly signed by bidders in case of tax deducted at source on whole bid amount.**Read with Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The borrowers / Guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues/costs/charges/expenses at any time before the sale is conducted, failing which the property will be auction/sold and the balance dues, if any will be recovered with interest and costs.**

Date: 08.02.2024
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank
(Secured Creditor)

AXIS BANK LTD.

//Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad – 380006.
Branch Address :- Axis Bank Ltd. 3rd floor, Gigaplex, NPC – 1, TTC Industrial Area, Mughals Road, Airoli, Navi Mumbai – 400 708.

RULE 8 (1) POSSESSION NOTICE (For Immoveable Property)

Whereas the Authorized Officer of Axis Bank Ltd, under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002(herein after referred as "said Act") & in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, has issued Demand Notice as mentioned below, under Section 13 (12) of the said Act, calling upon the concerned Borrowers/Guarantors/Mortgagors/Guarantors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrowers / Guarantors / Mortgagors having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrowers/Guarantors/Mortgagors/Guarantors in particular and the public in general that the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act on the date mentioned below. The Concerned Borrowers/Co-borrowers/Guarantors/ mortgagors in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd for amounts mentioned below. 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.

Sr. No	Name / Address of the Borrowers/Co-borrowers/Mortgagors/Guarantors	Outstanding Amount (Rs.)	Date of Demand Notice	Description of Immoveable property
			Date of Possession	
1.	1) PAVITRAKUMAR U SAHU, (Borrower/ Mortgagor), 2) MRS. PRAMILA SAHU (Co-Borrower/Mortgagor) Loan Account nos. PHR0574024059556, HTR0574024511669 and CTR0574024096663,	Rs.5782332/- (Rupees Fifty Seven Lakh Eighty Two Thousand Three Hundred Thirty Two Only being the amount due as on 27.03.2023, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	29.03.2023 06-02-2024	FLAT NO.B 302, TWIN STAR, BUILDING NO.1, SHRISHTI COMPLEX, S. V. ROAD, KURLA WEST, OPP L&T GATE NO.7, ANDHERI (EAST), MUMBAI-400072. ADMEASURING: 375 SQ.FT BULT UP AREA
2.)	VILJANIRIMALA G NAIR, (Borrower/Mortgagor) Loan Account. PHR02302599115	Rs.2073585/- (Rupees Twenty Lakh Seventy Three Thousand Five Hundred & Eighty Five Only being the amount due as on 11.05.2023, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	11.05.2023 09-02-2024	FLAT NO.202, 2ND FLOOR, A WING, DOLPHIN VIEW CHSL,VILLAGE,BARAMPUR, VASAI WEST DIST. PALGHAR. 401202. ADMEASURING BUILDUP AREA OF 450 SQ.FT..

Date: 06-02-2024, 09.02.2024
Place: Mumbai, PALGHAR

Authorized Officer,
Axis Bank Ltd.

PUBLIC NOTICE

This is to inform/notice you that my Clients (1) MR. MAHENDRA MAHADEV SUBHEDAR (2) MR. DEVESH ANIL SUBHEDAR, (3) MR. MOHIT BHUSHAN SUBHEDAR (4) MR. ANIL MAHADEV SUBHEDAR, (5) MR. JANIT BHUSHAN SUBHEDAR, (6) MR. BHUSHAN MAHADEO SUBHEDAR, (7) MR. BHUSHAN MAHADEO SUBHEDAR and (8) MR. MAHENDRA MAHADEV SUBHEDAR, wish to attain/divide the below mentioned Room Nos. 3, 4, 5, 6, 10, 11 & 85 Shop Nos. 2 & 7 respectively in their respective names.

So, if any person/s, bank, society or company have any claims, rights, objections in respect of the below mentioned premises, then submit it at my below address or the address of The Administrative Officer (Estate), Mumbai Municipal Corporation, F/North Ward, Bhau Daji Lad Road, Matunga, Mumbai-400019 within 14 days from this notice, failing which, any claim/s, shall be considered as waived off/ abandoned/given up or surrendered.

Description of the Property

Room Nos. 3, 4, 5, 6, 10, 11 & Shop Nos. 2 & 7, Old House/ Case No. 1077, Akar Co-op. Housing Society Ltd., Bhandarwada, Road No. 28 A, Sion, Mumbai-400022.

Sd/-
Adv. P. V. DHOLE
Add : Office No. 35, 105, Mumbai Samachar Marg, Opp. Laxmi Vilas Bank, Fort, Mumbai-400023



AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE 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 Immoveable Assets under the Securitisation 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** (Formerly known as "Au HOUSING FINANCE 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.
MANOJ PANDURANG NAIK, Mrs. SMITA MANOJ NAIK (Ac No.) LNTHA00316-170034752	Rs. 1223468.41/- Dues as on 31 Jan 2024	30-Jul-21 Rs. 634908.41/- Dues as on 24 Jul 21	5-Oct-23	FLAT NO 001, GROUND FLOOR, NEW MNNC HOUSE NO 0412, KHAIRNE, SAMADHAN INGALE NIWAS, BONKODE GOAV, KOPAR KHAIRANE, NAVI MUMBAI, MAHARASHTRA, ADMEASURING 210 Sq. Ft.	Rs. 497952/-	Rs. 49795/-	11.00 AM TO 01.00 PM 18 Mar 2024	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA
RUPESH PRAKASH PATIL, Mrs. HARSHALA RUPESH PATIL (Ac No.) LNBSR00618-190080655 & LNBSR01819-200121670	Rs. 237866/- & Rs. 705571/- Dues as on 31 Jan 2024	5-Dec-22 Rs. 2214814/- Rs. 601961/- Dues as on 5 Dec 22	31-Oct-23	PROPERTY SITUATED AT HOUSE NO. 412, AT NAVAGE PADA, NAVAGE, AGARWADI, PALGHAR, THANE, MAHARASHTRA ADMEASURING 810 Sq. Ft.	Rs. 2480640/-	Rs. 248064/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO. 236B, 259B & B237, B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARASHTRA-INDIA
ARVIND KUMAR SHARMA, Mrs.Vandana Arvind Sharma (Ac No.) LNBSR00316-170029158	Rs. 1424439.41/- Dues as on 31 Jan 2024	12-Apr-21 Rs. 1221546.41/- Dues as on 7 Apr 21	23-Aug-23	FLAT NO 201, 2ND FLOOR, KUNDAN PLAZA, OPP. TATA HOUSING, NEAR OSTWAL WONDER CITY, SURVEY NO. 158/1, PLOT NO. 79, BETEGAON BOISARE, PALGAR, THANE, MAHARASHTRA-401501 Admeasuring 585 Sq. Ft.	Rs. 1140000/-	Rs. 114000/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO. 236B, 259B & B237, B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARASHTRA-INDIA
PREM PRAKASH RAMASHISH SINGH, Mrs. NEETUP P SINGH GUARANTOR: Mr. OMPRAKASH R SINGH (Ac No.) LNKAL00316-170032054	Rs. 1564243.41/- Dues as on 31 Jan 2024	9-May-22 Rs. 1073707.41/- Dues as on 7 May 22	18-Aug-23	FLAT NO. 306, 3RD FLOOR, A WING, ASMITA PARK, SURVEY NO. 47/6, ADIVALI, DHOKALI, KALYAN EAST, TALUKA AMBERNATH, DIST THANE, MAHARASHTRA ADMEASURING 525 Sq. Ft.	Rs. 1003680/-	Rs. 100368/-	11.00 AM TO 01.00 PM 18 Mar 2024	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA
NIKITA DINESH KANOJIA, Mr. DINESH KANOJIA (Ac No.) LNPVA00317-180049146	Rs. 3240822/- Dues as on 31 Jan 2024	4-Jun-22 Rs. 2607822/- Dues as on 4 Jun 22	24-Aug-23	FLAT NO. 204, 2ND FLOOR, BHARGAV PALACE, MANPADA ROAD, SURVEY NO. 137, HISSA NO. 3, VILLAGE SAGAONI, KALYAN, THANE, MAHARASHTRA & ADMEASURING 56.22 Sq. Mtrs	Rs. 2208000/-	Rs. 220800/-	11.00 AM TO 01.00 PM 18 Mar 2024	E-01, 1ST FLOOR, CHARMS STAR, BAIL BAZAAR, KALYAN WEST-421301, MAHARASHTRA-INDIA
PANKAJ OMPRAKASH SINGH, Mr. AMBUJ KUMAR SINGH, Mrs. SADHANA SINGH (Ac No.) LNKAL00317-180058548	Rs. 2367418.41/- Dues as on 31 Jan 2024	7-Apr-22 Rs. 1602502.41/- Dues as on 5 Apr 22	23-Aug-23	FLAT NO. 001, GROUND FLOOR, ASTAVINAYAK RESIDENCY S. NO. 241, HISSA NO. 3, VILLAGE KHARBAY NAKA, BHIWANDI, THANE, MAHARASHTRA ADMEASURING 640 Sq. Ft.	Rs. 1477840/-	Rs. 147784/-	11.00 AM TO 01.00 PM 18 Mar 2024	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA
Narayan Damu Meghadamber, Mr. Nitin Narayan Meghadamber, Mr. Sachin Narayan Meghadamber, Mrs. Kavari Narayan Meghadamber (Ac No.) LNTHA00316-170045184	Rs. 760744.41/- Dues as on 31 Jan 2024	9-Apr-21 Rs. 408987.41/- Dues as on 9 Apr 21	22-Nov-23	SERVEY NO. 36, HISSA NO. 20, FLAT NO. A-205, 2ND FLOOR, WING-A, SAI LEELA CO. OP. HOUSING SOCIETY, ASIVALI DHOKALI, TAL. AMBERNATH, DIST. KALYAN, THANE, MAHARASHTRA, INDIA. ADMEASURING 315 SQ. FT. BUILT UP AREA (242 SQ. FT. CARPET AREA.	Rs. 387200/-	Rs. 38720/-	11.00 AM TO 01.00 PM 18 Mar 2024	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA
NITIN HARIBABU GUPTA, Mr. SUMITKUMAR GUPTA, Mrs. SEEMA GUPTA (Ac No.) LNKAL02116-170045514 & LNKAL01817-180046825	Rs. 5704327.41/- & Rs. 1787555.41/- Dues as on 31 Jan 2024	14-Oct-22 Rs. 4302787.41/- & Rs. 1327708.41/- Dues as on 14 Oct 22	24-Nov-23	TENEMENT NO 18, GROUND FLOOR, BUILDING NO. 5-B/8-0, TYPE B, SHREE SAI CO OP HSG LTD, NEAR D MART, SECTOR 10, KOPARKHARNE, NAVI MUMBAI, MAHARASHTRA Admeasuring 18.720 Sq. Mtrs (Builtup Area), Plus 6.480 Sq. Mtrs Courtyard	Rs. 3991520/-	Rs. 399152/-	11.00 AM TO 01.00 PM 18 Mar 2024	E-01, 1ST FLOOR, CHARMS STAR, BAIL BAZAAR, KALYAN WEST-421301, MAHARASHTRA-INDIA
ARAVIND SHIVAJI PADAVE, Mrs. PRIYA DEVENDRA KAMBLI (Ac No.) LNTNH00318-190091308	Rs. 3192673/- Dues as on 31 Jan 2024	5-Sep-22 Rs. 2455271/- Dues as on 3 Sep 22	7-Nov-23	FLAT NO 301, 3RD FLOOR, TRIDEV BUILDING, HOUSE PROPERTY NO. GHAGHO-324-012 & GHAGHO-324-011, GOTHIVALIGAON, GHANSOLI, THANE, MAHARASHTRA Admeasuring 490 Sq. Ft.	Rs. 2287840/-	Rs. 228784/-	11.00 AM TO 01.00 PM 18 Mar 2024	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA
Praveen Anand Shetty, Mrs. Nivedita Praveen Shetty (Ac No.) LNTHA00316-170028386	Rs. 3596257.41/- Dues as on 31 Jan 2024	11-Nov-17 Rs. 2546332/- Dues as on 11 Nov 17	31-Jul-23	FLAT NO 16 & 17 GROUND FLOOR, SAAKVELLY, MAAN DHODIPADA, CHILLER BOISAR ROAD NEXT TO AMAN VAJAN KANTA TALUKA BOISAR DISTT PALGARH MAHARASHTRA, ADMEASURING- 432 SQ. FT OF FLAT NO 16 & ADMEASURING- 459 SQ. FT OF FLAT NO 17.	Rs. 1036800/1101600/-	Rs. 103680/110160/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO. 236B, 259B & B237, B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARASHTRA-INDIA
RAMAYYA RATHAN TAGARAM, Mrs. DAYAMMA RAMAYYA TAGARAM (Ac No.) LNTNH00317-180055474	Rs. 4020984/- Dues as on 31 Jan 2024	5-Jul-22 Rs. 3003263/- Dues as on 5 Jul 22	4-Jul-23	FLAT NO. 204, 2ND FLOOR 204, A WING, SHIVNARAYAN RESIDENCY, H NO 1176(2) & 263A, KAMOTHE, PANVEL, RAIGAD, MAHARASHTRA ADMEASURING 355 Sq. Ft.	Rs. 2876160/-	Rs. 287616/-	11.00 AM TO 01.00 PM 18 Mar 2024	NEELKANT LANDMARK, 5TH FLOOR, OFFICE NO.502, BEHIND ORION MALL, NEAR ST STAND, OLD PANVEL-410206, MAHARASHTRA-INDIA
PRASHANT SHARAD BIRARI, Mrs. MANGALBAI SHARAD BIRARI GUARANTOR: Mr. MADHAV ANNA BIRARI (Ac No.) LNNAS03118-190089703	Rs. 914974/- Dues as on 31 Jan 2024	7-Jun-22 Rs. 609388/- Dues as on 6 Jun 22	27-Jul-23	FLAT NO. A-716, PMAY S. NO. 1560, ADGAON, NASHIK, MAHARASHTRA ADMEASURING 30.60 Sq. Mtrs	Rs. 959364/-	Rs. 95936/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO 46R.FLOOR, MADHAV PLAZA NR.KINARA HOTEL MUMBAI NAKA NASIK-422001, MAHARASHTRA-INDIA
MAHENDRA UKARAM PUROHIT, Mr. UKA RAM DEVI, Mrs. HANJA DEVI GUARANTOR: Mr. GANESH GULABRAO JAGTAP (Ac No.) LNNAS02219-200120943 & LNNAS04320-210146147	Rs. 4030891/- & Rs. 13159/- Dues as on 31 Jan 2024	10-Feb-22 Rs. 2803190/- & Rs. 50630/- Dues as on 9 Feb 22	27-Jul-23	FLAT NO. A-13, 3RD FLOOR, WING-A, SAI TOWER APARTMENT, S. NO. 189/2A/1/2/3, NASHIK, MAHARASHTRA ADMEASURING 939 Sq. Ft.	Rs. 2709944/-	Rs. 270994/-	11.00 AM TO 01.00 PM 18 Mar 2024	SHOP NO 46R.FLOOR, MADHAV PLAZA NR.KINARA HOTEL MUMBAI NAKA NASIK-422001, MAHARASHTRA-INDIA