

यूनियन बैंक ऑफ इंडिया **Union Bank of India**
CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT
The Capital Building, 1st Floor, Opp. Kulkarni Garden, Sharanpur Road, Nasik-05. Ph.: (0253) 2317771

[Rule - 8 (1)]
POSSESSION NOTICE
(For Immovable Property)

Whereas
The undersigned being the Authorized Officer of Union Bank of India, Saubhagya Nagar Branch, address at Shop No. 1 & 2, Casa Blanca, Lam Road, Saubhagya Nagar, Post Devlali, Nashik, Maharashtra-422401 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 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 a Demand Notice Dated 01/01/2026 calling upon the Borrowers Mr. Ejai Akil Sayyed to repay the amount mentioned in the notice being Rs. 14,42,847.78 (Rupees Fourteen Lakh Forty Two Thousand Eight Hundred Forty Seven and Paise Seventy Eight Only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **23rd March 2026**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Union Bank of India** for an amount of **Rs. 14,42,847.78 (Rupees Fourteen Lakh Forty Two Thousand Eight Hundred Forty Seven and Paise Seventy Eight Only)** 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 the borrower to redeem the secured assets.

Description of Immovable Property
Equitable Mortgage of immovable property described herein below:
Part A (Details of Plot): All the piece and parcel of the non-agricultural land & property i.e. Survey No. 243/3-38/2 (CTS No. 1567/D) area adm. 2644.40 Sq. Mtrs. situated at Deolali within limits of Nasik Municipal Corporation Nasik and the same is bounded as per building plan:
East: Adjacent Survey Number, **West:** 6 Mtrs. Road, **South:** 12 Mtrs. Road, **North:** 6 Mtrs. Road

Part B (Details of the Properties owned by aforesaid Borrowers/ Mortgagees):
On the above referred property constructed thereon "Bage Nasheman Co-Op Hsg. Society Ltd. Nasikroad", "A" wing on first Floor (Slit Floor), Flat No. 04 (Four) having building area 745.00 Sq.ft. i.e. 69.21 Sq. Mtrs. approximately (Carpet area adm. 53.24 Sq. Mtrs) and same is bounded as under:
East: Lift & Staircase, **West:** Building Open Space, **South:** Flat No. A-03 **North:** Building Open Space

Together with common rights in the said building, common facilities and common parking area etc. and all electrical installations, electrical connection and meter, fitting and fixtures, water meter and water connection in said property.

Sd/-
Chief Manager/Authorized Officer
Union Bank of India

Date: 23.03.2026 | Place: Nashik

FORM INC -25A
Advertisement to be published in the newspaper for conversion of public company into a private company
Before the Regional Director, Ministry of Corporate Affairs Western Region
In the matter of the Companies Act, 2013, section 14 of Companies Act, 2013 and rule 41 of the Companies (Incorporation) Rules, 2014
AND
In the matter of HYBRID AGRICULTURAL LIMITED having its registered office at
Unit No. 602, 6th Floor, Floral Deck Plaza, Midc Opp. Seepz, Andheri (East), Mumbai - 400093

Notice is hereby given to the general public that the company intending to make an application to the Central Government under section 14 of the Companies Act, 2013 read the special resolution passed at the Extra Ordinary General Meeting held on 23/03/2026 to enable the company to give effect for such conversion.

Any person whose interest is likely to be affected by the proposed change/status of the company may deliver or cause to be delivered or send by registered post of his objections supported by an affidavit stating the nature of his interest and grounds of opposition to the concerned Regional Director (Western Region, Everest 5th Floor 100 Marine Drive, Mumbai - 400002) within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

Registered Office:
Unit No. 602, 6th Floor, Floral Deck Plaza, Midc Opp. Seepz, Andheri (East), Mumbai - 400093

For and on behalf of the Applicant (VIKRAM CHOPRA)
Director
DIN: 00311827
Address of registered office
Unit No. 602, 6th Floor, Floral Deck Plaza, Midc Opp. Seepz, Andheri (East), Mumbai - 400093

APPENDIX 16
(Under the bye-law no 35)
The Farm of Notice, inviting claims or objections to the transfer of the shares and the interest of the Deceased Member in the Capital/Property of the Society.

PUBLIC NOTICE
Shri Oscar Fernandes a nominee member of the La Serena Co-operative Housing Society Ltd., having address at Plot 7-8, Sunder Lane, Orlem, Malad West, Mumbai 400064, and jointly holding Flat No.801 in the building of the society, died on 06-Feb-2018 in Mumbai, without making any Will.

The Society hereby invites claims or objections from the heir or heirs or other claimants/ objector or objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the Society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the capital/property of the Society. If no claims/objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased member in the capital/property of the Society in such manner as is provided under the bye-laws of the Society. The claims/objections, if any, received by the Society for transfer of shares and interest of the deceased member in the capital/property of the Society shall be dealt with in the manner provided under the bye-laws of the Society. A copy of the registered bye-laws of the Society is available for inspection by the claimants/objectors, in the office of the society/with the Secretary of the Society between 7 P.M. to 7.30 P.M. on Thursdays, from the date of publication of the notice till the date of expiry of its period.

For and on behalf of the La Serena Co-op. Housing Society Ltd. Malad West, Mumbai.
Sd/-
Hon. Secretary

Place: Mumbai Date: 25/03/2026

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD. (MULTI-STATE SCHEDULED BANK)
Central Office : "Marutangi", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063.
Tel. : 61890088 / 61890134 / 61890083.

POSSESSION NOTICE

WHEREAS
The undersigned being the Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 23.12.2022 calling upon the Principal Borrower: **Mr. Kayamuddin Basir Ansari, Proprietor of M/s. K M Cotton** to repay the amount mentioned in the notice being **Rs.21,38,023/- (Rupees Twenty One Lakh Thirty Eight Thousand Twenty Three Only)** as on 30.11.2022 within 60 days from the date of receipt of the said notices.

The said borrowers having failed to repay the amount, notice is hereby given to the said borrower and the public in general that the undersigned through Court Commissioner in execution of Order dated 26.03.2025 passed by Addl. Chief Judicial Magistrate, Thane in Case No. Cri.M.A.No/2249/2024, has taken Physical Possession of the property described herein below in exercise of powers conferred on the undersigned under section 13(4) of the said Act read with Rule 9 of the said Rules on this **23rd day of March of the year 2026**.

The said borrowers in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of Bharat Co-operative Bank (Mumbai) Ltd. for an amount of **Rs.21,38,023/- (Rupees Twenty One Lakh Thirty Eight Thousand Twenty Three Only)** as on 30.11.2022 along with further interest thereon.

DESCRIPTION OF THE PROPERTY
Flat No. 101 admeasuring 670 sq.ft. built up area equivalent to 62.27 sq.mtrs situated on the First floor of Building known as "Zohra Apartment" bearing Municipal House No. 858 constructed on land bearing Plot No. 17 (paiki), Survey No. 48 (paiki), Survey No.49 (paiki), Survey No. 98 Hissa No. 14, (paiki) and City Survey Nos. 4343 to 4347 at village Nagaon, Taluka Bhiwandi, Dist: Thane- 421302 within the limits of Bhiwandi Nizampur City Corporation within registration District Thane, sub-registration District Bhiwandi, **owned by Mr.Kayamuddin Basir Ansari** and bounded by:
East : Road and Shafuddin School
West : Amin Manzil
North : Salman Shaikh Property
South : Shanti Nagar Road

Date : 23.03.2026
Place : Bhiwandi, Thane

Sd/-
Authorised Officer

punjab national bank **ARMB, Thane**
PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G, Bandra Kuria Complex, Bandra (East), Mumbai - 400051. Email: cs8325@pnbank.in

APPENDIX IV (See Rule 8(1))
POSSESSION NOTICE

Whereas the being the Authorised Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 03.11.2025 calling upon the Borrower/ Guarantor/ **M/s. Siddharth Tank and Vessels Pvt Ltd. Mr. Siddharth Shrinath Chaturvedi, Smt. Aruna Shrinath Chaturvedi** to repay the amount mentioned in the notice being **Rs. 8,56,14,908.79/- (Rupees Eight Crore Fifty Six Lakhs Fourteen Thousand Nine Hundred Eight and Seventy Nine Paise Only)** as on 02.11.2025 with Further interest and expenses thereon within 60 days from the date of notice/date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **20th of March of the year 2026**.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount of **Rs. 8,56,14,908.79/- (Rupees Eight Crore Fifty Six Lakhs Fourteen Thousand Nine Hundred Eight and Seventy Nine Paise Only)** as on 02.11.2025 with further interest & expenses thereon until full payment.

The Borrower Attention is Invited to Provision of sub section (8) of section 13 of Act in respect of time available to redeem the secured assets

Description of Immovable Property
1. IP1: Factory Land & Bldg. situated at Khasra No 288, Opp. HPCL Depot, Bharatpur Mathura Road, Dhormui, Bharatpur, Rajasthan in the name of Sh. Siddharth Chaturvedi. CERSAI Asset Id.: 200016036086 Security Interest Id.: 400016071477
2. IP2: Property on WT No. 460,375.641 situated at Gali Peer Panch Chattri Bazar, Teh and Dist. Mathura in the name of Smt. Aruna Chaturvedi. CERSAI Asset Id.: 200010903572 Security Interest Id.: 400010925210
3. IP3: Property on WT No. 255 (old) and 79/252 (new) situated at Kutta Paisa, Dalpat Street, Teh & Dist. Mathura in the name of Smt. Aruna Chaturvedi & Sh. Siddharth Chaturvedi. CERSAI Asset Id.: 200010902081 Security Interest Id.: 400010923717

Description of Movable Property
1. First charge by way of hypothecation of entire current assets, including stocks incl. of raw materials/WIP/finished goods and book debts, and other current assets etc. arising out of genuine business transactions created out of bank finance (present and future). Inventory CERSAI Asset Id.: 200018093955 Security Interest Id.: 400018133998. Receivables CERSAI Asset Id.: 200018094312 Security Interest Id.: 400018134357
2. Hypothecation of Plant & Machinery situated at Bharatpur in name of M/s. Siddharth Tank and Vessels Pvt. Ltd. CERSAI Asset Id.: 200034886551 Security Interest Id.: 400034945078

Date: 20/03/2026
Place: Mathura

Sd/-
Authorised Officer
Punjab National Bank

HO Recovery Office : 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West)-400604. Tel.: 022-69978752/731.

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

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

WHEREAS, TJSB Sahakari Bank Limited through its Authorized Officer having its Office at 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane West 400604 issued notice to the following **Borrowers/Co-Borrowers/ Mortgagees/Guarantors** mention in Column No. 1 below have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the bank and said facilities have turned to be **Non-Performing Assets (NPA)**. The notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Names of The Borrower(S) / Guarantor(S) / Mortgagor(S)	13(2) Demand Notice Date/NPA Date/ Outstanding Amount	Property Address of Secured Assets/ Assets to be enforced
1. Mr. Ajay Vijay Ubale (Borrower & Mortgagor)	Notice Date: 07.03.2026	All that piece and parcel of immovable property in the form of Row House No B-2, having an admeasuring about 85.50 Sq. Mtrs (920 Sq. Ft built up) i.e. 71.56 Sq.Mtrs (770 Sq. Ft. carpet) and right of way 24.62 Sq.Mtrs (265 Sq. Ft.) located on ground and first floor bearing Grampanchayat Ghar No 454 B-2 in the lay out known as 'Swami Villa' situated at village Mouje Dapooli, Taluka Dapooli, District Ratnagiri constructed on plots of land bearing (1) Survey No 44 Hissa No 4 having an admeasuring about H-R-P 0.02.40+0.00.13 and (2) Survey No.44 Hissa No 7 having an admeasuring about H-R-P 0.01.24+0.00.10 and (3)Survey No 48 No 4/2/13 having an admeasuring about H-R-P 0.02.21+0.01.75 and (4) Survey No 48 No 4/2/11 having an admeasuring about H-R-P 0.01.37+0.01.08 and (5) Survey No.48 No.3/2 having an admeasuring about H-R-P 0.03.73+0.04.17 Lying, being and situated at village Mouje Dapooli, Taluka Taluka Dapooli, Grampanchayat Mauje Dapooli, Talathi Mouje Dapooli, Panchayat Samiti Dapooli, Sub Division Taluka Dapooli District Ratnagiri, Zilla Parishad Ratnagiri belonging to Mr. Ajay Vijay Ubale.
2. Mr. Sanjay Vijay Ubale (Guarantor)	NPA Date: 10.02.2026	
3. Mr. Suresh Chirkut Khodankar (Guarantor)	O/s Aml.: Rs. 17,95,435.00 (Rupees Seventeen Lakhs Ninety-Five Thousand Four Hundred Thirty-Five Only)	
4. Mr. Yashwant Umaji Shinde (Guarantor)	as on 28.02.2026 with further interest and charges thereon from 01.03.2026.	
(Kawla Branch) Loan Account Nos. SS-M-014305000000492		

Now the steps are being taken for substituted service of notice by the Authorized Officer of TJSB Sahakari Bank Limited The above Borrowers/Co-Borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding amount within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Sd/-
(Authorised Officer)
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.
Registered Office: TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Tel:-022-69368500

DEUTSCHE BANK AG
PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY
Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002. The (Rules) issued demand notices dated 15/10/2025 calling upon the borrower(s) Ascent Total Solution Pvt Ltd, Swati Rajesh Hadaoo, Vijay Ramchandra Kolhekar, Rajesh Chandrakumar Hadaoo And Suraj K Patil residing at Flat No.404 and Flat No.405, Odyssey Kesar Harmony CHS, Bhagat Singh Marg, Near St Mary School, Sector 6, Kharghar, Navi Mumbai 410210. Calling upon the Borrower(s)/ Co-borrower(s) to repay the outstanding amount of **Rs.2,54,58,812/- (Rupees Two Crore Fifty-Four Lakhs Fifty-Eight Thousand Eight Hundred and Twelve Only)** as on 13/10/2025, and interest thereon within 60 days from the date of receipt of the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **27th April 2026 at 4 p.m.**, at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	All the piece and parcel of FLAT No. 202 2ND FLR B WING KRISHNA LEELA PLOT # 37.38 SECTOR 4 PANVEL, NAVI MUMBAI 410206, admeasuring 491 sq.ft. carpet and bounded towards EAST 8mtrs wide road, towards WEST unit No.201, towards NORTH Plot no.39 and towards SOUTH unit No.203	Rs. 65,00,000/-	Rs.6,50,000/-	27th April 2026

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offeror(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves / itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:
1. The property can be inspected on **4th April 2026 between 11 am to 5 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft / Pay Order of **Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand Only)** towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 on or before **27th April 2026 by 2 pm**. The earnest money deposit shall not carry any interest.
2. Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers and accordingly shall be rejected. No interest shall be payable on the EMD.
3. Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
4. On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. Upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
5. The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
6. All payments shall be made by the purchaser by means of the Demand Draft/ Pay Order favoring "Deutsche Bank AG".
7. On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
8. The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
9. The Demand Draft/ Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
10. For all purposes, the sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property
11. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
12. The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
13. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
14. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sub 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability claim against the Bank.

This Notice is also notice to the abovesaid Borrower under Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Place: Mumbai **Email :** diana.nadar@db.com, Contact Numbers: 9820066613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3721/3077/3479.

Diana Nadar, Authorized Officer - Deutsche Bank AG,
Contact Numbers: 9820066613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3721/3077/3479.

ICICI Bank Branch Office: ICICI Bank Ltd., Ground Floor, Akurati Centre, MIDC, Near Telephone Exchange, Opp Akurati Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to rule 8(6))
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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 / charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Abdul Salam Idaris (Borrower) Mrs. Bina Abdul Salam Idaris (Co-Borrower)	Flat No.206 on 2nd Floor, Building No.3 known as Maple City Situated on Survey No. 143 Hissa No.4A, 141, 144 Hissa No. 2, Survey No. 144, Hissa No. 1, of Village Badlapur, Chintamani Chowk, Badlapur Gaon Road, Badlapur (West)- 421503, Admeasuring an area of 30.20 sq mtr Carpet Area	Rs. 37,55,668/- As on March 18, 2026	Rs. 13,00,000/- From Rs. 1,30,000/- to 02:00 PM	April 06, 2026 From 10:00 AM to 02:00 PM	April 16, 2026 From 11:00 AM onward
2.	Mrs. Rasika Anil Dalvi (Borrower) Mrs. Anita Anil Dalvi (Co-Borrowers)	Flat No. 002, Ground Floor, B-Wing, Hummingbird Phase I Extension Co-Op Housing Society Ltd, Pranjee Garden City Phase-I, Survey No. 49, Hissa No. 2, Village Belvalvi, Badlapur East, Ambernath, Thane- 421503. Admeasuring an area of 32.52 Sq Mtr Carpet Which Is Inclusive Area Of Balcony	Rs. 24,41,930/- As on March 18, 2026	Rs. 18,50,000/- From Rs. 1,85,000/- to 05:00 PM	April 06, 2026 From 02:00 PM to 05:00 PM	April 16, 2026 From 11:00 AM onward
3.	Mr. Pankaj Subhash Pandey (Borrower) Mrs. Ragni Pankaj Pandey (Co-Borrowers)	Flat No.405, 4th Floor, Wing H, Building- Aquamarine, Project- Jewel Aristo, Survey No.25/1A, 25/1b, 25/2, 67/3a, 67/3b, 67/4, 25/3, Plot No 1, Village Sonivili, Taluka Ambernath, Badlapur West, Thane- 421503. Admeasuring an area of About 643 Sq Ft Carpet Area.	Rs. 31,93,615/- As on March 18, 2026	Rs. 29,00,000/- From Rs. 2,90,000/- to 02:00 PM	April 07, 2026 From 10:00 AM to 02:00 PM	April 16, 2026 From 11:00 AM onward
4.	Mr. Gehrilal Kanhaiyalal Gurjar (Borrower) Mrs. Mangibai Gehrilal Gurjar (Co-Borrower)	Shop No.204, 2nd Floor, Mohan Galleria, Near By Mohan Suburbia, Survey No.36, Hissa No.3, 10, 13, Village Kohoj Khuntavali, Taluka Ambernath, Thane- 421501 Admeasuring an area of Admeasuring About 20.59 Sq Mtrs. Carpet Area.	Rs. 32,62,358/- As on March 10, 2026	Rs. 15,00,000/- From Rs. 1,50,000/- to 05:00 PM	April 07, 2026 From 02:00 PM to 05:00 PM	April 16, 2026 From 11:00 AM onward

The online auction will be conducted on the website (URL Link-https://disposalsuhb.com) of our auction agency M/s. NexSen Solution Private Limited. The Mortgagees/ Notices are given a last chance to pay the total dues with further interest by April 15, 2026 before 05:00 PM. else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level E-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before April 15, 2026 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before April 15, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before April 15, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. on 8104548031/9833699013/916868529.

Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt. Ltd., 5. Giraosoft Pvt. Ltd., 6. Hecta Prop Tech Pvt. Ltd., 7. Arca Emart Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd. have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/m4p4s

Date : March 25, 2026
Place: Mumbai

Sd/-
Authorized Officer
ICICI Bank Limited

POSSESSION NOTICE
(for immovable property)

Whereas,
The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 31.12.2025 calling upon the Borrower(s) **MAHESH KUMAR LINGAYAT ALIAS MAHESH KUMAR J LINGAYAT PROPRIETOR SAI KRISHNA CATERERS and CHITRA B.P. ALIAS CHITRA MAHESH KUMAR LINGAYAT** to repay the amount mentioned in the Notice being **Rs. 18,43,872.96 (Rupees Eighteen Lakhs Forty Three Thousand Eight Hundred Seventy Two and Paise Ninety Six Only)** (against Loan Facility No.1) and **Rs. 3,97,337.88 (Rupees Three Lakhs Ninety Seven Thousand Three Hundred Thirty Seven and Paise Eighty Eight Only)** (against Loan Facility No. 2) having total outstanding amount of **Rs. 22,41,210.84 (Rupees Twenty Two Lakhs Forty One Thousand Two Hundred Ten and Paise Eighty Four Only)** (referred as Loan Facilities No.1 and 2) against Loan Account No. **HLHVA0022883 & HHVRA00254859** as on 23.12.2025 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property 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 **23.03.2026**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 18,43,872.96 (Rupees Eighteen Lakhs Forty Three Thousand Eight Hundred Seventy Two and Paise Ninety Six Only)** (against Loan Facility No.1) and **Rs. 3,97,337.88 (Rupees Three Lakhs Ninety Seven Thousand Three Hundred Thirty Seven and Paise Eighty Eight Only)** (against Loan Facility No. 2) having total outstanding amount of **Rs. 22,41,210.84 (Rupees Twenty Two Lakhs Forty One Thousand Two Hundred Ten and Paise Eighty Four Only)** (referred as Loan Facilities No.1 and 2) as on **23.12.2025** and interest thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT NO. 205, AREA ON THE 2ND FLOOR, ADMEASURING 33.46 SQ. MTRS. (BUILT-UP AREA), IN 'D' WING, IN THE BUILDING KNOWN AS "RELIABLE GARDEN PHASE 1", CONSTRUCTED ON THE LAND BEARING SY. NO. 371 (OLD, S.NO. 335), HISSA NO. 1 (ASST. RS. 2.03 PS) & SY. NO. 371 (OLD, S. NO. 335) HISSA NO. 3. (ASST. RS.1866.00 PS), LYING BEING AND SITUATED AT VILLAGE JUCHANDRA, TALUKA VASAI, DISTRICT THANE, WITHIN THE AREA OF SUB-REGISTRAR VASAI, THANE 401209, MAHARASHTRA.

Sd/-
Date : 23.03.2026
Place : THANE

Authorised Officer
SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)