

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

IDFC FIRST Bank

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	118919516	Home Loan	1. Ghodke Rajendra Anandrao 2. Ghodke Kaikali Rajendra	04.02.2026	INR 9,57,881.00/-

Property Address : All That Piece And Parcel Of The Grampanchayat House No. 649 Totally Admeasuring 1089 Sq. Feet Situated At Rajuri Ghodka, Ta & District Beed, Maharashtra- 431122. **And Bounded By :** North: Survey Number, South : Survey Number, East: Road, West : Survey Number.

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)**. Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 12.03.2026
Place : Beed, Maharashtra

COSMOS BANK
(Multistate Scheduled Bank)

Recovery Department, Region-II
Correspondence Address : Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Phone No. 022- 69476012/57/58/28

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower, Mortgagor & Guarantor that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Cosmos Co-operative Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder.

Name of Borrower, Co-Borrower, Mortgagor & Guarantor	Details of Secured Assets for Sale/Auction
Borrower/Mortgagor: Mr. Sudheesh Kumar N P Co-Borrower/Mortgagor: Mrs. Shilpa Sudheeshkumar Guarantor: Mr. Arvind Purshotam Panchal	All the Piece and Parcel of property being Flat No. 204 admeasuring area 650 Sq. ft. Carpet area on 2nd Floor in "A" Wing along with Open Car Parking in Bldg. No. 8 of Ashok Nagar Balkum Bldg. No.8 Co-Op. Hsg. Soc. Ltd., situated at Ashok Nagar, Balkum, Thane (West) 400068, bearing Survey No.2/1/1, 2/1/2, 2/2, 14/21, 14/22, 14/31 (Part), 14/33 (Part), 14/71, 14/81, 15/31 of Revenue Village Balkum, Tal & District Thane Registration District and Sub – District Thane within the limits of Thane Municipal Corporation. (Owned by Mr. Sudheesh Kumar N P and Mrs. Shilpa Sudheesh Kumar)

Demand Notice Date & Amount	Demand Notice Date 05/03/2025 of ₹ 91,85,356.74 plus further interest & charges thereon
Possession Date & Type	28/11/2025 Physical
Reserve Sale Price	₹ 1,23,00,000/- (Rupees One Crore Twenty Three Lakhs Only)
Earnest Money Deposit (E.M.D.)	₹ 12,30,000/- (Rupees Twelve Lakhs Thirty Thousand Only)
Bid Incremental Value	₹ 50,000/- (Rupees Fifty Thousand Only)
Date & Time of E-Auction	20/03/2026 from 1.00 pm to 2.00 pm
Date & Time of Inspection	20/03/2025 from 11.00 am to 2.00 pm

STATUTORY NOTICE: As per Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.

This notice also be considered as a 15 days' notice to the Borrower, Co-Borrower, Mortgagor & Guarantor of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

Note: 1. TDS is applicable as per rules, 2. EMD/BID forms are freely available with Authorised Officer and on Bank's Website, 3. Request for EMD payment & other details to Authorised Officer Mob.9960974848/9322480888/8975758517, 4. Last Date & Time of EMD and KYC Documents submission 27/03/2026 upto 4.30 p.m.

For detailed terms & conditions of the auction sale is available with the Bank Website i.e https://www.cosmos.bank.com/auction-notice.aspx AND Auctioneer Website i.e https://cosmos.bank.auction.liger.net

Sd/-
Authorized Officer & Chief Manager
under SARFAESI Act, 2002
Cosmos Co-operative Bank Ltd.

Date: 12/03/2026
Place : Mumbai

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctionliger.net

S N	Account No. and Name of borrower, Co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2) & Date of Symbolic Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL0000000173230 Bramhadev Yadav (Borrower), Urmila Bramhadev Yadav (Co-Borrower),	Demand Notice Date 23/Jul/25 & Amt Rs.1662139/- as on 19/Jul/25 + Interest Cost etc. & 24/Dec/25	All that piece & parcel of the Residential Flat No. 002, area a/m. 35.33 Sq. Mtrs. (Carpet) on 4th Floor, A wing, Type C-7 of Sector II, in Building No. 7, Known as "SHIV DARSHAN APARTMENT" constructed on land bearing Gut No. 113, lying, being and situate at Village Beteagan, Tal & Dist. Palghar Maharashtra 401501.35 Sq.Meter	Rs.2425758.9/- Rs.242575.9/-	11/04/2026 Timings 10:00 AM to 12:00 PM, 10/04/2026 up to 5:00 PM., 26/03/2026

1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctionliger.net. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctionliger); Address : Head Office - B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India) Contact Person : Mr. Ram Sharma Contact number: 8000023297/8265562818/9265562821/079-6813 6842/6869. Email id: ramprasad@auctionliger.net, support@auctionliger.net

2. For further details on terms and conditions please visit https://sarfaesi.auctionliger.net to take part in e-auction.

3. For more details about the property kindly contact to Authorized officer : Nitin Ashok Gamare Contact no.8070107890

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Authorized officer
Vastu Housing Finance Corporation Ltd

Date : 12.03.2026
Place : Palghar

punjab national bank
...the name you can BANK upon

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, E-mail: zs8356@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (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) and Mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive / Physical / Symbolic Possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	SCHEDULE OF THE SECURED ASSETS			Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
			A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	B) Outstanding Amount as on 31.12.2024	C) Possession Date u/s 13(4) of SARFESI ACT 2002		
1.	Stressed Asset Management Branch, Mumbai	Office premises 1145 / 1146 / 1147, 1 st Floor, D wing, Oberoi Estate, Chandivli, Andheri-East, Mumbai - 400072, Area Admeasuring: As per Deed SBUA 1270 sq.ft. Mrs. Reynold Shirling Ltd.	A- 19.04.2021	B- 11.61 Cr plus further interest and charges from the date of NPA i.e. 08.07.2020 minus recoveries if any.	C- 11.08.2021	D- Physical Possession	Not known
	M/s. Pradhvi Multitrade Pvt. Ltd. (Borrower)		A- 126.00	B- 12.60	C- 0.50		
	12, Mata Ram Devi Niwas, N S Road, Mulund-W, Mumbai - 400080 And: Unit AG-4A-W-18, Patra Shed Rajlaxmi commercial Complex, Bhiwandi, Village Kalher, Kalyan, Thane - 400086		A- 126.00	B- 12.60	C- 0.50		
	Rajpal Singh Daudhar (Guarantor Director) Flat No. R64, Gurnanak Nagar CHS, LBS Marg, Ghatkopar (W), Mumbai - 400086.		A- 126.00	B- 12.60	C- 0.50		
	Ashish Kanodia (Director) B/9/10 Ekta Apartment, 2 nd Floor, LBS Marg, Mulund West, Mumbai - 400059						
	Reynold Shirling Ltd., Guarantor, 143, Andheri Kurla Road, Shiv Shakti Industrial Estate, 3 rd Phase, Opp Mittal Estate, Andheri (East), Mumbai - 400059.						
	Ms. Preeti Malik, Guarantor, Flat No. 1 Sati CHSL Plot No. 12, Sector 6, Kopar Khairane, Navi Mumbai - 400709.						
	Kalathil Ravindra Memon (Director Guarantor) A-204, Satyam, Link Road, Borivali West, Mumbai - 400709						
	Anita Sandeep Shriya, 17, Jaldarshan, 51, Napeansea Road, Mumbai - 400026.						

TERMS AND CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"

2. 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.

3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://banknet.com on 30.03.2026 from 11.00 AM to 04:00 PM.

4. Property is having society dues of Rs. 46.29 lacs as on 31.12.2025

5. For detailed term and conditions of the sale, please refer https://banknet.com & www.pnbindia.in

Date: 12.03.2026
Place: Mumbai

Sd/-
Authorized Officer, Punjab National Bank
Secured Creditor, Mob: 8637084022

MAHARASHTRA STATE ROAD TRANSPORT CORPORATION
Executive Engineer, S.T. Divisional Office Building,
Samarth Nagar, Chhatrapati Sambhajanagar.

E-TENDER NOTICE 13/2025-26, Dated 11/03/2026

Online percentage rate tenders (e-tenders) in B-1 Form in two Envelope systems are invited by the Executive Engineer, M.S.R.T.C Chhatrapati Sambhajanagar, from Public Works Department of Maharashtra State Government Registered Contractor's (For works upto 1.50 Cr. Works & Un-registered (for works above 1.50 Cr.) but experienced, technically and financially sound contractors, for the following works :-

The Details of works are as under

Sr.No.	Name of work	Est.Cost (Rs)
1.	Renovation and concreting to parking area of bus station at Purna in Parbhani Division.	2,24,59,656.00
2.	Reconstruction of bus station at Udgir in Latur Division (Remaining works).	2,35,28,077.00

Tender Schedule:

Document Download start/Sale Start /Bid Submission (Start date/time & End Date/time)	Dt.16/03/2026, 13.05 Hrs to 23/03/2026, 15:00 Hrs
Bid Opening (if possible)	Dt.24/03/2026, 15.00 Hrs
Pre bid meeting (in Executive Engineer office, Chhatrapati Sambhajanagar	Dt. 20/03/2026, 11.00 Hrs

Note- 1) For Further details, contact 0240-2350140,
E-mail: msrtceabd@gmail.com
2) Tender Details are available on www.mahatenders.gov.in (G.S. Rajgire)

Executive Engineer, M.S.R.T.C. Chhatrapati Sambhajanagar

BMSICL
(A Govt. of Bihar Undertaking)
2nd & 3rd Floor, Swasthya Bhawan, Behind IGIMS Campus, Sheikhpura, Bihar, Patna
Phone:-+91 612 2283287, Fax:- +91 612 2283289
Request For Proposal
NIT No- BMSICL/Infra/01/2026, Dt.-11.03.2026

Bihar Medical Services & Infrastructure Corporation Limited, Patna

1. Bihar Medical Services and Infrastructure Corporation Limited (BMSICL) invites E-Bids from the interested parties for "Selection of Transaction Advisor for Development of Medical College & Hospital through PPP Mode", vide Notice Inviting Tender No.-BMSICL/Infra/01/2026. Detailed tender document containing eligibility criteria, selection mechanism, other terms and conditions are available on the website https://e-proc2.bihar.gov.in.

Tender Reference No.	BMSICL/Infra/01/2026
Bid Submission Start Date & Time	16/03/2026 (Monday) from 11:00 AM, on the e-Procurement Portal (https://e-proc2.bihar.gov.in)
Pre-bid meeting (Date, Time & Venue)	20/03/2026 (Friday) at 11:30 AM Conference Hall, 3 rd Floor, Swasthya Bhawan, Behind IGIMS, Sheikhpura, Patna-800014
Last date & time for submission (upload) of online bidding document.	07/04/2026 (Tuesday) till 05:00 PM, on the e-Procurement Portal (https://e-proc2.bihar.gov.in)
Date/Time for submission of Original/Hard Copy of Cost of RFP & EMD.	09/04/2026 (Thursday) till 03:00 PM 3 rd Floor, Swasthya Bhawan, Behind IGIMS, Sheikhpura, Patna-800014
Time, Date of opening of Technical Bid	09/04/2026 (Thursday) at 3:30 PM on the e-Procurement Portal (https://e-proc2.bihar.gov.in)
Date and time of opening of Financial Bids	To be announced later on the e-Procurement Portal (https://e-proc2.bihar.gov.in)
Validity of Tender	120 Days
Opening of Financial Bid	To be informed later
Cost of RFP Document.	Rs. 118000/-
EMD Amount	Rs.10,00,000/- (Ten lakh only)

Chief General Manager (Projects)
BMSICL Patna

PR. No. 026201 (B&C) 2025-26

For further details please visit : www.state.bihar.gov.in/prdbihar

अगर मन में हो एच.आई.वी. अथवा यौन जनित रोग से जुड़े सवाल तो नुस्खत 1097 पर करें कॉल।

GOVERNMENT OF ODISHA
OFFICE OF THE CHIEF CONSTRUCTION ENGINEER
RURAL WORKS CIRCLE : SUNDARGARH
AT/PO-SANKARA, SUNDARGARH-770020,
E-mail address - serv_sundargarh@yahoo.com

25001/313/2526

No. Tender Online - RWCCESNG - 39 of 2025-26, Letter No. 1502 Dtd. 07.03.2026

e-Procurement NOTICE

1. Type of the Work : Building Work
2. Class of Contractor : As specified in the column-6 of the Annexure
3. Time of Completion : As specified in the column-5 of the Annexure
4. Detail Projects : As per Annexure attached
5. Estimated Cost : As specified in the column-4 of the Annexure
6. Other details :

Procurement Officer	Bid Identification No.	Availability of Tender online for bidding		Last Date & Time of Seeking Tender Clarification	Date & Time of opening of tender	
		From	To		Technical Bid	Financial Bid
1	2	3	4	5	6	7
Chief Construction Engineer, Rural Works Circle, Sundargarh	RWCCESNG-39 of 2025-26	16.03.2026 11:00 AM	31.03.2026 5:00 PM	30.03.2026 5:00 PM	02.04.2026 11:00 AM	Will be Intimated separately

Further details can be seen from the website www.tendersodisha.gov.in

Sd/-
Chief Construction Engineer
Rural Works Circle, Sundargarh

OIPR 25001/251331/25-26/0048

यूनियन बैंक ऑफ इंडिया
A Member of Public Undertaking

AIROLI BRANCH:-
Black Smith Tower-I, Ground Floor Plot 1 Navi Mumbai, Airoli, P.O. - Sector 6, Airoli-400708

DEMAND NOTICE UNDER SECTION13 (2) OF SARFAESIA 2002

Ret/AIR/13(2)/ADV/2025-26 Date: 26/02/2026

To,

1) Mr. Sudhir Krishnaji Chavan
Flat No- A-303, 3rd Floor, A Wing, Building type C, Shri Shankeshwar Garden, Bhoirwadi, Kanchanganag, Khambalpada, Behind R. B.T. Ed. College, Dombivli(E), 421201, Dist Thane

2) Mrs. Savita Sudhir Chavan
Flat No- A-303, 3rd Floor, A Wing, Building type C, Shri Shankeshwar Garden, Bhoirwadi, Kanchanganag, Khambalpada, Behind R. B.T. Ed. College, Dombivli(E), 421201, Dist Thane

3) Mr. Dhananjay Tukaram Shinde (Guarantor)
503/A-2 Chavandadi Complex, Parsik Nagar, Khari goan Kalwa Thane 400605

Sub: Enforcement of Security Interest Notice -In connection with the Home Loan enjoyed by Mr. Sudhir Krishnaji Chavan and Mrs. Savita Sudhir Chavan with our Airoli branch -classified as NPA

We have to inform you that your account no. 558056650010022, Home Loan account of Mr. Sudhir Krishnaji Chavan and Mrs. Savita Sudhir Chavan has been classified as NPA account on 29/12/2024 pursuant to your default in making repayment of dues/ installment / interest. As of Date 26/02/2026, a sum of Rs 4,37,493.68(Rupees Four lakh thirty seven thousand four hundred ninety three rupees sixty eight paisa only) and interest accrued there on is outstanding in your account as shown below.

NATURE OF LIMIT	LIMIT	AMOUNT OUTSTANDING
Home Loan	9,50,000.00	4,37,493.68
Total	9,50,000.00	4,37,493.68

In spite of our repeated demands, you have not paid any amount towards the amount outstanding in your account/ accounts/you have not discharged your liabilities.

This is therefore to call upon you in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to pay a sum Rs 4,37,493.68(Rupees Four lakh thirty seven thousand four hundred ninety three rupees sixty eight paisa only) and interest accrued there on together with contractual rate of interest from 30.11.2024 with monthly rest / as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the following security created by you in favor of the Bank by exercising any or all of the rights given under the said Act.

Details of security: Flat No- A-303, 3rd Floor, A Wing, Building type C, Shri Shankeshwar Garden, Bhoirwadi, Kanchanganag, Khambalpada, Behind R. B.T. Ed. College, Dombivli(E), Dist Thane

Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this Act, and if the dues are not fully satisfied with the sale proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a court of law / Debt Recovery Tribunal for recovery of the balance amount from you.

You are hereby put on notice and your attention is invited to the provision of SARFAESIA Act that as per Section 13 (8) of the Securitization and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, you can tender the amount of dues of the secured creditor together with all costs, charges and expenses incurred by the secured creditor at any time before the date of publication of the notice for public auction or by inviting quotations or tender from public or by private treaty for transfer by way of lease, assignment or sale of the secured assets. Please also note that if the amount of dues together with the costs, charges and expenses incurred by the secured creditor is not tendered before the date of publication of notice for transfer by way of lease, assignment or sale of the secured assets by public auction or by inviting quotation or tender from public or private treaty as stated above, you shall not be further entitled to redeem the secured assets(s).

You are requested to note that as per section 13(13) of the Act, on receipt of this notice you are restrained / prevented from disposing of or dealing with the above securities without the consent of the Bank. Please also note that any violation of this section entails serious consequences.

Also note that the previous notice dated 03-01-2025 is recalled by this notice.

Yours faithfully,
Shri. Deepak Modi
Chief Manager & Authorized Officer

Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle (East) Mumbai - 400 057. Tel: 022- 6849 2450, Fax: 022- 6849 2451
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION SALE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on "AS IS WHERE IS, AS IS WHAT/EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of online e-auction for recovery of dues and further interest as detailed below in terms of the provisions of SARFESIA Act read with Rules of 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in as per the details given below.

Sr. No.	Borrower(s) / Co-borrower (s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD
1	LAN: LXPAL00315-160012709 Branch: Palghar Borrower: Lakhindar Vibhishan Singh	15-11-2019 For Rs. 917504/- (Rupees Nine Lakh Seventeen Thousand Five Hundred Four Only)	Flat No. 104, 1St Floor, Meera Apartment, Plot No 25, Shivaji Nagar, Palghar, Thane, Maharashtra - 401504	Reserve Price: Rs.874000/- (Eight Lakh Seventy Thousand Four Hundred Only) EMD: Rs. 87400/- (Eighty Seven Thousand & Forty Only) Last date of EMD Deposit:26-03-2026
2	LAN: LXXH000316-170033241 Branch: Khopoli Borrower: Ashok Kistiah Gulapalli Co-Borrower: Sujata Ashok Gulapalli	09-11-2017 For Rs. 1648751/- (Rupees Sixteen Lakh Forty Eight Thousand Seven Hundred Fifty One Only)	Flat No. 204, Adm. 457 St. Fl Carpet Area, Situate On The 2nd Floor Of The Building Known As "Tikone Apartment" On The Land Bearing City Survey No.1989, 2110 & 2111, 2161, 1212 At Village Nagaoan, Tal. Bhiwandi, Dist. Thane Within The Limits Bhiwandi Nizampur Shahar Mahanagarpalika,	Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit:26-03-2026
3	LAN: LXVIR00115-160004236 Branch: Virar Borrower: Imran Suleman Syed Co-Borrower: Arshiyabegum Imran Sayed	28-01-2021 For Rs. 838148/- (Rupees Eight Lakh Thirty Eight Thousand One Hundred Forty Eight Only)	Flat No - 002, Ground Floor, I G Apartment, House No - 18A, 18 B, Near Tata Hospital, Ove Gaon, Rajgad, Maharashtra - 410206	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit:26-03-2026
4	LAN: LXPEN00815-160008503 Branch: Pen Borrower: Shehaz Mohammedsaed Chiplunkar Co-Borrower: Najmunissa Mohammedsaed Chiplunkar	For Rs. 774373.90/- (Rupees Seven Lakh Seventy Four Thousand Three Hundred Seventy Three And Ninety Paise)	Flat No. 102, 1St Floor, Zoharab Apartment, Survey No. - 32 B / 6, Plot No. - 7, Village Vahapur, National Highway No.-17, Maharashtra- 402301	Reserve Price: Rs.870000/- (Eight Lakh Seventy Thousand Only) EMD: Rs. 87000/- (Eighty Seven Thousand Only) Last date of EMD Deposit:26-03-2026
5	LAN: LXVAS00417-180065912 Branch: Vasai Borrower: Rafique Sakoor Teli Co-Borrower: Jamila Teli	12-09-2018 For Rs. 1654083/- (Rupees Sixteen Lakh Ninetyfour Thousand Eightythree Only)	Flat No. 302, Third Floor, Sai Yash Plaza, Opp. Rashmi Hotel, Sr No 12/13, Chinchoti Anjar Phata Road, Kharaboa, Taluka: Bhiwandi, Dist:Thane Nr. Rashmi Hotel - 421302 Thane Maharashtra	Reserve Price: Rs.320000/- (Three Lakh Twenty Thousand Only) EMD: Rs. 32000/- (Thirty Two Thousand Only) Last date of EMD Deposit:26-03-2026
6	LAN: LXVAS00316-170042396 Branch: Vasai Borrower: Banshalil Fulchand Patel Co-Borrower: Suryamani Banshalil Patel	29-07-2019 For Rs. 11,92,564/- (Rupees Eleven Lakh Ninety Two Thousand Five Hundred & Sixty Four Only)	Flat No. 11,92,564/- 3rd Floor, Ideal City, Bldg No 03, Type A, D2, B, Umroli (E), Palghar, Thane, Maharashtra - 401203	Reserve Price: Rs. 500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit:26-03-2026

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA ESMART PRIVATE LIMITED for bidding information & support. The details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chandrasekhar Shriram Kumbhar- 9372704932, Krishnamurari Bajarangi Singh - 9619573479, Johnson Basli Fernandes - 9372705084, Krishnamurari Bajarangi Singh - 9619573479, Sailesh Jyengar 98