



AXIS BANK LIMITED

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, Opp.Samartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad-380006.

Branch Address:- Axis Bank Ltd. 5th Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) that the below described immovable property is mortgaged/charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr. no	Name of Borrower Mortgager	DESCRIPTION OF PROPERTY	RESERVE PRICE EMD Price	Auction Date & Time	OUTSTANDING DUES (IN RS.)	Contact Person Name
1	ABDUL HALEEM AINULLAH KHAN / SABERA ABDUL HALEEM KHAN - Building No 1110 Room No. 202 Aqsa Apartment Mangal Bazar Slab Bangalura Near Ekta Hotel Bhiwandi Thane - 421302 Also At A.h.k Textiles H No 207/1d Khoka, Compd Nr Pramod Oil Depot Narayan Camp Near Kaneri Bhiwandi - 421302 Also At Unit No Yc-902 & 903 9th Floor Shiv Solitaire Village Bandivali Jogeshwari Mumbai -400060 Also At 77 Manzil Roushan Baugh Narpoli Near Roushan Medical Bhiwandi Vidyashram Thane - 421305	Possession Of The Property Symbolic-Property No-01 Name Of The Title Holder:- Abdul Haleem Ainullah Khan All That Piece And Parcel Of Immovable Property Being Unit No 901 9th Floor Shiv Solitaire C.Ls No:-255,255/1 To 3 & 259,259/1 To 25 Village Bandivali Jogeshwari Mumbai - 400060 Admeasuring: 52.95 Sq. Mtrs Carpet Area Towards East: Satellite Road Towards West: Building Towards North: Slums Towards South: Slums Property No:-02 Name Of The Title Holder:- Abdul Haleem Ainullah Khan All That Piece And Parcel Of Immovable Property Being Unit No 903 9th Floor Shiv Solitaire C.Ls No:-255,255/1 To 3, 259,259/1 To 25 Village Bandivali Jogeshwari Mumbai - 400060 Admeasuring: 50.17 Sq. Mtrs Carpet Area Towards East: Satellite Road Towards West: Building Towards North: Slums Towards South: Slums Property No:-03 Name Of The Title Holder:- Abdul Haleem Ainullah Khan All That Piece And Parcel Of Immovable Property Being Unit No 903 9th Floor Shiv Solitaire C.Ls No:-255,255/1 To 3, 259,259/1 To 25 Village Bandivali Jogeshwari Mumbai - 400060 Admeasuring: 50.17 Sq. Mtrs Carpet Area Towards East: Satellite Road Towards West: Building Towards North: Slums Towards South: Slums	Rs.35850000/- (Rupees Three Crore Fifty-eight Lakh Fifty Thousand Only) Rs.35850000/- (Rupees Thirty-five Lakh Eighty-five Thousand Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 54225311.8/- As On Date 03-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
2	Nikita Agarwal / Sanat Sandeep Agarwal - Flat No 3 Sanghi Residency Opp Siddhivinyak Temple Palkh Gully Ectv Lane Prabhadevi 400025 Also At Hds Events, 216 Unique Industrial Estate Twin Tower Lane Opp Siddhivinyak Temple Prabhadevi 400025 Also At Unit No 1012 10th Floor Wing C And D, Shiv Solitaire Jogeshwari East Mumbai 400060	Possession Of The Property Symbolic Name Of The Title Holder:- Nikita Agarwal All That Piece And Parcel Of Immovable Property Being Unit No 1012 10th Floor Wing C And D, Shiv Solitaire Cts No 255 255/1 To 3 & 259 259 Pt 1 To 25 Jogeshwari East Mumbai 400060. Admeasuring: 48.31 Sq. Mtrs Carpet Area Towards East: Satellite Road Towards West: Building Towards North: Slums Towards South: Slums	Rs.11270000/- (Rupees One Crore Twelve Lakh Seventy Thousand Only) Rs.11270000/- (Rupees Eleven Lakh Twenty-seven Thousand Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 23609814/- As On Date 03-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
3	Nimit Nitin Surana / Mamta Nitinkumar Surana - T-1 Flat No 101 L And T-Crescent Bay Derbhai Wadia Road Dabholkar Wadi Parel Bhoiwada 400012 Mumbai Also At G-24 Bussa Udyog Bhavan Sewree West Near Sewri Bus Terminus Tokershi Jhraj Road 400015 Mumbai Mortgage Property Address Unit 714 7 Flr Wing C & D Shiv Solitaire Village Bandivali Jogeshwari Mumbai 400060 Also At Unit 714 7 Flr Wing C & D Shiv Solitaire Village Bandivali Jogeshwari Mumbai 400060	Possession Of The Property Symbolic Unit 714 7th Flr Wing C & D Shiv Solitaire Cts No 255 255/1 To 3 & 259pt, 259 Part 1 To 25 Village Bandivali Jogeshwari Mumbai 400060 Admeasuring Area: 45.71 Sq. Mtr. And Bounded As Under--- East: As Per Site-Road West: As Per Site- Railway Line North : As Per Site- Cts No. 254 South: As Per Site - Road	Rs.10662000/- (Rupees One Crore Six Lakh Sixty-two Thousand Only) Rs.10662000/- (Rupees Ten Lakh Sixty-six Thousand Two Hundred Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 24744330/- As On Date 03-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
4	Nitinkumar Champalal Surana / Nimit Nitin Surana / Mamta Nitinkumar Surana - T-1 Flat No 101 L And T-Crescent Bay Derbhai Wadia Road Dabholkar Wadi Parel Bhoiwada 400012 Mumbai Also At Anantha Jewellers 1st Floor 54/56 Zaveri Bazar Kabadevi Shaikh Memon Street 400002 Mumbai Also At Unit 917 & 918 9th Floor Wing C & D Shiv Solitaire Jogeshwari East Mumbai 400060 Also At Unit No 1013 10th Floor Wing C & D Shiv Solitaire Village Bandivali Jogeshwari East Mumbai 400060	Possession Of The Property Symbolic Property No:- 1 Unit No 1013 10th Floor Wing C & D Shiv Solitaire Village Bandivali Jogeshwari East Mumbai 400060 Admeasuring Area:- 45.70 Sq.Mtrs And Bounded As Under--- East: As Per Site- Internal Road West: As Per Site- Railway Track North : As Per Site- Under Construction Building South: As Per Site- Caves Property No :- 2 Unit 918 9th Floor Wing C & D Shiv Solitaire, C.Ls No 255,255/1 To 3 259 To 259/1 To 25 Jogeshwari East Mumbai 400060 Admeasuring Area:- 48.30 Sq.Mtrs And Bounded As Under--- East: As Per Site- Internal Road West: As Per Site- Railway Track North: As Per Site- Under Construction Building South: As Per Site - Caves	Rs.10662000/- (Rupees One Crore Six Lakh Sixty-two Thousand Only) Rs.10662000/- (Rupees Ten Lakh Sixty-six Thousand Two Hundred Only) Rs.21932000/- (Rupees Two Crore Nineteen Lakh Thirty-two Thousand Only) Rs.21932000/- (Rupees Twenty-one Lakh Ninety-three Thousand Two Hundred Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 2240592/- As On Date 03-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
5	Nitinkumar Champalal Surana / Nimit Nitin Surana / Mamta Nitinkumar Surana - T-1 Flat No 101 L And T-Crescent Bay Derbhai Wadia Road Dabholkar Wadi Parel Bhoiwada 400012 Mumbai Also At Anantha Jewellers 1st Floor 54/56 Zaveri Bazar Kabadevi Shaikh Memon Street 400002 Mumbai Also At Unit 917 & 918 9th Floor Wing C & D Shiv Solitaire Jogeshwari East Mumbai 400060 Also At Unit No 1013 10th Floor Wing C & D Shiv Solitaire Village Bandivali Jogeshwari East Mumbai 400060	Possession Of The Property Symbolic Property No:-1 Unit 917 9th Floor Wing C & D Shiv Solitaire, C.Ls No 255,255/1 To 3 259 To 259/1 To 25 Jogeshwari East Mumbai 400060 Admeasuring Area:- 45.70 Sq.Mtrs And Bounded As Under--- East : As Per Site- Internal Road West: As Per Site- Railway Track North: As Per Site- Under Construction Building South: As Per Site - Caves Property No :- 2 Unit 918 9th Floor Wing C & D Shiv Solitaire, C.Ls No 255,255/1 To 3 259 To 259/1 To 25 Jogeshwari East Mumbai 400060 Admeasuring Area:- 48.30 Sq.Mtrs And Bounded As Under--- East: As Per Site- Internal Road West: As Per Site- Railway Track North: As Per Site- Under Construction Building South: As Per Site - Caves	Rs.21932000/- (Rupees Two Crore Nineteen Lakh Thirty-two Thousand Only) Rs.21932000/- (Rupees Twenty-one Lakh Ninety-three Thousand Two Hundred Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 44801277/- As On Date 03-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
6	Sheetal P Hingad / Parasmal Hiratal Hingad A-9 Gruh Laxmi Niwas 3rd Floor Carter Road No 8 Saraswati Bank Borivali East Mumbai - 400066 Also At Shop No - 2 Chhimny S City Road Kalpana Chawla Chawlk Borivali - West Mumbai - 400092 Also At Unit No 906 Wing C And D Shiv Solitaire Jogeshwari East Mumbai - 400060 Also At No 301/302 Nisarg Heights Plot No 50/21 Mauli Apartment Nityanand Road Panvel - 410206	Possession Of The Property Symbolic Name Of The Title Holder:- Sheetal P Hingad All That Piece And Parcel Of Immovable Property Being Unit No 906 Floor No 9 Wing C And D Shiv Solitaire Cts No 255,255/1 To 3 & 259 To 259/1 To 25 Jogeshwari East Mumbai 400060 Admeasuring: 50.16 So. Mrs Carpet Area Towards East: Satellite Towards West: Building Towards North: Slums Towards South: Slums	Rs.11740000/- (Rupees One Crore Seventeen Lakh Forty Thousand Only) Rs.11740000/- (Rupees Eleven Lakh Seventy-four Thousand Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 23162623.31/- As On Date 03-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
7	Bablu Prasad Gupta / Mrs. Asha Bablu Gupta Bandar Pada, Mohana Road, Shahad, Kalyan - 421103 Also At Flat No B /004, Round Floor Building No 08, Navkar Complex S. No 145, Village Makane, Bodanpada, Saphale West, Dist. Palghar - 401102 Area Of Admeasuring 291	Flat No B / 004, Round Floor Building No 08, Navkar Complex S. No 145, Village Makane, Bodanpada, Saphale West, Dist. Palghar - 401102 Area Of Admeasuring 291	Rs.913850/- (Rupees Nine Lakh Thirty-eight Hundred And Fifty Only) Rs.913850/- (Rupees Ninety-one Thousand Three Hundred And Eighty-five Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 1411934/-	Authorised Officer HAREESH GOWDA/ BANSRAJ PATEL Contact Number 919594597555/ 919867695323 E-Mail ID- Hareesh.Gowda@axisbank.com/bansraj.patel@axisbank.com
8	Murugesan P. / Kavitha Murugesan 101/-004, Shivam Co Op Hsg, Sangharsh Nagar Chandivli, Mumbai -400072. Maharashtra. Also At S/O Palnichamy, Gounder Vadakadu, Vadagaon, Oddanchatram, Dindigul, Tamilnadu-624619 Also At Flat No. 002, Ground Floor, B Wing, Bldg No-2, Silver Greens, Pilaji Nagar Kelve Road, Palghar (East), Thane 401401. Also At Thambisamy, Thottam, Vadakadu Vadagaon, Oddanchatram, Dindigul, Tamil Nadu 624619	All The Piece And Parcel Of Flat No. 002, Ground Floor, B-Wing, Bldg No. 2, Silver Greens, Pilaji Nagar, Kelve Road, Palghar (East) Thane-401401. Area Admeasuring:- 49.11 Sq. Mts Carpet Area	Rs.1300000/- (Rupees One Lakh Thirty Thousand Only) Rs.1300000/- (Rupees One Lakh Thirty Thousand Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 2183874/- As On Date 24-Feb-26	Authorised Officer Hareesh Gowda/ Ashish Kamble Contact Number 919594597555/ 919773366257 E-Mail ID- hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com
9	Dinesh Kumar Chetram / Usha Dinesh Chetram D 301 Ushakiran Residency Kharavi Village Karjat Road Bandapur East Thane 421503 Also At Nirankar Super Fabrication Shop No 1 Khavri Karjat Rd Gaondevi Mandir Badlapur East Thane 421503 Also At Flat No 302 3rd Floor D 2 Wing Ushakiran Residency Kharavi Badlapur Thane 421503 -	Name Of The Title Holder :-Dinesh Kumar Chetram All That Piece And Parcel Of Immovable Property Being Flat No 302 3rd Floor D-2 Wing Ushakiran Residency Survey No 3 Hissa No 3,4,6,7a,7b ,8,9,10,11 Khavri Badlapur Thane - 421503, Admeasuring: 904 Sq. Ft Carpet Area Towards East: Neral- Badlapur Road Towards North: Neral- Badlapur Road Towards South - Sky Garden	Rs.3907640/- (Rupees Thirty-nine Lakh Seven Thousand Six Hundred And Forty Only) Rs.390764/- (Rupees Three Lakh Ninety Thousand Seven Hundred And Sixty-four Only)	27-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 26-Mar-26	Rs. 5747113.08/- As On Date 02-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
10	Hasmat Ali / Amina Khatoon Fng 272 1 2 Floor Lot 1 Nanabhai Wadi Barkat Ali Dargh Korba Mithgar Antod Mumbai - 400037 Also At Village Kanakpurva Post- Parsa Damaya Amothwa Basti Uttar Pradesh 272150 Also At Star Gold Engineering Works Room No-272 1/2 Floor Grd Nanabhai Wadi Bhart Ali Dargha Road Korba Mithanagar Antop Hill Wadala 400037 Also At Flat No 104 1st Floor. Garden View Residency Plot No 27 Sr No 169 Neral Karjat Raigad Raigad 410101	Flat No 104 1st Floor Garden View Residency Plot No 27 Sr No 169 Neral Karjat Raigad Raigad 410101 Admeasuring Area:- 28.22 Sq.mtrs	Rs.1785000/- (Rupees Seventeen Lakh Eighty-five Thousand Only) Rs.1785000/- (Rupees One Lakh Seventy-eight Thousand Five Hundred Only)	14-Apr-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 13-Apr-26	Rs. 1164924/- As On Date 02-Feb-26	Authorised Officer Hareesh Gowda/ Punit Kadam Contact Number 9594597555/ 918104743145 E-Mail ID- hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
11	Jugraj Raj / - Gala No E 34 Ground Floor New Star Industrial Estate Naikpada Waliv Vasai Near Hanuman Mandir Thane Maharashtra 401208 India Also At Ground Floor E 24 New Starindustrial Estate Naikpada Vasai East Thane Maharashtra 410208 India Also At Flat No 207 02nd B Wing Bldg No 01 Type D1 Flr Paramount Enclave Phase 2 Mahim Thane 401,404	Flat No. 207, 02nd, B Wing Bldg No.1, Type D1 Flr, Paramount Enclave Phase 2 Mahim Thane - 401404 Admeasuring:- 20.59 Sq. Mtrs Carpet Area	Rs.1513400/- (Rupees Fifteen Lakh Thirteen Thousand Four Hundred Only) Rs.151340/- (Rupees One Lakh Fifty-one Thousand Three Hundred And Forty Only)	14-Apr-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 13-Apr-26	Rs. 2496906/- As On Date 12-Feb-26	Authorised Officer Hareesh Gowda/ Ashish Kamble Contact Number 9594597555/ 919773366257 E-Mail ID- hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider **M/S C1 India Private Limited** at their web portal <https://www.bankauctions.com>. The auction will be conducted online through the Bank's approved service provider **M/S C1 India Private Limited** at their web portal <https://www.bankauctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any. For any other assistance, the intending bidders may contact authorized officers during Office Hours. The bid is not transferable. Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account, VENUE For Bid Submission: Axis Bank Ltd., 5th Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400708 Inspection will be subject to the prior Appointment Date: 11.03.2026 Place: Thane

sd/- Authorised Officer,
Axis Bank Ltd.



SHRI ARIHANT CO-OPERATIVE BANK LTD.

Ghatkopar Branch : 5/6, Laxmi Palace, R B Mehta Marg, Ghatkopar (East), Mumbai 400 077. Tel: 9152449244/9619486618, e-mail: acb03@arihantbank.com website: www.arihantbank.com

POSSESSION NOTICE

Whereas The undersigned Mr. Mahesh Manohar Padave, being The Authorised officer of Shri Arihant Co-op Bank Ltd., Ghatkopar (East) Branch Shop No.5/6, Laxmi Palace, R B Mehta Marg, Ghatkopar (East), Mumbai-400 077, under the Securitisation and Reconstruction of Financial Asset 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 a Demand Notice dated 23.12.2025, calling upon the Borrower/Guarantors, 1. M/s. Maharaja Trading Co. Partners : Mr. Jayesh Hemraj Dand & Mr. Hemil Jayesh Dand (Principal Borrower) 2. Mr. Jayesh Hemraj Dand - Partner (Borrower), 3. Mr. Hemil Jayesh Dand-Partner (Borrower) 4. Mrs. Damyanti Damji Dand - Guarantor 5. Mrs. Kavita Jayesh Dand - Guarantor 6. Mr. Jayesh Hemraj Dand - Guarantor / Partner in their individual capacity, 7. Mr. Hemil Jayesh Dand - Guarantor / Partner in their individual capacity to repay the amount mentioned in the Demand Notice being Rs. 63,34,778.34 (Rupees Sixty Three Lakhs Thirty Four Thousand Seven Hundred Seventy Eight & Paise Thirty Four Only) payable within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount of Rs 63,34,778.34 (Rupees Sixty Three Lakhs Thirty Four Thousand Seven Hundred Seventy Eight & Paise Thirty Four Only) Plus further interest thereon, notice is hereby given to the Borrower/s, Guarantor/s and Mortgagors 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/her under section 13(4) of the said Act read with Rule 8 of the said Rule on this **6th day of March 2026**.

The Borrower/s, Guarantor/s and Mortgagors 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 Shri Arihant Co-operative Bank Limited. Ghatkopar (E) Branch for an amount of **Rs 63,34,778.34 (Rupees Sixty Three Lakhs Thirty Four Thousand Seven Hundred Seventy Eight & Paise Thirty Four Only)** Plus further interest thereon.

Description of the Immovable Property

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF: Flat No. 1706, 17th Floor, Anant Chhaya Co-op. Hsg. Society Ltd., 60 Feet Road, R. B. Mehta Marg, Ghatkopar-(East), Mumbai - 400 077, standing in the name of Mrs. Damyanti Damji Dand.

1. Agreement for Providing Permanent Alternate Accommodation dt. 10.06.2014. executed between M/s. Keyland Developers, through its Partner Shri. Kaushal Mukesh Doshi And Mrs. Damyanti Damji Dand.

2. Possession Letter dt. 21.01.2017 issued by Key Land Developers.

3. Share Certificate No. 98 for 10 Shares Distinctive Nos. from 1021 to 1030 Dt. 10.07.2022.

4. Registration of Bank's lien letter dt. 26.04.2024 issued by Anant Chhaya Co-op. Housing Society Ltd.

Date : 06.03.2026
Place : Mumbai.

sd/-
Authorised Officer
Shri Arihant Co-operative Bank Ltd.
Ghatkopar (E) Branch.

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. II

(Ministry of Finance)

3rd Floor, Telephone Bhavan, Strand Road, Colaba, Mumbai - 400 005

ORIGINAL APPLICATION NO. 1361 OF 2024

Exhibit : 12

BANK OF INDIA ...APPLICANT

V/S

MRS. KANCHAN RAJ TANDON, PROP. OF M/S. ASIAN ENGINEERING CONSULTANTS AND ANR. ...DEFENDANTS

SUMMONS

WHEREAS O.A. No. 1361 OF 2024 was listed before Hon'ble Presiding Officer on 21.04.2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons on the said application under Section 19(4) of the Act, (OA) filed a gainst you for recovery of Debt of Rs. 20,44,293.53 (Application alongwith documents etc. annexed).

Whereas the service of summons could not be effected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal. In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

- To show cause within 30 thirty days of the service of summons as to why relief prayed should not be granted.
- To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial number 3(A) of the Original Application;
- You are restrained from dealing with or disposing of secured assets of such other assets and properties disclosed under serial number 3(A) of the Original Application, pending hearing and disposal of the application for attachment of the properties.
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.
- You shall be liable to account for the sale proceed realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file a written statement with a copy thereof furnished to the applicant and to appear before Registrar on 10/06/2026 at 11:00 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this 23rd day of February, 2026

Seal
sd/-
Registrar
DRT-II, Mumbai

To,
1. Mrs. Kanchan Raj Tandon
Prop. of M/s. Asian Engineering Consultants
Flat No. A- 1904, Cosmic Heights,
Bhakti Park, Wadala East, Mumbai-400037.
2. Mr. Ashish Raj Tandon
1902, Lantana, Nahar Armit Shakti, Chandivali
Farm Road, Chandivali, Mumbai- 400 072

... Defendants



पंजाब नैशनल बैंक
भारत का सर्वोत्कृष्ट बैंक



punjab national bank
(A Govt. of India Undertaking)

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

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) 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 Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 28.02.2026 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) BJEMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Branch : PNB-Ojhar (280300) Borrower : Shri Shantaram Kondiba Khandare (Deceased) Legal Heirs Smt Manisha Shantaram Khandare wife of Deceased Sh Shantaram Kondiba Khandare Address: Flat No. 06, Second Floor, in "Prasad Plaza Apartment" located on Plot No. 09, Sr. No. 240/1-1/2, Behind Bajaj Showroom, Near Soham Hospital, Near Lokayat Vachanaley & Abhyasika, Shivaji Nagar, Vaidu Wadi, Sneha Nagar, Off Dindori Road, Village Mhasarul, Tal. And Dist. Nashik-422004.	Flat No. 06, Second Floor, in "Prasad Plaza Apartment" located on Plot No. 09, Sr. No. 240/1-1/2, Behind Bajaj Showroom, Near Soham Hospital, Near Lokayat Vachanaley & Abhyasika, Shivaji Nagar, Vaidu Wadi, Sneha Nagar, Off Dindori Road, Village Mhasarul, Tal. And Dist. Nashik-422004.	A) 14/07/2022 B) Rs.18,69,919.37 + further interest & Charges C) 23/09/2022 D) Symbolic	A) Rs.20.80 Lakh B) Rs. 2.080 Lakh (27/03/2026) C) Rs.0.25 Lakh	Date: 27.03.2026 From 11:00 AM to 16:00 PM	Not Known
2	Branch : PNB-Ojhar (280300) Borrower : M/S Adishakti Poultry Farm Prop - Deceased Shri Shantaram Kondiba Khandare Add: Gat No- 1453 (P) & 1454 (P), On Old Akrukhe Road, IN Dhodambe Shivar, Taluka-Chandwad, Dist-Nashik. 423117 (Where 2 Poultry Shed each of 250X30 Ft is Constructed on Land). Owned By : Mr. Baliram Panduji Bhale Rao Add.: Flat No-08, Swapnadeep Society, Lingayat Colony, Deolali Gaon, Nashik Road, Tal-Nashik. Dist-Nashik.422101 Legal Heirs Smt Manisha Shantaram Khandare wife of Deceased Sh Shantaram Kondiba Khandare Address: Flat No. 06, Second Floor, in "Prasad Plaza Apartment" located on Plot No. 09, Sr. No. 240/1-1/2, Behind Bajaj Showroom, Near Soham Hospital, Near Lokayat Vachanaley & Abhyasika, Shivaji Nagar, Vaidu Wadi, Sneha Nagar, Off Dindori Road, Village Mhasarul, Tal. And Dist. Nashik-422004.	Gat No-1453 (P) & 1454 (P), On Old Akrukhe Road, IN Dhodambe Shivar, Taluka-Chandwad, Dist-Nashik. 423117	A) 12/08/2020 B) Rs.1,34,35,349.83 + further interest & Charges C) 17/09/2021 D) Symbolic	A) Rs.35.73 Lakh B) Rs.3.573 Lakh (27/03/2026) C) Rs.0.25 Lakh	Date: 27.03.2026 From 11:00 AM to 16:00 PM	Not Known
3	Legal Heirs Smt Pranjal Shantaram Khandare daughter of Deceased Sh Shantaram Kondiba Khandare Address: Flat No. 06, Second Floor, in "Prasad Plaza Apartment" located on Plot No. 09, Sr. No. 240/1-1/2, Behind Bajaj Showroom, Near Soham Hospital, Near Lokayat Vachanaley & Abhyasika, Shivaji Nagar, Vaidu Wadi, Sneha Nagar, Off Dindori Road, Village Mhasarul, Tal. And Dist. Nashik-422004.	Gat No-1453 (P) & 1454 (P), On Old Akrukhe Road, IN Dhodambe Shivar, Taluka-Chandwad, Dist-Nashik. 423117	A) 12/08/2020 B) Rs.1,34,35,349.83 + further interest & Charges C) 17/09/2021 D) Symbolic	A) Rs.35.73 Lakh B) Rs.3.573 Lakh (27/03/2026) C) Rs.0.25 Lakh	Date: 27.03.2026 From 11:00 AM to 16:00 PM	Not Known
4	Branch : PNB-Ojhar (280300) Borrower : M/S Adishakti Poultry Farm Prop - Deceased Shri Shantaram Kondiba Khandare Add: Gat No- 1453 (P) & 1454 (P), On Old Akrukhe Road, IN Dhodambe Shivar, Taluka-Chandwad, Dist-Nashik. 423117 Guarantor : Mr. Baliram Panduji Bhale Rao Add.: Flat No-08, Swapnadeep Society, Lingayat Colony, Deolali Gaon, Nashik Road, Tal-Nashik. Dist-Nashik.422101 Legal Heirs Smt Manisha Shantaram Khandare wife of Deceased Sh Shantaram Kondiba Khandare Address: Flat No. 06, Second Floor, in "Prasad Plaza Apartment" located on Plot No. 09, Sr. No. 240/1-1/2, Behind Bajaj Showroom, Near Soham Hospital, Near Lokayat Vachanaley & Abhyasika, Shivaji Nagar, Vaidu Wadi, Sneha Nagar, Off Dindori Road, Village Mhasarul, Tal. And Dist. Nashik-422004.	Gat No-1453 (P) & 1454 (P), On Old Akrukhe Road, IN Dhodambe Shivar, Taluka-Chandwad, Dist-Nashik. 423117	A) 12/08/2020 B) Rs.1,34,35,349.83 + further interest & Charges C) 17/09/2021 D) Symbolic	A) Rs.35.73 Lakh B) Rs.3.573 Lakh (27/03/2026) C) Rs.0.25 Lakh	Date: 27.03.2026 From 11:00 AM to 16:00 PM	Not Known
5	Branch : PNB-Ojhar (280300) Borrower : M/S Adishakti Poultry Farm Prop - Deceased Shri Shantaram Kondiba Khandare Add: Gat No- 1453 (P) & 1454 (P), On Old Akrukhe Road, IN Dhodambe Shivar, Taluka-Chandwad, Dist-Nashik. 423117 Guarantor : Mr. Baliram Panduji Bhale Rao Add.: Flat No-08, Swapnadeep Society, Lingayat Colony, Deolali Gaon, Nashik Road, Tal-Nashik. Dist-Nashik.422101 Legal Heirs Smt Manisha Shantaram Khandare wife of Deceased Sh Shantaram Kondiba Khandare Address: Flat No. 06, Second Floor, in "Prasad Plaza Apartment" located on Plot No. 09, Sr. No. 240/1-1/2, Behind Bajaj Showroom, Near Soham Hospital, Near Lokayat Vachanaley & Abhyasika, Shivaji Nagar, Vaidu Wadi, Sneha Nagar, Off Dindori Road, Village Mhasarul, Tal. And Dist. Nashik-42200					