

यूनियन बैंक ऑफ इंडिया **Union Bank of India**

ASSET RECOVERY BRANCH, 21, Veena Chamber, Mezzanine Floor, Dalal Street, Fort, Mumbai - 400001. Web-site address: <http://www.unionbankofindia.bank.in>, E-mail address: uboin553352@unionbankofindia.bank.in

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

Whereas The Authorized Officer of Union Bank of India, 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 **03.11.2025** calling upon Borrowers/ Guarantors/ Mortgagees **M/s. Peehuu Cashew Nut Processors through its Proprietor and Guarantor Shweta Uttam Shinde** to repay the amount mentioned in the Notice aggregating to **Rs. 1,54,95,523.55** (Rupees One Crore Fifty Four Lakhs Ninety Five Thousand Five Hundred and Twenty Three Rupees and Fifty Five paise only) as on **30.09.2025** plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of final payment is made to the Bank. In spite of notice issued by us, you have failed to discharge your liability even after the expiry of 60 days notice period.

The Borrower & Guarantor having failed to repay the amount, notice is hereby given to the Borrower & Guarantor and the public in general that the undersigned being the Authorized Officer of Union Bank Of India Asset Recovery Management Br., Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 has taken **Possession** of the property described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) rules, 2002 on this **26th day of February of year 2026**

The Borrowers & Guarantor 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 Union Bank of India, Asset Recovery Management Br., Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 for an amount of **Rs. 1,54,95,523.55** (Rupees One Crore Fifty Four Lakhs Ninety Five Thousand Five Hundred and Twenty Three Rupees and Fifty Five paise only) as on **30.09.2025** plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of final payment is made to the Bank.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

1) All the Piece and Parcel of Industrial Land and Building, structure situated at Survey No. 37, Hissa No. 24, Near Primary Health centre, Karvel Road, Village Kishor, Taluka Murbad, district Thane, Maharashtra - 421401 Along with Plant and Machinery installed therein.

2) Flat No. 14, 3rd Floor, Room No. 14, Building name Sayli, Sacli sayli Co-operative Housing Society Limited near BSNL Office, Fadnis Baig, Agra Road, Kalyan (west), Thane - 421301.

Place: Mumbai **Sd/-**
Date: 26.02.2026 **Vikash Kumar Upadhyay**
Chief Manager & Authorised Officer
Union Bank of India

PUBLIC NOTICE

Notice is hereby given to the public at large that my client, **Mrs. Binal Hitesh Lodaya**, the sole and absolute owner of the flat more particularly described in the Schedule hereunder written (hereinafter referred to as "the Said Flat"), has agreed to sell the said Flat to **Mr. Vitthal Dhondiba Kadam and Mr. Nyaneshwar Dhondiba Kadam**. The title of my client in respect of the said Flat is derived as under:

M/s. Parul Enterprises, a registered partnership firm (the "Developers"), sold the said Flat to Mrs. Sumati V. Inamdar and Shri Neelkanth V. Inamdar by Articles of Agreement dated 16/10/1986 which was later on registered through Amnesty Scheme having Amnesty No. 2436/94/798 dated 25/05/1995.

Mrs. Sumati V. Inamdar expired on 31/10/2003 at Mumbai leaving behind her legal heirs, who executed a Notarized Affidavit dated 13/01/2004 declaring that they had no objection to transfer the said Flat in the name of Shri Neelkanth V. Inamdar. Accordingly, Shri Neelkanth V. Inamdar became the sole and absolute owner of the said Flat.

Thereafter, by Agreement for Sale dated 16/11/2005, duly registered under Registration No. BDR/3/7929/2005 dated 22/11/2005, Shri Neelkanth V. Inamdar sold the said Flat to Shri Canute Maxim Lobo.

By Agreement for Sale dated 31/10/2019, Shri Canute Maxim Lobo sold the said Flat to Mrs. Binal Hitesh Lodaya and Mr. Hitesh Bharat Lodaya.

Mr. Hitesh Bharat Lodaya expired on 27/11/2025. Thereafter, Miss Hetvi Hitesh Lodaya, daughter and legal heir of Late Mr. Hitesh Bharat Lodaya, by a registered Release Deed dated 26/12/2025 bearing Registration No. Mumbai/24831/2025, released and relinquished her rights, title and interest in the said Flat in favour of Mrs. Binal Hitesh Lodaya. Consequently, Mrs. Binal Hitesh Lodaya is the sole and absolute owner of the said Flat and fully entitled to deal with and dispose of the same.

All persons, banks, financial institutions, societies, government authorities or any other person(s) having any right, title, interest, claim, demand, lien, charge, mortgage, inheritance, tenancy, license, easement, trust, attachment, acquisition proceedings or any encumbrance whatsoever in respect of the said Flat or any part thereof by way of sale, exchange, gift, mortgage, charge, lease, lien, inheritance, succession, possession or otherwise howsoever, are hereby required to make the same known in writing, along with documentary proof, to the undersigned **within 15 (Fifteen) days** from the date of publication of this Notice, failing which such claim, if any, shall be deemed to have been waived and/or abandoned and the proposed sale transaction shall be completed without any further reference to such claim or claims.

The public is also cautioned not to deal with or enter into any transaction with any person other than **Mrs. Binal Hitesh Lodaya** in respect of the said Flat.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of the residential Flat No. **1203**, on the **12th Floor**, 'B' Wing, Building No. **4 of Panchratna Co-operative Housing Society Ltd.**, situated at Damodar Park, L.B.S. Marg, Ghatkopar (West), Mumbai - 400086, admeasuring **580 sq. ft.** built-up area (**53.90 sq. mtrs.**), standing on land bearing C.T.S. No. 149 (Part), 150 (Part), 151 (Part), 155 (Part), 156 (Part), 157 (Part), 159 (Part) and 160 (Part) of Village Ghatkopar, Taluka Ghatkopar, Mumbai Suburban District, together with all rights, easements and appurtenances thereto and along with Shares bearing Share Certificate No. **17 to 85 (Five)** fully paid-up shares of Rs.50/- each bearing distinctive Nos. **81 to 85** (both inclusive) in the Panchratna Co-operative Housing Society Ltd.

Place: Mumbai. Date: 03/03/2026 **Sd/-**
Adv. Shyam P. Khot Advocate for Mrs. Binal Hitesh Lodaya
403, Bldg. No. 3G, Phase III, Mohan Tulsi Vihar, Hendrepada, Badlapur - 421503.

PUBLIC NOTICE

Notice is hereby given by **Environment Clearance for Proposed Residential cum Commercial Development "Liv Smart" on Plot Bearing C.T.S. Nos. 637/[PT], 637/44 to 46, 637/49[PT], 637/53[PT], 637/54 to 56, 637/58[PT], 637/59 to 77, 637/78[PT], 637/87 to 121 of Village Kurla - II at Kirol Road, Kurla - West, Mumbai By D. K. Realty (India) Pvt. Ltd.**, has been accorded Environmental Clearance vide letter No: EC25C3803MH5544823N (SIA/MH/INFRA2/556385/2025) dated 23/02/2026 and copy of the clearance letter is available with <https://parivesh.nic.in/>
Place : Mumbai **D. K. Realty (India) Pvt. Ltd.**
Date : 05-03-2026 Mumbai

IN THE BOMBAY CITY CIVIL COURT AT BOMBAY MAZGAON BRANCH

CHAMBER SUMMONS NO. 2015 OF 2025 (Order V, Rule 20(1-A) of C.P.C. for Paper Publication) IN

COMMERCIAL DIVISION SUIT NO. 262 OF 2024 (HIGH COURT COMMERCIAL SUIT NO. 826 OF 2018)

SHRI. SHRENIK HASMUKH MEHTA (HUF), Through its Karta, Shri. Shrenik Hasmukh Mehta, Aged 46 years, Occ.:Business, having its office at Gala No.102, 1st Floor, Vijay Industrial Premises Co-Operative Society Ltd., I.B.Patel Road Goregaon (East), Mumbai-400 063. **...Plaintiffs**

Versus

1. Shri. Gulam Dastagir Parkar, Age not known, Occ.: not known, Residing at A/1-207, Sameer Niwas, Jai Versova Co-Operative Housing Society Ltd., Seven Bunglow, J.P. Road, Andheri (West), Mumbai- 400 061.
2. Shri. SAMBHAJI SOPAN CHAVAN Age not known, Occ.: not known,
3. Shri. PRAMOD SOPAN CHAVAN Age not known, Occ.: not known,
4. Shri. MOHAN SOPAN CHAVAN Age not known, Occ.: not known, 2 TO 4 Residing at A/503, Sundaram Tower, Miragaon, Mira Road (E), Thane 401 104 **...Defendants**

AND

1. Mrs. Saheeda Gulam Parkar Age: Not Known, Occupation: Not Known
2. Mr. Ubaid Gulam Dastagir Parkar alias Obaid Gulam Parkar Age: Not Known, Occupation: Not Known
3. Ms. Neha Gulam Parkar Age: Not Known, Occupation: Not Known
4. Ms. Fynn Gulam Parkar Age: Not Known, Occupation: Not Known
5. Ms. Nauminn Gulam Parkar Age: Not Known, Occupation: Not Known
All 1 (a) to (e) having last known address at A/1-207, 2nd Floor, Sameer Niwas, J.P.Road, Versova, 7 Bungalows, Andheri (West), Mumbai-400061 **...Respondents/Proposed Defendant nos.1(a) to 1(e)**

TAKE NOTICE That this Hon'ble Court will be moved before His Honour Judge Shri. S.S. Patil presiding in **Court Room No. 32 (Mazgaon) on 13th day of April, 2026** at 1.00 a.m. or soon thereafter when Counsel can be heard by Counsel on an application made by the Plaintiff for the following orders: (a) Delay, if any in preferring the present Chamber Summon be condoned. (b) That these Hon'ble court be pleased to set aside the order of abatement if any against Defendant no. 1 upon the terms these Hon'ble court deems fit and proper. (c) That this Hon'ble court be pleased to allow the Plaintiffs to carry out the amendment as per the Schedule of Amendment Annexed hereto.

SCHEDULE OF AMENDMENT IN PLAINT AND NOTICE OF MOTION (As Applicable)SCHEDULE - I

Names of Defendant no. 1 from the cause title be deleted and consequential amendments may be permitted.

SCHEDULE - II

a. Following parties to be added as a Defendant no. 1(a) to 1(e) respectively in place of Defendant No. 1: (in plaint and Notice of Motion) 1.(a) Mrs. Saheeda Gulam ParkarAge: Not Known, Occupation: Not Known1.(b) Mr. Ubaid Gulam Dastagir Parkar alias Obaid Gulam ParkarAge: Not Known, Occupation: Not Known1.(c) Ms. Neha Gulam ParkarAge: Not Known, Occupation: Not Known1.(d) Ms. Fynn Gulam ParkarAge: Not Known, Occupation: Not Known1.(e) Ms. Nauminn Gulam ParkarAge: Not Known, Occupation: Not Known. All 1 (a) to (e) having last known address atA/1-207, 2nd Floor, Sameer Niwas, J.P. Road,Versova, 7 Bungalows, Andheri (West),Mumbai - 400 061 **...Defendant nos.1(a)**

SCHEDULE - III

Following words to be added/deleted in following paras of plaint & notice of motion and consequential amendments be allowed: "Wherever in Plaint and Notice of Motion and/or in any pleadings filed by the Plaintiffs in above Suit word **"Defendant no.1"** is mentioned or referred same be deleted and replaced with word **"predecessor-in-title of Defendant no.1a to 1e"**.

SCHEDULE - IV

And consequential amendments in notice of motion, Affidavits and pleadings as may be required.

(d) That this Hon'ble court be pleased to Allow the Plaintiffs to carry out the amendment by deleting the name of the Defendant No. 1 (since deceased) and adding Respondents/Proposed Defendant nos.1(a) to 1(e) as proper and necessary parties in the cause title as well as incidental amendments wherever the description of the Defendant No. 1 has been mentioned in the above suit and all other proceedings taken out in this suit and to carry out consequential amendments. (e) Cost of this Chamber Summons be provided for, and (f) Such other and further reliefs be granted as the nature and circumstances of the case may require.

Given under my hand and the seal of this Hon'ble Court. Dated this 26th day of February, 2026.

Sd/-

For Registrar,
City Civil Court, Mazgaon, Mumb

SD/-

SEALER

Dated this 26th day of February, 2026.
MR. BHAVIN R. BHATIA
Advocate for Plaintiff
101,102,103, 1st Floor,
Samosaran Apartment, Plot No.103,
Jawahar Nagar, Goregaon (W),
Mumbai-400104.

SEAL

PUBLIC NOTICE

Notice is hereby given that Mr. Shrirang Umesh Khedekar, grandson of late Govindrao Khedekar is desirous of transferring the tenancy of the premises situated at Room No. 6, Ground Floor, Building No. 3, Urankar Wadi, Tatyga Gharpure Marg, Girgaon, Mumbai - 400004 into his name, consequent upon the demise of his grandfather and parents. Any person having any objection, claim, right, title, or interest in respect of the said premises is hereby required to submit the same, with full particulars and supporting documentary evidence, to the undersigned within 14 days from the date of this publication. Claims or objections not received within the stipulated period shall not be entertained, and the tenancy will be transferred accordingly. This notice and any disputes arising hereunder shall be subject to the jurisdiction of the courts at Mumbai.

Name of Advocate:

Adv. Sandeep Dubey

Address: Shop No. 6, Ground Floor, Ekta Bhoomi Classic, Damu Anna Date Marg, Kandivli West, Mumbai-400 067. Mob:- +91 996733850

NOTICE

NOTICE is hereby given that on instructions of our client we are investigating the title of **PURVA OAK PRIVATE LIMITED** having registered office at 130/2, Ulsoor Road, Bangalore 560042 and corporate office at One BKC, C-Wing, 13th Floor, Unit No.1307, Plot No. C-66, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400051 in respect of its immovable properties more particularly described in the **Schedule** hereunder written (collectively referred to as "the said Property").

Any person having or claiming any share, right, title, estate, claim or interest against or in, to or over the said Property more particularly described in the Schedule hereunder written or any part thereof or any FSI or development potential of the said Property, whether by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, care-taker basis, mortgage, charge, gift, trust, inheritance, share, devise, maintenance, will, bequest, beneficiary, possession, release, relinquishment, lien, right of way, development rights, easement, or by way of any other method through any contract, agreement, development rights or FSI consumption or TDR or encumbrances, understanding, deed, document, writing, conveyance deed, development agreement, letter of intent, devise, bequest, succession, family arrangement/settlement, litigation, decree or court order of any Court of Law, or otherwise howsoever and/or against the said Company, are hereby required to intimate to the undersigned in writing and along with documentary proof at the address below with all notices marked to the attention of Mr. Kartikeya Desai at contact@kartikeyaandassociates.com within a period of **Fourteen (14) days** from the date of publication of this notice of his / her / their such claim, if any, with all supporting documents failing which any such purported claim, right, title, estate or interest shall be disregarded by our client and shall be deemed to have been waived or abandoned and the transaction with our client shall be completed without reference to such claim/s, and the claim/s, if any, of such persons shall be treated as waived and not binding on our client.

SCHEDULE

ALL THOSE pieces and parcels of land bearing (i) New Survey No. 99/2/ 1 admeasuring 19,590 square meters or thereabouts (Old Survey Nos/Hissa Nos. 99(P), 100(P), 113 and 114, (ii) New Survey Nos./Hissa No. 114/4 admeasuring 24,100 square meters or thereabouts, and (iii) New Survey No./Hissa Nos. 115/2 admeasuring approximately 7,970 square meters or thereabouts in aggregate admeasuring 51,660 square meters or thereabouts, situate, lying and being at Village Kolshet, Taluka and District Thane - 400 607 and in the Registration District and Sub-District of Thane, Maharashtra.

Dated this 5th day of March, 2026.

KARTIKEYA DESAI

M/S. Kartikeya & Associates,
Advocates & Solicitors,
105, Arcadia, 195, Nariman Point, Mumbai - 400 021

Encore Asset Reconstruction Company Private Limited (Encore ARC)
5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

[Appendix -IV -A] [See Proviso to Rule 8(6) r/w 9(1)]

PUBLIC E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the IDFC First Bank Limited (IDFC) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC EOT- 001 -Trust ("Secured Creditor"), which is under Physical Possession of the Authorized Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on **13.04.2026** for recovery of **Rs.25,05,672.86/- (Rupees Twenty Five Lakhs Five Thousand Six Hundred Seventy Two and Eighty Six Paise Only)** as on **28.12.2024** and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower **Mr. Harish Zarekar (Borrower)** and **Mrs. Nirali Harsh Zarekar (Hereinafter collectively referred as Co-Applicants/Guarantors)**

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is be as under:

Description of Property	RP (In Rs.)	EMD (In Rs.)	Date of E-Auction	Last date and time for submission of Bid
All That Part And Parcel Of Flat No.101,1st Floor,Admeasuring 55.29 Sq. Mtrs. Built Up Area, "B Wing, In Building Known As "Sai Chaya Phase-2", C.H.S.L., Constructed On Land Bearing Survey No. 190, Hissa No. 3, Lying And Situated At Moregaon, Nallasopara (East), Vasai, Dist. Palghar, Maharashtra-401209, And, Bounded As Under: East: 'A' Wing, West: U.C Building, North: Residential Building, South: Residential Building.	20,00,000/-	2,00,000/-	13.04.2026 Time - 12.00 PM to 01.00 PM	12.04.2026 Till 6.00 PM

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day.

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorized Officer of the Secured Creditor on mobile no. 9218016248 or email at chardhendra.maurya@encorearc.com

Date: 02.03.2026 **Sd/- (Dharmendra Maurya)**
Place: Mumbai **Authorised Officer Encore Asset Reconstruction Company Pvt. Ltd.**

JANAKALYAN SAHAKARI BANK LTD.
VIVEK DARSHAN, 140, SINDHI SOC. CHEMBUR, MUMBAI 400 071.
Phone No. 022- 25276114-118 Mob No. 703900420

NOTICE FOR AUCTION SALE

Sale by tender under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of the under mentioned property mortgaged to Janakalyan Sahakari Bank Ltd.

Sr. No	Name of Borrower	Description of the properties	Reserve Price (In Lakhs)	EMD In Lakhs	Inspection Date
1.	M/s. Hindustan Carbon Industries.	Gala No.3, industrial Gala Building no.3, Kanchan Industrial Estate, Somnath Road, Behind National House, Dabel, and Daman-396210 Total BUA area 764 Sq. ft.	₹ 23.00	₹ 2.50	04.04.2026 between 12 pm to 2 pm
		Gala No. 11, industrial Gala Building no.3, Kanchan Industrial Estate, Somnath Road, Behind National House, Dabel, and Daman-396210 Total BUA area 1044 Sq. ft.	₹ 26.00	₹ 2.60	07.04.2026 at 3.00 pm
2.	Mrs. Kalpana Ashok Jadhav	Flat No. 303, 3rd Floor, "Z" Wing, Ved Bhadra Apartment, Avishkar Lane, Behind Wagheshwari Hill Society, Nilmore Station Road, Nallasopara (W), 401 203, (Area 450.12 Sq.ft. BUA)	₹ 15.30	₹ 2.00	04.04.2026 between 12 pm to 2 pm
					07.04.2026 at 3.00 pm

1. Sale of the properties is on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" and the intending bidder may make discreet enquiries as regards any claim, charges, on the properties, of any authority besides the Bank's above dues. All such charges, taxes, levies, society dues and/or any other liability accrued against the properties, if any, shall be borne by the successful bidder. The present accrued liabilities, if any, on the properties are not known. The detailed information about terms & condition of the Auction can be obtained from our Head Office on above given address. The Auction will be conducted at Head Office on given date and time.

2. STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002 READ WITH RULE 9 (1): The Borrower/Guarantor/ Mortgagee are hereby notified to pay the sum as mentioned in the Demand Notice along with interest up to date and all other charges from 30 days from date of Notice failing which the properties will be put up for sale/sold and balance dues if any will be recovered with interest and cost.

Date: 05.03.2026 **Sd/-**
Place: Mumbai **Authorized Officer**

BASSEIN CATHOLIC CO-OPERATIVE BANK LTD
(SCHEDULED BANK)

Catholic Bank Buidling, Pappy Naka, Vasai (W), Dist-Palghar (M.S.)-4012017
Tel. No. - 0250 2328326, 0250 2322053

DEMAND NOTICE
(In pursuance with section 13(2) of the SARFAESI Act, 2002)

BASSEIN CATHOLIC CO-OP. BANK LTD., has sanctioned loans to the following borrower which is secured by properties, creating equitable/legal mortgage/registered mortgage in favour of BASSEIN CATHOLIC CO-OP. BANK LTD. The repayment of the loan is irregular and the accounts are finally classified as NPA in accordance with directions and guideline of Reserve Bank of India.

BASSEIN CATHOLIC CO-OP. BANK LTD., has therefore invoked its rights u/s 13 (2) of SARFAESI ACT, 2002 and called upon the borrowers and guarantor to repay the total outstanding mentioned within 60 days from the date of demand notice in pursuance to rule 3 of Security Interest (Enforcement) Rule 2002. The notice was issued to borrowers and guarantor under section 13 (2) of the SARFAESI ACT,2002 on the address as provided to the Bank, the notices sent through RPAD which returned undelivered with reason unclaimed/left/incomplete address. The borrower and guarantors has not acknowledged the receipt of the notice.

Sr. No.	Borrower Name, A/C No. and Branch	Guarantor Name	Description of secured Assets	Outstanding dues as per Demand Notice and date of demand Notice	NPA Date
1	M/s. Ganesh Krupa Transport Through Partners 1) Mr. Ravindra Shankar Dubhole 2) Mr. Anil Sukhdeo Bhopale ODCC 89 Bhayander Branch	1) Mr. Narayansingh Jodhsingh Deora 2) Mr. Manoj Vijay Mayekar 3) Mr. Sanjay Dilip Gaikwad 4) Mr. Prakash Shankar Dubole	1) Shop No. 2, Monica CHS Ltd., J.B.C. Naronha Marg, Bakul Street, Bhayander West, 401101. Area Adm. 276 sq.ft.(BUA) 2) Shop No. 5, Ground Floor, Kadamgiri CHS Ltd., Near Dena Bank, Station Road, Bhayander East-401101. Area Adms. 285 sq.ft. (BUA). 3) Flat No. 104, 1st Floor,Star Correa Villa CHS Ltd., Bakholi Street, Bhayander West-401101 Area Adms. 315 sq.ft. (BUA) 4) Flat No. 304, 3rd Floor, Reena Apartment, Shankar Mandir Road, Behind Dena Bank. Bhayander West-401101 Area Adms. 276 sq.ft. (BUA) 5) Flat No. 2, Ground Floor, Kadamgiri CHS Ltd., Near Dena Bank, Station Road, Bhayander East-401101 Area Adms. 320 sq.ft.(BUA)	Rs. 89.53,297.03 30.01.2026	26.06.2023
2	Mrs. Seema Ram Samanta PMNL-31 Bhayander East	1) Mr. Sagir Jalil Khan 2) Mr. Manoj K. Patra 3) Mr. Ram V. Samanta 4) Mr. Ravindra N. Patil	Flat No. B/308, 3rd Floor, Subha Laxmi Sahan CHS Ltd., Khari, Ganesh Galli, Near NKG B Bank, Navghar Road, Bhayander East-401105. Adms. Area 384 sq.ft.	Rs. 5,42,391.25 09.02.2026	28.12.2025
3	Mrs. Neelam Rani Murli HSGLN-70 Kelve Branch	1) Mrs. Rekha Rajendra Sharma 2) Mrs. Asha Sanjay Rahate	Flat No. C/301, 3rd Floor, Crystal Park, Village Bandathe, Taluka Palghar, Kelve East, Dist. Palghar-401401 Adms. Area 39.15 sq.mtrs. (Carpet)	Rs. 14,70,708.74 09.02.2026	28.08.2025
4	Mr. Milton David Ferreira Since deceased through legal heirs 1(a) Mrs. Glancy Milton Ferreira widow of Late Mr. Milton David Ferreira 1(b) Mr. Xavier Milton Ferreira Son of Late Mr.Milton David Ferreira 1(c) Mrs. Jerina Sandeep Sirvel Daughter of Late Mr. Milton David Ferreira 1(d) Mrs. Jointa Vivian D'silva Daughter of Late Mr. Milton David Ferreira PMNL-8 Naigaon East Branch	1) Mr. Xavier Milton Ferreira 2) Mr. Sandeep Walter Sirvel 3) Mr. Swan Vency Athaide 4) Miss Mellisia Vency Athaide	Land & House Property No. SD02/3, Ground Floor, Vakharewadi, Village Sandoor, Vasai West-401202 Adms. Area 1122 sq.ft.	Rs. 38,61,936.00 09.02.2026	03.05.2021

Above borrowers, and guarantors are advised to make the payment of outstanding dues as per demand notice with further interest as applicable within period of 60 days from the date of issuance of notice u/s 13 (2), failing which further steps will be taken after expiry of 60 days, as per provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You are also put to notice that as per terms of Sec.13(13) of the above Act, you shall not transfer by sale, lease or create thirty party right in the above said secured assets.

Date :- 04.03.2026 **Sd/-**
Place :- Vasai, Palghar **Authorised Officer**
Bassein Catholic Co-operative Bank Ltd. (Scheduled Bank)

पंजाब नैशनल बैंक Punjab National Bank
(Govt. of India Undertaking)

BRANCH OFFICE: SION WEST (195600):-Vandana Building, Sion Circle, Sion West, Ph No. 022-24093489 [PHONE NO. 022-24093489, E mail: bo1956@pnb.co.in

Auction Ref No. AUCTION/02/2026 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Date:02.03.2026

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 (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.

SCHEDULE OF THE SECURED ASSETS					
Name of the Branch Name of the Account Name & addresses of the Borrower(s) / Mortgagee(s) / Guarantors	Description of the Immovable Properties Mortgaged	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 20/01/2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/ Constructive	A) Reserve Price B) EMD (Last Date) C) Bid Incremental Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
PNB- Sion West (195600) Vimal B Biwal, Add: Flat No.402, 4th Floor, A wing, Topsy Topsy CHSL, (Triveni Apartment), Room No. 561, Block Number-A-281, Near Sambhaji chowk, Ulhasnagar Camp -4 Dist Thane 421004	Building located on CTS no 23260, Village-Ulhasnagar Camp-4 Taluka- Ulhasnagar District- Thane, within limits of Ulhasnagar Municipal council. Having Built up area adm. 415 Sq Ft. Owned by Vimal B Biwal. Boundries as:- North: D) Symbolic Open air, South: 20 ft. road, East: Vacant Plot, West: Chawl	A) 25/05/2021 B) Rs. 17,20,557/- + further interest & Charges C) 14/02/2025 D) Symbolic	A) Rs. 11.80 Lakh B) Rs. 1,18,000/- C) Rs. 25,000/-	27-03-2026 Time 11:00 AM to 04:00 PM	