सांगली अर्बन को-ऑप. बँक लि., सांगली.

प्रधान कार्यालय: 404, खणभाग, सांगली 416 416 फोन: (0233) 2376236/37/38 (Scheduled Co-Op. Bank)
sublegal@sangliurbanbank.com | subsachiv@sangliurbanbank.com | www.sangliurbanbank.in

जाहीर विक्री नोटीस

तमाम लोकांना व संस्थांना कळविणेत येते की, सांगली अर्बन को-ऑपरेटिव्ह बँक लि.,सांगली यांचे मालकीची व कब्जात असलेली खालील वर्णनाची स्थावर मिळकतीचा भाडेकरु हक्क निविदा पध्दतीने विक्री करणेची असून, इच्छुकांनी सीलबंद पाकीटातून निविदा अर्ज, बयाणा रक्कम, रक्कम भरलेल्या पावतीसह व KYC पूर्ततेसह मेलद्वारे अगर पोस्टाने **मा.मुख्य कार्यकारी अधिकारी, सांगली अर्बन को-ऑपरेटिव्ह बॅक लि.,सांगली, प्रधान कार्यालय, ४०४, खणभाग, सांगली - ४१६ ४१६** यांचेकडे पाठवावीत. सदर निविदा नमुद तारखेस व वेळेत उघडणेत येईल.

अ. क्र.	मिळकतीचे वर्णन	निविदा उघडणेचे ठिकाण, तारीख व वेळ	आधारभूत किंमत व बयाणा रक्कम
(१)	मुंबई महानगरपालिका हद्दीतील ए वार्ड, सी.एस.नं. १३१८, फोर्ट डिव्हीजन येथील शॉप नं. १, क्षेत्र ९०० चौ.फूट, बिल्डींग नं. ५८/६०, बाझार गेट, स्ट्रीट पेरिन नरिमन स्ट्रीट, फोर्ट मुंबई ४०० ००१ या शॉपचे भाडेकरु हक्क	**सांगली अर्बन को-ऑपरेटिव्ह बँक लि.,सांगली.** प्रधान कार्यालय, ४०४, खणभाग, सांगली बुधवार, दि. ०४/०३/२०२६ वेळ दुपारी १.०० वा.	**आधारभूत किंमत रक्कम रुपये ३,२०,००,०००/- बयाणा रक्कम रुपये ३२,००,०००/-**

अटी व शर्ती :- १.) स्थावर मालमत्तेची विक्री ही **'जशी आहे तशी'** या तत्वावर केली जाईल. २.) विक्री तारखेपूर्वी बँकेकडे पोच झालेल्या निविदा अर्जांचा विचार केला जाईल. ३.) निविदा प्रक्रियेत भाग घेणार यांना निविदेपेक्षा जास्त बोली बँकेच्या परवानगीने बोलता येईल. सदरची बोली रु.१,००,०००/- (अक्षरी रुपये एक लाख मात्र) चे पटीत असेल. ४.) निविदा अर्जासोबत बोलीदारास नमूद केलेली बयाणा रक्कम RTGS/NEFT ने HDFC बँकेकडील सांगली अर्बन को-ऑपरेटिव्ह बँकेच्या खाते क्र.०००७०३८०००३९४० [IFSC Code No.HDFC०००००७] भरावी लागेल, सदरची रक्कम परतीची (रिफंडेबल) असेल. ५.) जास्तीत जास्त बोली मंजूर होणा-याने बोलीच्या २५% रक्कम निविदा उघडणेच्या दिवशी RTGS/NEFT ने HDFC बँकेकडील सांगली अर्बन को-ऑपरेटिव्ह बँकेच्या खाते क्र.०००७०३८०००३९४० [IFSC Code No.HDFC०००००७] बँकेकडे जमा करावी लागेल. ६.) उर्वरित ७५% रक्कम निविदा उघडणेच्या तारखेपासून १५ दिवसांच्या आंत बँकेकडे जमा करावी लागेल अन्यथा भरलेली सर्व रक्कम जप्त करण्यात येईल व घेतलेल्या स्थावर मालमत्तेवर बोलीदाराचा अधिकार राहणार नाही. निविदा अर्जदारांनी बँकेकडे भरलेल्या रकमेवर व्याज देणेचे बंधन बँकेवर नाही. ७.) विक्रीचे संदर्भात निविदा उघडलेनंतर निर्माण होणारी कोणत्याही प्रकारची आर्थिक व कायदेशीर जबाबदारी खरेदीदारावर राहील. ८.) एका व्यक्तिस एकापेक्षा अधिक निविदा भरणेचा अधिकार राहील. प्रत्येक निविदेसाठी विहीत केलेली बयाणा रक्कम स्वतंत्ररित्या बँकेकडे विहीत वेळेत भरावी लागेल. ९.) समान रक्कमांच्या निविदांबाबत बँकेचा निर्णय अंतीम राहील. १०.) इच्छुकास स्थावर मिळकत बँकेच्या पूर्व परवानगीने बँकेच्या कार्यालयीन वेळेत लिलावाचे आदलेदिवसाअखेरपर्यंत पहावयास मिळेल. ११.) निविदा विक्री कायम करणेचा अधिकार बँकेने राखून ठेवलेला आहे. १२.) अटी व शर्ती मध्ये बदल करणेचा व त्या शिथील करणेचा अधिकार बँकेने राखून ठेवलेला आहे.१३) सदरची नोटीस बँकेच्या www.sangliurban.bank.in या संकेतस्थळावरही पहावयास मिळेल.

सही/- **(उल्हास विठ्ठल नायक)**
मुख्य कार्यकारी अधिकारी
सांगली अर्बन को-ऑपरेटिव्ह बँक लि.,सांगली

स्थळ : मुंबई
दिनांक : १७/०२/२०२६

शिक्का

Sun Advt.

IN THE COURT OF SMALL CAUSES AT MUMBAI
(BANDRA BRANCH)
Marji Application No. 16 of 2022
In
R.A.E Suit No. 867 of 2005

Mr. Sayed Jalil Husaini alias
Adult, Age 65 yrs, Occ: business
Jalil Sayyad Hussaini
residing at Ganga Vihar, 28th Road, Bandra (w), Mumbai 400050
(deleted since deceased)
1(a) Mr. Sayed Ali Hussain
Age- 50 yrs, Presently residing at ambience villa, S.No. 178/A, CTS No 297, Villa C.4, Opp- Kamat hotel Khandala, Lonavala 410 301
Occ- Business, R/at- Ganga Vihar 28th Road, Bandra (W), Mumbai- 400050.
1(b) Mr. Sayed Hussain Hussaini
Adult, 52 Age and Occ. Business
R/at- C/404, Maestros CHS,Wanwadi, Pune - 411040.).. **Applicants/Org. Plaintiffs.**

V/S

1. Mr. Gopal Bhikhoo,
Age and Occ:- Not Known
(full name not known)
R/at Room No.8, Bldg No.381
Narayan Dayabhai Marg
Bandra (W), Mumbai-400050.
2. Smt. Aruna Jagannath Kadam
Age and Oce: Not Known
R/at Room No.8, Bldg No.381
Narayan Dayabhai Marg,Bandra (W), Mumbai-400050.).. Respondents/ Org. Defendants

To.
The Respondents/Org. Defendants abovenamed,
Whereas the Applicants (Org. Plaintiffs) have filed abovesaid MARJI Application No. 16 of 2022 in R.A.E. Suit No. 867 of 2005 against Respondents (Org. Defendants) praying therein that this Hon'ble Court may be pleased to condone the delay of 229 days in filing Marji Application bearing No. 390 of 2020, to restore the suit being RAE 867 of 2005 back to file of this Hon'ble Court and for such other and further reliefs.
You are hereby directed to appear before the Hon'ble Judge Presiding over Court Room No. 38, Court of Small Causes, Anant Kanekar Marg, Bhaskar Building, Bandra (East), Mumbai-400 051, in person or by authorized pleader duly instructed on the **20 February, 2026 at 2.45 PM.** to show cause against the Application, failing wherein, the said Application will be heard and determined Ex-parte.
You may obtain the copy of said Application from Court Room No. 38 of this Court.
Given under my hand and the seal of the Court, this 30 January, 2026.

Seal

Sd/-
Atul G. Rane
Additional Registrar
16 FEB 2026

Date: 16/02/2026.
Place: Mumbai

PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Office: Premises No. 201, 2nd Floor, West View, Opp. ICICI Bank, Veer Savarkar Road, Thane- 400602
Branch Office: 2nd floor, 203, Plot No 2, KT Empire, Above State Bank Of India, Navghar, Vasai (W)- 401202

Whereas
The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
As the borrower 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 the below-mentioned dates. 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 ICICI Home Finance Company Limited.
The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Sonu C Gupta (Borrower), Sunita Sonu Gupta (Co-Borrower), LHTNE00001405092.	Flt No 2 Grd Flr B Wing Shivshambho Villa Talav Road Dwarli Bhal 26 Thane Maharashtra- 421501. Bounded By North: Access Road, South: Galaxy Aster Building, East: Wing A, West: Road And Open Plot./ Date of Possession- 13-02-2026	10-01-2023 Rs. 32,045/-	Thane
2.	Sonu C Gupta (Borrower), Sunita Sonu Gupta (Co-Borrower), LHTNE00001405093.	Flt No 2 Grd Flr B Wing Shivshambho Villa Talav Road Dwarli Bhal 26 Thane Maharashtra- 421501. Bounded By North: Access Road, South: Galaxy Aster Building, East: Wing A, West: Road And Open Plot./ Date of Possession- 13-02-2026	10-01-2023 Rs. 6,42,991/-	Thane
3.	Sonu C Gupta (Borrower), Sunita Sonu Gupta (Co-Borrower), LHTNE00001417702.	Flt No 2 Grd Flr B Wing Shivshambho Villa Talav Road Dwarli Bhal 26 Thane Maharashtra- 421501. Bounded By North: Access Road, South: Galaxy Aster Building, East: Wing A, West: Road And Open Plot./ Date of Possession- 13-02-2026	10-01-2023 Rs. 3,04,993/-	Thane
4.	Umesh Kumar (Borrower), LHVSI00001483617.	All That Piece And Parcel of Flat No 101 1st Floor B Wing New Sai Shakti Chs Tulinj Road Vijay Nagar Nalasopara East Survey No 32 Hissa No 8 To 15 Village Tulinj Tal Vasai Dist Palghar Maharashtra- 401209. Bounded By- North: Sundar Nagar, South: Radha Nagar, East: Sai Bhakti, West: Road./ Date of Possession- 13-02-2026	23-04-2025 Rs. 17,14,627/-	Vasai
5.	Umeshkumar (Borrower), Madhu Dubey (Co-Borrower), LHVSI00001484869.	All That Piece And Parcel of Flat No 101 1st Floor B Wing New Sai Shakti Chs Tulinj Road Vijay Nagar Nalasopara East Survey No 32 Hissa No 8 To 15 Village Tulinj Tal Vasai Dist Palghar Maharashtra- 401209. Bounded By- North: Sundar Nagar, South: Radha Nagar, East: Sai Bhakti, West: Road./ Date of Possession- 13-02-2026	23-04-2025 Rs. 65,413/-	Vasai

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
Date : February 18, 2026
Place: Thane, Nalasopara
Authorized Officer,
ICICI Home Finance Company Limited

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that my clients are in the process of purchasing of Flat No. 501 admeasuring 560 sq.ft Carpet area i.e 672 sq. ft built up area i.e 62.45 sq. mt built up are 5th Floor, The Kamal Dutt C.H.S Limited, 15 Rambaug, Dawood Baug Road, off. Jay Prakash Road, Andheri West, Mumbai-400058, a along with One Stilt Car Parking Space (Hereinafter referred to as "the said Flat") along with Share Certificate No. 09 consisting 10 shares bearing distinctive Nos. 81 to 90 (both inclusive) (Hereinafter referred to as "the said shares") from MR. RAKESH MITHALAL JAIN & MRS. MANJU RAKESH JAIN

MR. RAKESH MITHALAL JAIN & MRS. MANJU RAKESH JAIN had availed a loan from Hero Fincorp Ltd. other than loan from Hero Fincorp Ltd. Any person/s, firm/s, institute/s, company/ies having any right, title, possession or claim in respect of the ownership of the aforesaid flat and said shares is hereby required to make the same known in writing along with the legally valid documentary evidence, to the undersigned at my office at 96, Kadri Park, Behind Azad Electricals, Irla, Vile Parle (West), Mumbai-400 056, within 15 calendar days from the date of publication hereof, failing which, claim/s, if any with respect to the aforesaid flat and said shares will be deemed to have been waived.

The person/s, firm/s, institute/s, company/s raising any such claim is strictly required to provide the legally valid government identity proof (Pan Card, Aadhaar Card, Incorporation Certificate), etc. and valid contact number where the same can be contacted by the undersigned/ representative. Any anonymous claims shall not be entertained, and false claims shall be dealt with appropriate legal actions.

Dated this 18th day of February 2026

Adv. Mitesh Shah
Advocate High Court

बैंक ऑफ इंडिया **Bank of India BOI**
Relationship beyond banking

Recovery Department, Mumbai North Zone
Address: Bank of India Building, 2nd Floor, Opp. Natraj Market, S V Road, Malad (West), Mumbai - 400 064.
Contact No.: 8421215531
Email: Assetrecovery.MNZ@bankofindia.co.in

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to Bank of India (Secured Creditor), the constructive / physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged / charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR (Rs. In Lakhs)

(E-Auction Date: 25-03-2026)

Sr. No.	Branch Name / Names of the Account / Borrower / Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment	O/s Dues (Excluding Int, Penal Int & Exp)	Date / Time of on-site inspection of property	Contact No.
1	**Branch: Virar East** Account: Mr. Omkar Ramesh Chavan Mr. Ramesh Chavan & Mrs. Apurva Omkar Chavan	Flat No. 002, Ground Floor, C Wing. Sai Swpna Apartment No. 2, Manvelpada Road, Kargil Nagar Virar (East),Virar Palghar - 401305 Built up Area- 540.00 Sq Ft. **(Physical Possession with Bank)**	13.20 / 1.32	0.10	22.22	16.03.2026 4.00 PM To 5:00 PM	9782161628/ 8421215531
2	**Branch: Sakinaka** Account: Mr. Pratap Vithalbhai Wala & Mrs. Manisha Pratap Wala	Flat No. 303, 3rd Floor, "Madhukunj Apartment", S. No. 24D & 24A, Village Pasthal, Near Renuka Complex, Boisar Tarapur Road, Pasthal, Boisar (W), Tal. Palghar, Dist. Palghar-401 504. Buit Up Area- 512 Sq Ft. **(Physical Possession with Bank)**	5.95 / 0.60	0.10	28.95	16.03.2026 4.00 PM To 5:00 PM	9003053487/ 8421215531
3	**Branch: Sakinaka** Account: Mr. Pratap Vithalbhai Wala & Mrs. Manisha Pratap Wala	Flat No. 304, 3rd Floor, "Madhukunj Apartment", S. No. 24D & 24A, Village Pasthal, Near Renuka Complex, Boisar Tarapur Road, Pasthal, Boisar (W), Tal. Palghar, Dist. Palghar-401 504. Buit Up Area- 686 Sq Ft. **(Physical Possession with Bank)**	7.95 / 0.80				
4	**Branch: Vile Parle West** Account: Mrs. Mamta Dharmaraj Pal	Flat No. 401, 4th Floor, Building No. 22, Type D, Mangal-Murti Nagar, Village Sativali, Vasai Road (E) ,Dist-Palghar Maharashtra - 401208. Built up Area- 560 Sq Ft. **(Physical Possession with Bank)**	14.50 / 1.46	0.10	17.17	16.03.2026 4.00 PM To 5:00 PM	9702261766/ 8421215531
5	**Branch: Dahisar East** Account: Mrs. Sunita Jitesh Rathod & Mr. Jitesh Jagdishbhai Rathod	Flat NO. 404, 4th Floor, A Wing, Building No.2, Dev Shrishti Complex CHSL, Near Rajiv Gandhi School, Shivaji Nagar Road, Nilemore, Nalasopara (W), Taluka Vasai, Palghar - 401203. Carpet Area- 360 Sq Ft. **(Physical Possession with Bank)**	24.30 / 2.43	0.10	27.04	16.03.2026 4.00 PM To 5:00 PM	7000796224/ 8421215531
6	**Branch: Nalasopara West West** Account: Mrs. Hamida Saeed Kapadia & Mr. Mohammed Saeed Kapadia	Flat No. 702, C Wing ,Siddhivinayak Apartment, Bldg No. 2, Sector -1, Phase-1, Opp Nakoda Heights, Near Yashwant Gauarv Road, Village Nilemore Nalasopara West, Palghar - 401203. Total Carpet Area-412.00 Sq Ft **(Physical Possession with Bank)**	22.60 / 2.27	0.10	23.80	16.03.2026 4.00 PM To 5:00 PM	8210927772/ 8421215531

Terms and Conditions of the E-auction are as under:
E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction / Bidding through website - URL: https://BAANKNET.com on (E-Auction Date: 25-03-2026)
(between 11:00 AM and 05:00 PM with unlimited extensions of 5 minutes each)
E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites - https://www..bankofindia.co.in
Bidder may visit URL: https://BAANKNET.com, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: https://BAANKNET.com using his mobile no. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2 :** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- **Step 3:** Transfer of EMD amount to his global EMD wallet: Online / Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
  Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit : https://BAANKNET.com for registration and bidding guidelines
- **Helpline Details / Contact Person Details of : BAANKNET**

Name	Team	Number	E-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com support.ebkray@procure247.com

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID **support.BAANKNET@psballiance.com and support.ebkray@procure247.com**
2. To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims / rights / dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer / secured creditor shall not be responsible in any way for any third party claims / rights / dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
3. Earnest money deposit (EMD) shall be deposited through RTGS / NEFT / Fund Transfer to the bank account as guided and mentioned in : https://BAANKNET.com portal before participating in the bid online.
4. The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card / Driving License / Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
6. Prospective bidders may avail online training on e-auction from : https://BAANKNET.com portal.
7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs.50.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above Rs 50.00 lakhs - up to Rs 100.00 lakhs/ Rs.50,000/-(Rupees Fifty thousand) For Reserve Price above Rs 100.00 lakhs
10. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
11. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.
12. The prospective qualified bidders may avail online training on e-auction from : https://BAANKNET.com portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse / failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
13. Purchaser shall bear the stamp duties charges including those of sale certificate / registration / charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
14. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
15. The authorized officer / bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn / postpone / cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
16. The sale certificate will be issued in the name of the purchaser(s) / applicant(s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
18. If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in : https://BAANKNET.com portal.
19. GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER / GUARANTORS

The undersigned being the Authorized Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: Mumbai
Date: 18-02-2026
Authorized Officer
Bank of India

पंजाब नैशनल बैंक भारत सरकारचा उपक्रम | pnb punjab national bank (A Govt. of India Undertaking) | ORIENTAL United

ARMB, Nashik
Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009
Ph. 0253-2323020 E-mail : cs8288@pnb.bank.in

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 (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on ——— C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B)EMD (last date of deposit of EMD) C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	**PNB- Samarth Nagar (070910) Borrower : M/s. M M TRADERS** Address: First Floor, Beside Alankar Hotel VIP Road , Jubilee Park, Aurangabad-431001. **Proprietor: Mr.Mohammed Mehsanudin Muneerddin** Address: Plot No.40/A, CTS NO.11432, Opposite Gulshan -e Osman School, Chatta Baugh, Alamgir , Aurangabad-431001 **Also At** Address : Flat No.08, Aurangabad Trade centre, Gut No.104/P Mitmita ,Padegaon Tq & Dist. Aurangabad-431002 **Also At** Address : Flat No.10, Aurangabad Trade centre, Gut No.104/P Mitmita , Padegaon Tq & Dist. Aurangabad-431002	All that piece and parcel of Plot no. 37 Adm. 60 Sq. meters Plot no. 38 Adm 60Sq. meters plot no. 39 Adm 60 Sq. meters, plot no.40 adm. 78 Sq. meters Total 258.00 Sq. meters Gut no 184, Situated at MoujeAnantpur (Harsul) Tal. Gangapur and Dist Chh. Sambhajinagar. **Boundaries : North-**Plot no. 36 **South-**Road **East-**Plot No 25,26,27 and 28 **West-** 9 meter Road. **Property Id-PUNBAW261616706**	A) 08.07.2025 B) Rs. 42,11,511/- as on 31.12.2025 + further interest + Charges C) 22.09.2025 D) Symbolic	A) Rs. 24.70 Lakh B) Rs 2.47 Lakh (Last date of EMD 06.03.2026) C) Rs 1.0/- Lakh	**Date: 06.03.2026 From 11:00 AM to 16:00 PM**	Not Known
2	**Branch : PNB- Samarth Nagar (070910) Borrower : Mr.Mohammed Mehsanudin Muneerddin** Address: Plot No.40/A, CTS NO.11432, Opposite Gulshan -e Osman School, Chatta Baugh, Alamgir , Aurangabad-431001 **Co-borrower : Mrs.Farheen Begum Mohammed Mehsanudin Inamdar** Address: Plot No.40/A, CTS NO.11432, Opposite Gulshan -e Osman School, Chatta Baugh, Alamgir , Aurangabad-431001. **Also residing at :** Flat No.08, Aurangabad Trade centre, Gut No.104/P Mitmita ,PadegaonTq&Dist . Aurangabad-431002. **Also residing at :** Flat No.10, Aurangabad Trade centre, Gut No.104/P Mitmita ,PadegaonTq&Dist . Aurangabad-431002	1. All that piece and parcel of flat no 10 Adm. 55.04Sq. meters , Third Floor in Aurangabad Trade Centre, bearing gut no 104 part, Situated at Mouje at Mitmita Tal and Dist. Chh Sambhajinagar **Boundaries : North-**Flat No 11 **South-**Road **East-**Road. **West-** Flat No 09. **Property ID-PUNBAW259857848.** **2.** All that piece and parcel of Flat no 08. Adm 56.29 Sq. meters second floor in Aurangabad Trader Centre, Bearing Gut no 104 part, Situated at Mouje Mitmita Tal and Dist. Chh. Sambhajinagar **Boundaries : North-**Flat No 18 **South-**Staircase **East-**Flat No 07. **West-** Passage **Property ID-PUNBAW259857900**	A) 08.07.2025 B) Rs. 56,24,222.39/- as on 31.12.2025 + further interest + Charges C) 22.09.2025 D) Symbolic	A) Rs. 26.66 Lakh B) Rs 2.666 Lakh (Last date of EMD 06.03.2026) C) Rs 1.00 Lakh A) Rs. 27.27Lacs B) Rs 2.727Lacs (Last date of EMD 06.03.2026) C) Rs 1.00 Lacs	**Date: 06.03.2026 From 11:00 AM to 16:00 PM**	Not Known
3	**Branch : Samarthnagar Aurangabad (070910) Borrower : Mr.Shaikh Ashfaque Shaikh Mukhtar** Address: Flat No. A-15, Stilt Floor in "A" Wing in "Narhari Ghrushneshwar" Gat No. 154 Part, Behind Devgiri Valley, Near Eklavya Foundation, Near Sayali Charitable trusts College Of Pharmacy, Near Samarthnagar, Mitmita Village, Tal & Dist-Aurangabad-431001 **Co-Borrower : Mrs.Sameena Begam Ashfaq Shaikh** Address: Flat No. A-15, Stilt Floor in "A" Wing in "Narhari Ghrushneshwar" Gat No. 154 Part, Behind Devgiri Valley, Near Eklavya Foundation, NearSayali Charitable trusts College Of Pharmacy, Near Samarthnagar, Mitmita Village, Tal & Dist-Aurangabad-431001.	"Flat No. A-15, Stilt Floor in "A" Wing in "NarhariGhrushneshwar" Gat No. 154 Part, Behind Devgiri Valley, Near Eklavya Foundation, Near Sayali Charitable trusts College Of Pharmacy, Near Samarthnagar, Mitmita Village, Tal & Dist-Aurangabad **Boundaries: East-** Staircase **West-**Wing B, **North-** Balcony **South:-**Staircase & Flat No. A-14. **Property ID-PUNB000828800183**	A) 30.04.2022 B) Rs.41,43,534.88 as on 31.12.2025 + further interest & Charges C) 25.08.2022 D) Physical	**A) Rs. 17.89 Lacs B) Rs.1.789 Lacs (06.03.2026) C) Rs 0.50**	**Date: 06.03.2026 From 11:00 AM to 16:00 PM**	Not Known
4	**Branch : CIDCO, AURANGABAD (098100) Borrower- Mrs. Amreen Begum Seikh Mohd Noor W/o Sh. Shaikh Mohammad Noor** Address: Flat No. B-09, 2nd Floor, Narhari Grushneshwar Society, Gut No. 154/Part, Mitmita Tal & Dist. Aurangabad ,Maharastra - 431001	Flat No. B-09, 2nd Floor, NarhariGrushneshwar Society, Gut No. 154 / Part, Mitmita, Tal & Dist. Aurangabad ,Maharastra-431001. **Owned by Mrs. Amreen Begum Seikh Mohd. Noor Boundaries: East-** Passage & Stair Case **West-** Open to sky **North-** Flat NO. B-10 **South:-** A-Wing. **Property ID-PUNB000828800220**	A) 20.03.2023 B) Rs.30,98,336.33 as on 31.12.2025 + further interest & Charges C) 01.11.2023 D) Physical	**A) Rs 15.92 Lakh B) Rs 1.592 Lakh (06.03.2026) C) Rs 0.50 Lakh**	**Date: 06.03.2026 From 11:00 AM to 16:00 PM**	Not Known

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://baanknet.com** on 06.03.2026 @ 11.00 AM to 4.00 PM.
4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E- Auction.
5. For detailed term and conditions of the sale, please refer **www.pnb.bank.in. & https://baanknet.com**

Date : 18.02.2026
Place : Nashik

Sd/-
Mr. Venketesh S.
Chief Manager and Authorized Officer,
Punjab National Bank, (Secured Creditor)