SMFG India Home Finance Co. Ltd.

SMFG Grihashakti — Nayi Asha. Naya Vishwas.

Corporate Off. : 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai – 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]

WHEREAS the undersigned being the **Authorized Officer** of **SMFG India Home Finance Co. Ltd.** a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Secuitisation and Reconstruction of Financial Assests and Enforcement of Security Interest Act, 2002 (54 of 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 Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon **within 60 days** from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has **Taken Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **"SMHFC"** for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	**Lan :- 612938011264952** **1. Hrushikesh Maruti Kalambe,** **2. Vaibhav Maruti Kalambe** **3. Madhuri Maruti Kalambe**	All That Piece Or Parcel Of Flat No. 305 Admeasuring 718 Sq. Ft. Built-Up Area On 3rd Floor Of Building No. J Wing In Olive Complex Being And Situate At Olive Complex, Behind Jai Mata Di Complex, Kalher, Tal. Bhiwandi, Dist. Thane 421302.	**09.10.2025** **Rs. 20,42,354.98 (Rs. Twenty Lakh Forty Two Thousand Three Hundred Fifty Four & Paise Ninety Eight Only) as on 08.10.2025**	**10.02.2026**

Place : Mumbai, Maharashtra
Date : 10.02.2026

Sd/-
Authorized Officer,
SMFG INDIA HOME FINANCE CO. LTD.

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pnb Housing Finance Limited

NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO THE PNB HOUSING FINANCE LIMITED UNDER THE SECURITISATIDN AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

RAMESH RAMDHAN CHAUHAN /SHEELA RAMESH CHAVAN FLAT NO 001 GROUND FLOOR BUILDING NO 5 MUSKAN APARTMENT TYPE D SHIRGAON PALGHAR Palghar MAHARASHTRA-401404 Mumbai India.
Lan No.: HOU/BRVL/0619/704617
Address of the Branch: PNB Housing Finance Limited, 203,204, Western Edge 1,Western Express Highway ,Magathane ,Borivali East ,Mumbai 400066
Authorized Officer's Details: Name: Narendra Agre
Phone Nos. of Branch: 9967280448, E-mail ID: Narendra.agre@pnbhousing.com,

Private Treaty to Be executed on 28th Feb 2026

PURCHASER IDENTIFIED

The undersigned as Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act, 2002. all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property as mentioned in the Schedule is available for sale, through Private Treaty, as per the terms agreeable to the PNB Housing Finance Ltd. for realisation of dues on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"** Standard terms & conditions for sale of property through **PRIVATE TREATY ARE AS UNDER:**

1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".** Thus, no public bid shall be invited.
2. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the PNB Housing Finance Ltd., the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance Ltd.. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date.
8. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the PNBHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application.
11. The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties In respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules

SCHEDULE:- Rs. 825000/- (Rupees Eight Lakhs and Twenty Five Thousand only) (Below which the properties will not be sold)
DESCRIPTION OF THE PROPERTY(IES):- FLAT NO 001 GROUND FLOOR BUILDING NO 5 MUSKAN APARTMENT TYPE D SHIRGAON PALGHAR Palghar MAHARASHTRA-401404 Mumbai India.

DATE: 13.02.2026, Place: Mumbai **FOR PNB HOUSING FINANCE LTD. (AUTHORISED OFFICER)**

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO THE PUBLIC on behalf of my client, who is negotiating for the purchase of the property being Residential Flat No. 1906 on the 19th Floor in Avyan (Wing "A"), along with two (2) Car Parking Spaces bearing Nos. 287 and 288 on the 3rd Basement, in the project known as "Piramal Aranya" (hereinafter referred to as the "said Premises"), as more particularly described in the Schedule hereunder written.

The present owners of the said Premises are Mrs. Harsha Ramachandra and Mr. Shibashish Roy, who are negotiating for the sale of the said Premises to my client.

ALL PERSONS having any claim, right, title, interest, objection or demand of any nature whatsoever in respect of the said Premises, whether by way of sale, agreement, exchange, gift, mortgage, loan, borrowing, charge, trust, inheritance, possession, lease, lien or otherwise howsoever and whether arising under any Agreement, Memorandum of Understanding, writing or muniments of title, are hereby required to intimate the same in writing, together with documentary evidence in support thereof, to the undersigned at the address mentioned below within 14 (fourteen) days from the date hereof.

If no such claim, objection or demand is received within the aforesaid period, the claim or claims, if any, shall be deemed to have been waived and/or abandoned and my client shall be entitled to proceed with the proposed transaction without any reference thereto.

The Schedule of the Property/ Premises above referred to

All that residential Flat No. 1906 on the 19th Floor in Avyan (Wing "A"), admeasuring 139.65 sq. mtrs. carpet area (as defined under the provisions of RERA), equivalent to approximately 153.67 sq. mtrs. built-up area (inclusive of balcony and dry balcony), together with the right to use two (2) Car Parking Spaces bearing Nos. 287 and 288 on the 3rd Basement, in the building known as "Piramal Avyan", forming part of the project "Piramal Aranya", situated at Rambhau Bhogle Marg, Byculla, Mumbai – 400 010, constructed on land bearing old C.S. No. 593 of Mazgaon Division, Mumbai.

Dated: 13th day of February, 2026

SHARIQ NAZIM KHAN
Advocate, High Court,
7, Embassy Apartment, 291, Bellasis Road,
Mumbai Central, Mumbai - 400 008.
Mobile: 9920079595

PUBLIC NOTICE

NOTICE is given to the public at large **MRS. VEENA BAWA** aged 85 years of Delhi Indian inhabitant residing at B-3, Maharani Baug, New Delhi – 110065, the Vendor has agreed to sale, transfer, convey and assign unto and in favour of our clients the property mentioned in the schedule hereunder written.

ANY PERSON OR PERSONS having any claim or interest in or to the property mentioned in the Schedule hereunder by way of sale, exchange, mortgage, lease, inheritance, gift, lien, charge, maintenance, easement, trust, possession, occupancy or otherwise is/are hereby required to make the same known in writing along with documentary evidence to us at Room No.10, 4th Floor, Central Bank of India Building, 55, M.G. Road, Fort, Mumbai – 400001 within 14 days from the date hereof failing which it shall be deemed to have been waived and accepted that there does not exist any such claim or interest in the property mentioned in the schedule hereunder and our clients shall proceed to conclude the transaction without any reference to such claim.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THOSE 10 (Ten) fully paid up shares of The Meher Apartments Co-operative Housing Society Limited of the face value of Rs.50/- each bearing Distinctive Nos. 371 to 380 (both inclusive) comprised in Share Certificate No. 72 dated 21st February 2016

AND

ALL THAT Flat No. 73-B admeasuring about 1880 square feet (Carpet Area) on the 7th Floor in the building known as "Meher Apartments" situate on the Anstey Road, Off Altamount Road, Mumbai- 400026 standing on the Plot of Land bearing C.S. Nos. 651 and 666 of Malabar Hill and Khambala Hill (Cumbala Hill) Division within the Registration District and Sub-District of Mumbai City. The building is constructed in the year 1965. The Building consists of Ground Plus Nine upper floors with two lifts.

Dated this 12th day of February 2026

Sd/-
LJ LAW
Advocates & Solicitors
(England & Wales)

ICICI Bank

Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli, Circle, Old Padra Road, Vadodara, Gujarat - 390 007
Corporate Office: ICICI Bank Towers, Bandra- Kurla Complex, Bandra (E), Mumbai - 400 051

PUBLIC NOTICE - INVITING EXPRESSION OF INTEREST FOR SALE OF LOAN OF ROHAN DEVELOPERS PRIVATE LIMITED

In accordance with the policy of ICICI Bank Limited ("ICICI Bank") on sale of financial assets and in line with applicable regulatory guidelines, ICICI Bank hereby invites expression of interest ("EOI") from interested ARCs/Banks/NBFCs/FI for sale of loan secured by "7 Hughes" (earlier known as "Ajinkya") and "Pathare" ("Projects") along with all rights, comfort claims and interests arising out of / in relation to the loan (Financial Asset) as per the terms and conditions indicated below. It is hereby clarified that the sale of Financial Asset will be subject to final approval by the competent authority of the Bank:

Brief Details

Sr. No.	Particulars	Remarks
1.	Name of the Account	Rohan Developers Private Limited
2.	Name of the ARC	Omkara Assets Reconstruction Private Limited ("OARPL")
3.	Total Outstanding (February 10, 2026)	₹ 3,756.7 million
4.	Anchor Bid/Reserve Price	₹ 1,100.0 million
5.	Minimum Mark Up	5% of the Anchor Bid
6.	Incremental Bid	₹ 10.0 million

Schedule of E-Auction:

Sr. No.	Activity	Date & Time
1.	Submission of Expression of Interest ("EOI") and execution of Non-Disclosure Agreement ("NDA") (if already not executed with ICICI Bank)	February 20, 2026, latest by 5.00 PM
2.	Release of Offer Document along with the Preliminary Information Memorandum ("PIM")	February 20, 2026
3.	Access to data room for due diligence	February 20, 2026 to March 06, 2026
4.	Submission of Bid Form	March 13, 2026 latest by 5.00 PM
5.	Process of e-bidding	March 16, 2026 from 2.00 PM with auto extension of 5 mins, till sale is completed
6.	Last date for Receipt of consideration amount and transfer of Financial Asset of e-bidding	15 days from the issuance of offer acceptance letter by the Bank.

TERMS & CONDITIONS OF AUCTION FOR ASSIGNMENT OF FINANCIAL ASSET

1. The assignment of the aforementioned Financial Asset is on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis under Swiss Challenge Method.
2. Bid for sale of Financial Asset is solicited only on CASH basis.
3. The sale shall be done in accordance with the extant RBI regulations and other applicable guidelines.
4. The EOI needs to be submitted by the interested party on the letterhead signed by its authorised signatory, supported with the evidence of authority of such authorised signatory (Board Resolution/Power of Attorney/equivalent document) at swati.chhapariya@icici.bank.in and divya.sankaranarayanan@icici.bank.in. The EOI shall compulsorily state the following:
   a. That the Party intends to participate in the auction and that it would like to proceed with due diligence in the Data Room (to be set up by ICICI Bank);
   b. That the Party/its nominees is eligible (under applicable laws and regulations) and has the capacity to enter into and conclude the purchase of the Financial Asset in accordance with the applicable laws and regulations of India;
   c. That the Party has the financial capacity to undertake the purchase of Financial Asset should its bid be accepted;
   d. Name of the Authorised Official(s)- Swati Chhapariya (email Id: swati.chhapariya@icici.bank.in, Contact: +91 8879758106) and Divya Sankaranarayanan (email Id: divya.sankaranarayanan@icici.bank.in, Contact: +91 9819230111)
   e. That by undertaking this transaction, the Party will have no conflict of interest with and is not related, directly or indirectly, either with ICICI Bank or with the Borrower.
5. ICICI Bank reserves the right to ask for information relating to the financial standing of the interested Parties or other documents in relation to such interested parties (including annual reports / balance sheet/related party information/KYC related documents) at its sole discretion. ICICI Bank further reserves the right to declare an interested Party as ineligible in case of KYC or other documents/information are not furnished on demand or are incorrect, and the decision of ICICI Bank in this regard shall be final and binding on all Parties.
6. Parties will be required to execute Non-Disclosure Agreement ("NDA") and submit the original NDA to ICICI Bank, if it is not already executed, within five working days of this notice. Upon execution of NDA, PIM of the Financial Asset and Bid document containing detailed terms & conditions shall be shared with the Interested Parties (those who have submitted EOI and executed NDA with the Bank). Such information will be furnished on the basis of the available data and shall not be deemed to be a representation of the quality of the Financial Asset . Further ICICI Bank shall not responsible for any error, misstatement or omission in the said particulars.
7. Upon execution of NDA, access shall be provided to the Data Room for due diligence, post which Interested Parties are required to submit their final binding bid. The detailed terms and conditions along with the time period for due diligence shall be intimated to the Interested Parties separately by ICICI Bank through the Bid Document.
8. Subject to the applicable laws and regulations, ICICI Bank reserves the right to add, remove or modify the terms of sale of the Financial Asset at any stage without assigning any reason and without incurring any liability of whatsoever nature to any Party or person, and the decision of ICICI Bank in this regard shall be final and binding on all the Parties. Further, subject to applicable laws and regulations, ICICI Bank reserves the right to reject and/or cancel and/or defer the sale of the Financial Asset at any stage, without assigning any reason and the decision of ICICI Bank in this regard shall be final and binding on all the Parties.
   Additionally, ICICI Bank also reserves the right to reject any EOI received after the stipulated timeline mentioned in this public notice.
9. Each party expressly acknowledges and agrees in connection with its participation in the proposed sale of the Financial Asset that for such Party's participation in the process such Party has been, and will continue to be, solely responsible for its own due diligence, independent appraisal and investigation of all risks arising under or in connection with the Financial Asset including but not limited to:
   a. the financial condition, status and nature of the Borrower;
   b. the legality, validity, effectiveness, adequacy or enforceability of any financing document and any other agreement, arrangement or document entered into, made or executed in anticipation of, under or in connection with the Financial Asset ;
   c. whether that Party has recourse, and the nature and extent of that recourse, against the Borrower or other obligors or any of its or their respective assets under or in connection with the Financial Asset, or any financing document, other agreement, arrangement or document entered into, made or executed in connection with the Financial Asset ;
   d. the adequacy, accuracy and/or completeness of any information provided by ICICI Bank or by any other person under or in connection with the Financial Asset ;
   e. that each Party is solely responsible for any such checks or due diligence it is required to carry out and that it may not rely on any statement in relation to such checks or due diligence made by ICICI Bank;
10. The processes for sale of Financial Asset shall be mentioned in the Bid Document and the Bid Document shall be binding on the Parties.
11. After the sale, there would not be any liability devolving on the Bank. The Bank shall not have any involvement with reference to the Financial Asset sold and would not assume operational, legal or any other type of risk relating to the Financial Asset sold. Consequently, the Financial Asset shall not enjoy the support of credit enhancements/liquidity facilities in any form or manner from the Bank.
    The notice and contents hereof are subject to any prevailing laws, rules and regulations of India.
    Disclaimer: The particulars in respect of the aforesaid auction / Financial Asset specified herein above have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, misstatement or omission in the said particulars.

Date: February 13, 2026
Place: Mumbai

SD/-
Authorised Signatory
For ICICI Bank Limited

SBI

State Bank of India

SARB Thane (11697) Branch:- 1st floor Kerom Plot no A-112 Circle, Road No 22, Wagle Industrial EstateThane (W) 400604
email id : sbi.11697@sbi.co.in

CORRIGENDUM

Please refer to **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES** published in this newspaper on 12.02.2026. In this notice (the respect of the Borrower **M/s Bhairav Realty)** Reserve price not mentioned. **Please read Reserve Price : Rs.6,25,00,000/-** Other details remains the same.

Sd/-
Authorised Officer
State Bank Of India

NOTICE

Smt. Vinod Suri joint member of Versova Denzil Co-operative Housing Society Ltd. Plot No. 31, Lokhandwala Complex, Andheri (West), Mumbai- 400058, holding Flat No. A-506 and Share Certificate No. 32, Share Nos. 161 to 165 expired on 30/01/2015 without making any will / nomination.

Mr. Pradeep Suri (her son) and only legal heir has approached the Society to transfer Mrs. Vinod Suri's share of the flat and shares in his name. If any person has any objection or interest in the said flat, should approach the society in writing within 15 days of this notice.

For Versova Denzil
Co-operative Housing Society Ltd.
Sd/-
Secretary

Place: Mumbai Dt: 13/02/2026

NASHIK MUNICIPAL CORPORATION, NASHIK

E-Tender Cell Department

Notice No. 65 (Year 2025-26)

E-Tender Notice Regarding the Opration and Maintenance by the External Agency of the Late Sadashiv Bhore Theatre, Hirawadi Panchavati, Nashik, from the Estate Department of Nashik Municipal Corporation Nashik. vide E-Tender Notice No.65 (Year 2025-26) invites bids for 01 works which will be displayed on the website www.mahatenders.gov.in. from dt.13/02/2026 to 04/03/2026 up to 3.00 pm. Last date for acceptance of tender will be dt.04/03/2026.

Note - All further necessary notices/clarifications will be published on the online website.

जनसंपर्क/जा.क्र/४५२/२०२६
दि.१२/०२/२०२६

Sd/-
Executive Engineer
E-Tender Cell
Nashik Municipal Corporation

गोदा प्रदुषण टाळा, भविष्य संभाळा.

बैंक ऑफ़ इंडिया Bank of India BOI

Mumbai South Zone
Add:-Bank of India Building, First Floor, 70-80, Mahatma Gandhi Road, Fort, Mumbai – 400 001
Tel: 022-22659623/ 22623657

E-AUCTION 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 following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor),the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis " ,"as is what is basis " and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset:
The sale will be done by the undersigned through e-auction platform provided hereunder.

Sr. No.	Branch Name / Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	**C P Tank** Mrs. Sushma Sudhakar Lad & Sanjukta Sudhakar Lad. Amt.O/S: 13.82 Lakhs+ Interest + Cost of expenses/charges	EQM of immoveable property flat no 407/4th floor B Wing Garden View Star Garden View CHSL Naringi Road Taluka Vasai Virar East Dist Palghar Pin 401305. Area of Flat – Carpet 370.00Sq.ft **(on the basis of Physical possession)**	14.15	1.41	Mob no 9619703285
2	**Mandvi** SHYAMJEE BECHU SHARMA Amt.O/S: 11.49 Lakhs+ Interest + Cost of expenses/charges	EQM of immoveable property Flat No- 301, 3rd Floor, B Wing, Building Esg Vishwa, Near Ashapura Marble, Goveli, Titwala E, Vill- Titwala, Kalyan, Dist- Thane, 421401,Maharashtra,Additional Murbad Industrial Area-421401 **(On the basis of Physical possession)**	10.09	1.00	Mob No 9826835203
3	**Mandvi** Sushma Mahendra Yadav Amt.O/S: 16.19 Lakhs+ Interest + Cost of expenses/charges	EQM of immoveable property Flat No- 103, 1st floor, Chandika residency building,, plot no- 120 & 640, vill- Chandrapara, Vasai, Dist- Palghar,Maharashtra,Vasai Virar-401208. **(On the basis of Physical possession)**	17.17	1.72	Mob No 9826835203
4	**Mandvi** Mona Ajay Chauhan Amt.O/S: 14.81 Lakhs+ Interest + Cost of expenses/charges	EQM of immoveable property Flat No-1, 1st Floor, C Wing Of Chandika Residency, House No- 120 & 640, Vill- Chandrapara, Taluka- Vasai, Palghar,Maharashtra,Vasai Virar- 401208 **(On the basis of Physical possession)**	16.15	1.61	Mob No 9826835203
5	**Jacob Circle** Shweta Sachin Ambokar Amt.O/S: 19.30 Lakhs+ Interest + Cost of expenses/charges	EQM of immoveable property Flat no. 101, 1st floor, Wing – A, Anushree CHSL, Near Shanti Nagar, Village: Belavali, Survey No. 7A, Hissa No. 1/1 (pt), Plot No. 17 & 18, Badlapur (West), Taluka Ambernath, District Thane – 421503, Maharashtra, Badlapur-421503 **(On the basis of Physical possession)**	19.49	1.94	Mob No 9158483060
6	**Churchgate** Mr. Ashish Vijay Prajapati & Mrs. Sonal Ashish Prajapati Amt.O/s:Rs.15.19 Lakhs+ Interest+Cost of expenses /charges	EQM of Residential Flat No. 209, 2nd Floor, A-Wing, Gagangiri Apartment, Village-Naringi, Virar-East, Taluka- Vasat, Palghar District – 401305. **(On the basis of Symbolic possession)**	21.93	2.19	Mob No-9894342916
7	**Churchgate** Mr. Vijay Krishna Patankar & Mrs. Vedika Vijay Patankar Amt.O/s:Rs.17.85 Lakhs+ Interest+Cost of expenses /charges	EQM of Residential Flat No. 001, Ground Floor, D- Wing, Building No. 2, Sai Swapna Apartment No.2, Manvelpada Road, Virar-East, Taluka- Vasat, Palghar District – 401305. **(On the basis of Symbolic possession)**	15.78	1.58	Mob No-9894342916
8	**C P Tank** Mr Shyambabu Chandisbhagat Chaurasiya Amt.O/s:Rs.17.75 Lakhs+ Interest+Cost of expenses/charges	EQM of Flat No. C – 104, 1st Floor, C Wing, Shalini Complex CHSL, Building no.2, C&D Wing CHSL, Old Survey no.331, New Survey no. 27, Hissa no.2, Village- Goddev, Opp Garden City, Near Seven Eleven High Scholl, medtiya Nagar Road, Mira Road Eadt , Dist Thane – 401107. **(On the basis of Symbolic possession)**	49.65	4.96	Mob No 9619703285
9	**Grant Road** Mr. Abdul Haleem Choudhary M/s. KGN Enterprises Amt.O/S: 45.76 Lakhs+ Interest + Cost of expenses/charges	EQM of Shop No. 05 on Ground Floor, 'A Wing', Building known as "Rama Chande Complex" situated at Survey No. 57/Part A of Village Asangaon, Shivanjali Nagar, Front of Marahi Z.P., Asangaon (West), Taluka Shahapur, District Thane – 421 601 **(On the basis of Symbolic possession)**	23.97	2.40	Mob No-8390512300
10	**Jacob Circle** Rajubhai Ramkrushna Gujar & Rekha Rajubhai Gujar Amt.O/S: 20.07 Lakhs+ Interest + Cost of expenses/charges	EQM of Flat 504, 5 th floor, Wing – A, Building No. 1, Kedarnath Building, Nilkanth Srushti Coplex, Village Wadeghar, Kalyan West, Dist Thane Maharashtra – 421301. **(On the basis of Symbolic possession)**	36.90	3.69	Mob No 9158483060
11	**Khodadad Circle** Mr Amit Suresh Kadam Amt.O/s:Rs.43.54 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of Flat no. A/202, 2 nd Floor, 'A' Wing, Building known as ' Sai Heritage', Near Ganpati Mandir Naranagi Phata, Veer Savarkar Marg, Village Narangi, Virar (East) Palghar. **(On the basis of Symbolic possession)**	35.79	3.58	Mob No 9665121618
12	**Mazgaon** Pushpakant Shyamrao Kamble & Kavita Pushpakant Kamble Amt.O/s:Rs.28.84 Lakhs+ Interest+ Cost of expenses/ Charges	EQM flat no. 302, 3rd floor, Building No. 1,Anand House, Plot No B-19, Sector 20, CBD Belapur, Navi Mumbai, Thane – 400 706. **(On the basis of Symbolic possession)**	25.63	2.56	Mob No-7736587736
13	**Worli Naka** Kiran Bhupendra Raval & Jigna Kirankumar Raval Amt.O/s:Rs.32.59 Lakhs+ Interest+Cost of expenses/charges	EQM of Flat no. 301, 3 rd Floor, Building No. A1, Known as 'Mandakini Residency', Titwala (East), Thane – 421605. **(On the basis of Symbolic possession)**	34.90	3.49	Mob No 9004002428
14	**Wadala West** Mr Sameer Iqbal Sheikh Amt.O/s:Rs.12.91 Lakhs+ Interest+ Cost of expenses/ Charges	EQM Flat No.203,2nd floor, Building No E, Wing E- 1,Konnark heaven,Gat No-5/4,5/5,5/6,5/7,5/8, Village –Chindran,Tal- Pnavel,Dist. Raigad, Maharashtra- 410218. **(On the basis of Symbolic possession)**	17.85	1.78	Mob No-8605908777
15	**Lower Prarel** Mr. Ashokkumar Ramanand Yadav & Mrs. Sangeeta Ashok Yadav Amt.O/s:Rs.24.33 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of Flat No.31, 3rd Floor, D5, Omkar Shree Ganesh CHSL, Suvey No.245 to 281,553, Village Juchandra, Pereira Nagar, Naigaon(East) Tal Vasai, Dist- Palghar-401208. **(On the basis of Symbolic possession)**	26.91	2.69	Mob No-6379494934
16	**Dadar West** Mr. Chaitanya Hareshwar Bhagat Amt.O/s:Rs.30.43 Lakhs+ Interest+ Cost of expenses/ Charges	Flat No.103, 1st Floor Building No. 02 , Signature Heights, Valiv Road, Behind Vitthal Mandir Near Ambassador School, Vasai East Palghar-401208. **(On the basis of Symbolic possession)**	36.94	3.69	Mob No-9766938651
17	**Dadar West** M/s Pramod Enterprises Amt.O/s:Rs.21.01 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of flat no- 201, 2nd floor if Vinayak Apartment located at CTS No- 71/C, Tika no-5, Zone No-2/8/9C, Kharkar ali, Tukaram Mahadik Road, Near Thane Police School, Dist- Thane, Pin- 400601 **(On the basis of Symbolic possession)**	30.33	30.03	Mob No-9766938651
18	**Dadar West** Ms. Swati Pradipkumar Joshi. Amt.O/s:Rs.27.70 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of Flat No. 703 7th floor C Wing Anand Kawach Apartment S. Nos 50h no. 1/p, 4& 8/P, Village Panchpakhadi, Naralipada khopat, Sahu Nagar next to Runwal Nagar, Service Road Near Eastern Express Highway, Thane(West)-400601 **(On the basis of Symbolic possession)**	15.61	1.56	Mob No-9766938651
19	**Dadar West** 1. Mr. Yogesh Subhas Sawant & 2. Bhoomi Infrastructure & Services Amt.O/s:Rs.40.38 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of Flat No.51 5th floor Arihant co-operative Housing Society ltd. Plot no-15, sector-16, Off Thane Belapur road, Airoli Navi mumbai 400708 **(On the basis of Symbolic possession)**	61.91	6.19	Mob No-9766938651
20	**Churchgate** Mr Prashant Anant Kondkar Amt.O/s:Rs.15.13 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of Residential Flat No. 404, 4th Floor, B Wing, Gagangiri Apartment, Sainath Nagar, Village Naringi, Virar East, Taluk Vasai, Palghar 401305 in the name of Mr Prashant Kondkar **(On the basis of Symbolic possession)**	16.26	1.63	Mob No-9894342916
21	**Churchgate** Mrs Pravina Kisan Jore and Mr Avadhut Kisan Jore Amt.O/s:Rs.23.58 Lakhs+ Interest+ Cost of expenses/ Charges	EQM of Residential Flat No. 15, 4th Floor, A Wing, Arvindanand CHSL, Near Mahatma Gandhi Vidyamandir School, Mahatma Phule Road, Vishnunagar, Dombivali West, Thane 421202 **(On the basis of Symbolic possession)**	30.35	3.04	Mob No-9894342916

The auction sale will be "online E-auction / Bidding through website – **https://ebkray.in/ / https://BAANKNET.com on 25.02.2026 between 11:00 AM and 05:00 PM** with unlimited extensions of 10 minutes each.
Bidder may visit https://ebkray.in / 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 https://ebkray.in / 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:** e-KYC Verification to be done by the Bidder/Purchases.
- **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://ebkray.in / https://BAANKNET.com for registration and bidding guidelines.
- **Helpline Details / Contact Person Details of eBKray / BAANKNET :**

eBKray Helpdesk Number

Name	E-mail ID	Landline No.	Mobile No.
Helpdesk	support.ebkray@psballiance.com		8291220220

1. Last date of EMD and KYC submission will be up to 24.02.2026 (subject to website availability).
2. The intending purchasers can inspect the property on 24.02.2026 between 11.00 am and 03.00 pm.
3. The property will be sold in **"AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".**
4. Properties from Sr No 1-5 are under physical possession and from Sr No.6-21 are under Symbolic possession.
5. The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.25,000/- (Rupees Twenty five thousand only) in respect of property listed at Sr No1 to 21.
6. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer 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 amount by the successful bidder 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 property/ amount.
7. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.
8. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
9. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
10. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/ litigation if any pending before any court / tribunal are arised thereof.
11. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
12. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
13. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale /modify any terms and conditions of the sale without any prior notice or assigning any reasons.
14. 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.
15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
16. The sale certificate will be issued in the name of successful bidder only.
17. This notice is also applicable to borrower / guarantors and public in general.

PLACE: MUMBAI
DATE: 12.02.2026

Sd/-
Authorized Officer
Bank of India

SALE NOTICE TO BORROWER AND GUARANTORS

Dear Sir/Madam, The undersigned being the Authorized Officer of the Bank of India is 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 Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc., in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance 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 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.