



Navi Mumbai Zonal Office:-
CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai.
E-mail : bom2259@mahabank.co.in, legal_nvm@mahabank.co.in,
Phone : 022-20878751/52

**SALE NOTICE FOR SALE OF
IMMOVABLE PROPERTIES (APPENDIX-IV-A)**

Sl. No	Branch	Borrower	Guarantor	Short Description of immovable property with known encumbrances	Type Of Possession	Amount Due as per demand notice	Reserve Price(In Rs)
72	WASHI	Mr. Shankar Maruti Jhadav (Borrower) Flat No. 204, Sunrise Appartment,Near HP Petrol Pump, Belavali,Badlapur, Thane, Maharashtra – Pin Code - 4210503 Also At Mr. Shankar Maruti Jhadav (Borrower) Flat No. 205, Esquire Skytower Esquire Skytower CHSL, Naikwadi, ACC Road Mulund West - 400080	NA	All that piece and parcel of the Flat located at Survey No. 652A, 652A/1 to 652A/34 and 652B/1 to 652B/31 Naikwadi, ACC Road Mulund West bearing Flat No. 205, ESQUIRE SKYTOWER, 2ND Floor,in the building namely ESQUIRE SKYTOWER CHSL, having built up area 64.32 sq. mtr and Carpet area 53.60 Sq.mtr, within the local limits of Post - Mrihanmumbai Tal- Kurla and falls within the jurisdiction of Dist.- Mumbai Sururban District, State-Maharashtra -400080	Symbolic	Rs 1,32,66,861+plusunappliedinterest@RLLR8.80+0.20at present 9.00 % w.e.f. 09.06.2025 towards House loan facility	14295000
73	WASHI	Mr. Vasant Chaturbhai Patel (Borrower) Address : Flat No. 104 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra – Pin Code -401107 Also At Address : Flat No. 102 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East, Thane, Maharashtra – Pin Code -401107 Mrs. Kokila Vasant Patel (Borrower) Address : Flat No. 104 Building A10 Prajakta Shanti Nagar Sector 7, Mira Road East,Thane, Maharashtra – Pin Code - 401107 Also at Address : Flat No. 102 Building A10 Prajakta Shanti NagarSector 7, Mira Road East, Thane, Maharashtra – PinCode -401107	Mr. Vasant Chaturbhai Patel and Mrs. Kokila Vasant Patel	All that piece and parcel of the Flat located at Survey No. 45, Sector 7,Shanti Nagar, Mira Road East bearing Flat No. 102, Wing A-10, , 1ND Floor, in the building namely PRAJAKTA SHANTI NAGAR CHSL, having built up area 63.66 Sq. Mtr and Carpet area 53.05 Sq.mtr, within the local limits of Mira Bhayander Municipal Corporation Village Penkarpada Tal-Thane and falls within the jurisdiction of Dist -Thane State-Maharashtra - 401107.	Symbolic	Rs65,64,164/-plusunappliedinterest@RLLR8.80-0.80at present 8.00 % w.e.f. 09.06.2025 towards House loan facility	8545000
74	Panvel	Apeejay Traders (Borrower) Proprietor :- Mr. Pradeep Govind Joshi At 301 Archies Avenue, Plot No. 74, Gandhi Nagar, Dombivali, Thane,Kalyan 421201	Mr.Pradeep Govind Joshi (Mortgagor & Guarantor) At 301 Archies Avenue, Plot No. 74, Gandhi Nagar, Dombivali, Thane, Kalyan 421201 Ms. Usha Govind Joshi (Mortgagor & Guarantor) At 301 Archies Avenue, Plot No. 74, Gandhi Nagar, Dombivali, Thane,Kalyan 421201	All that piece & parcel of the Flat located at Flat No. 01, on Ground Floor, admeasuring about 538 Sq.Ft of super built up area in the building Bldg No.54, Type F, in registered society known as River Wood Park Bldg No.51,52,53,54 CHS Ltd, in the Complex Known as RIVER WOOD PARK, Constructed on survey No. 33 & others situated at Sagari, Post Padleggaon, Khidkali, Nr. Desai Naka, Tal & District-Thane, within the limit of Thane Municipal Corporation in the Registration District & Sub District of Thane-421204	Physical	Rs. 90,92,478.28 plus unapplied interest @ RLLR (9.30%) + Spread (2.75 %) + BSS (0.50%) at present 12.55 % w.e.f. 31.10.2024 towards Cash Credit facility	3486000
75	Panvel	Mr. Rajesh Ram Kumar At Flat No.A101, 1st Floor, Rajgriha CHSL Near Four Bungalows Signal, Andheri, Maharashtra 400053 Also at Building No.-5, Flat No- 004/A Ashmita Mogra Chal, Datta Jaggannath Mandir, Andheri East- 400093 Also at- Flat No- C-002,Chandivali EKTA Co-Op Housing Society Ltd,Bldg No- 9, HIG Code No-121, Plot No- 18 to 21 (Part), MHADA Colony, Chandivali, Mumbai Pin Code- 400072	Mr. Rajesh Ram Kumar	All that piece and parcel of the Flat No.- 9- C/002, Building No.- 9C, known as Chandivali Ekta Co Op Hsg Soc Ltd, Ground Floor, Chanvali, Mumbai Vihar Road City- Chembur, District- Mumbai Suburban, State- Maharashtra-400072	Symbolic	Rs. 93,31,925.96 plus unapplied interest @ RLLR(9.30%) + Spread (0.90%) at present w.e.f. 04.02.2025 towards Housing Loan facility	9450000
76	CBD BELAPUR	Mr. Saif Riyaz Malik, Add: Flat no 401, 4th Floor, Building no 11,Simran Majestic CHSL, Survey No.112, Hissa No 4, Village TalojeMajkur, Taluka Panvel, District Raigad 410 208 Mrs.Nasima Riyaz Malik, Add: Flat no 401,4th Floor, Building no 11, Simran Majestic CHSL, Survey No112, Hissa No 4, Village Taloje Majkur, Taluka Panvel, District Raigad 410 208 Mrs. Naziya Nazir Malik Address: Flat no 401, 4th Floor, Building no11, Simran Majestic CHSL, Survey No 112, Hissa No 4, Village Taloje Majkur, Taluka Panvel , District Raigad 410 208	NA	Equitable Mortgage of Flat no 401, 4th Floor, Building no 11, Simran Majestic CHSL, Survey No 112, Hissa No 4, Village Taloje Majkur, Taluka Panvel , District Raigad 410 208 .		Rs. 27,61,736 Twenty Seven Lacs Sixty One Thousand Seven Hundred and Thirty Six Only plus interest @ 8.25 % p.a. for Housing loan and @ 9.45% p.a. for Top up loan along with Expenses and other charges thereon (as applicable) w.e.f.12.06.2025	3672000
77	Taloja	M/s. Gouse and Sons Pvt. Ltd(Borrower) Factory Address: C-18, APMC Masala Market,Vashi, Maharashtra 400703 Factory Address: C-86, Silver Spring Building, Taloja MIDC, Tal – Panvel, Dist. Raigad, Navi Mumbai – 410208	Mr.Gouse Basha Shaik-(Director/Mortgager/Guarantor), Mrs.Mahabubunnessa Gouse Shaik-(Director / Mortgager/ Guarantor) (2 & 3) Both resides atAasim Unia, Flat No A 907, Gami Amar Harmony, Plot No. 22,Sector -4, TalojaPhase -1, Taloje Majkur, Raigarh, Maharashtra, and Pin: 410208 Also at Flat No. 404, 4th floor, Shree Smaran Apartment CHSL, Plot No.34 & 35, Sector-11, Taloja Panchanand, Taluka Panvel, District Raigarh, & Maharashtra –410208	All that piece and parcel of the Flat located at Taloja Panchanad, Plot No. 34 and 35, Sector 11, bearing Flat No. 404, 4th Floor, having area built up 79.36 sq. mtr plus 1open car parking space no. 05 in the building known as Shree Smaran Apartment Co-Operative Housing Society Limited, within the local limits of Taloja Panchanand, Tal Panvel and falls within the jurisdiction of Dist.-Raigadh, State- Maharashtra, owned by GouseBasha Shaikh and Mahabubunessa Gouse Shaikh.	Symbolic	Rs 1,57,67,642/- plus unapplied interest @RLLR + BSS (0.50%)+ Spread (5.00%) at present13.80 % w.e.f. 02.07.2025towards Cash Credit facility	5913000

EMD 10% of Reserve Price

Date of Inspection :- 04.03.2026

Contact Details: - For Sr. No. 1 to 40, Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Sapna Tekwani, Manager ARB, 9898499411.

For Sr. No.41 TO 77 Mrs. Megha T. Jaulkar, Sr. Manager 8424038477, Mr. Rajeev Ranjan Sr. Manager- 8839383746 Mr. Shashikant Dhengale Chief Manger- 9923004364.

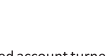
For detailed terms and conditions of the sale, please refer to the link “<https://www.bankofmaharashtra.in/propsale.asp>’ provided in the Bank’s website and also on E-bkay portal (www.baanknet.com).

Date: 26.02.2026

Authorised Officer

Place: Navi Mumbai

Bank of Maharashtra, Navi Mumbai Zone



Bandhan Bank

Regional Office: **Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6.** Phone: + 91-79-26421671-75

Demand Notice to Borrowers

The under mentioned account turned into N.P.A and demand notice is issued by Bandhan Bank Ltd. to the following borrower(s), under sec.13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (The Act), 2002 which was returned unserved. Hence, this notice is issued to you all and public at large through publication.

Name of borrower(s), Guarantor and Loan Account No.	Description of mortgaged property (Secured Asset)	Date of Demand Notice/Date of NPA	O/S Amount as on Date of Demand Notice	Date of Pasting of Notice
Rohit Gopichandra Dige Gopichandra Ramchandra Dige Rahul Gopichandra Dige Pramila Gopichandra Dige 20004010012551	All The Piece And Parcel Of Flat No 503, 5th Floor, Building No A-8, Sarovar Darshan CHS Ltd, Building Known As Jai Building, Final Plot No 353 & 353 A, Village- Panch Pakhadi, Taluka- Thane, Dist Thane, Maharashtra- 406002 and bounded by: North: As Per Plan, East: As Per Plan, West: As Per Plan, South: As Per Plan	January 19, 2026/ January 03, 2026	Rs.2,41,156.63 (As On January 09, 2026)	February 13, 2026
Subhash Dakuwa Sukanti Subhash Dakuwa 20004010013483	All The Piece And Parcel Of Admeasuring About 18,66 Sq. Mtr, Situated At Final Plot - 553, Survey No. - Sector 4, House No - R4, Floor - Ground Floor, Building/Society Name - Cidco Colony, Street No./Name - Nr Behind Dalai Doctor. Area -Airoli, City - Navi Mumbai , Maharashtra 400001 and bounded by: North: Apt No R3, East: Room, West: Pathway, South: Apt No R5	January 19, 2026/ January 03, 2026	Rs.14,70,138.95 (As On January 09, 2026)	February 13, 2026
Kailas Bhiva Kudtudar Amit Kailas Kudtudar 20004010011457	All That Part And Parcel Of The Immovable Property Situated At Flat No. 203, B Wing, On The 2nd Floor, Building No.2, In The Building Known As " Raot Complex", Situated At Village Joglee, Survey No.29, Hissa No.3a/11, Opp Bhakar Hospital Camp, Tal-Dapoli, At Post Jogale Ratnagiri, Maharashtra- 415712. And bounded by: North: Residential, East: Residential, West: Residential, South: Residential	December 24, 2025/ December 04, 2025	Rs.11,29,681.00 (As On December 09, 2025)	February 14, 2026

Demand made against you through this notice to repay to the Bank dues mentioned against your name with interest, costs and charges within 60 days from the date hereof, failing which the Bank will further proceed to take steps u/s 13(4) of the SARFAESI Act. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place: Maharashtra
Date: February 27, 2026

Authorised Officer
Bandhan Bank Limited



AXIS BANK LIMITED

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

Branch Address:- Axis Bank Ltd. 5ft Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughalsan Road, Airol, Navi Mumbai - 400 708.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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

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

Sr. no.	Name of Borrower Mortgagor	DESCRIPTION OF PROPERTY	RESERVE PRICE EMD Price	Auction Date & Time:	OUTSTANDING DUES (IN RS.)	Contact Person Name
1	ANIL NANDKUMAR HARCHANDANI / IPSEL VENTURES & REALTY PVT LTD/ VIJAY HARCHANDANI Sai Kunj Near Kalimata, Mandir Road Civil Line, Raipur, Chhattisgarh-49200 Also At Unit No. B Flat No-12th, Imperialheights, Tower B, 12th Floor, Oshiwarda,Off Link Road Near Lokhandwala Complex Behind Goregaon (West) Mumbai 400104	Flat No 1201, 12th Floor, B Wing, Tower B, Imperial Heights, Oshiwarda, Goregaon Near Mumbai, Road Near Lokhandwala Complex Behind Goregaon Mumbai-400104	Rs.45151600/- (Rupees Four Crore Fifty-one Lakh Fifty-one Thousand Six Hundred Only) Rs. 45151600/- (Rupees Forty-five Lakh Fifteen Thousand One Hundred And Sixty Only)	20-Mar-26 Between 11Am to 12 Pm Last Date & Time for Bid Submission: 19-Mar-26	Rs. 17465894/- On or Date 19-Feb-26	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/ 9895203839 E-Mail id hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider **M/S C1 India Private Limited** at their web portal <https://www.bankauctions.com>. The auction will be conducted online through the Bank's approved service provider **M/S C1 India Private Limited** at their web portal <https://www.bankauctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any. For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable.

Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account.

VENUE For Bid Submission: Axis Bank Ltd., 5th Floor, Gigaplex, NPC-1, TTC Industrial Area, Mughalsan Road, Airol, Navi Mumbai-400708

Inspection will be subject to the prior Appointment

Date: 27.02.2026
Place: Thane

sd/- Authorised Officer,
Axis Bank Ltd.

		Branch Office: ICICI Bank LTD, Ground Floor, Acrturi Centre, MIDC, Near Telephone Exchange, Opp Akaruli Star, Andheri East, Mumbai- 400093.							
PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET									
[See proviso to rule 8(6)] Notice for sale of immovable assets									
E-Auction Sale Notice for the sale of immovable asset(s) 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.									
This 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 physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;									
Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction			
(A)	(B)	(C)	(D)	(E)	(F)	(G)			
1.	Mr. Dinesh Atmaram Patil (Borrower) Mrs. Karuna Dinesh Patil (Co- Borrowers) Loan Account No. LBTNE00006619158/ LBTNUM00006697522	Flat No. A/408, 4th Floor, Type. I, Building No.9, Ayush Nine, Acrow Infrastructure, New Parasnath Nagri, Gut No.392, 393, 394/A, And 394/B, Mahim Road, Panchali, Umroli Palghar-401404.	Rs. 22,29,150/- As on February 23, 2026	Rs. 8,80,000/- Rs. 88,000/-	March 06, 2026 From 02:00 PM To 05:00 PM	March 20, 2026 From 11:00 AM Onward			
2.	Mr. Amit Kumar Pandey (Borrower) Mrs. Seeta Seeta (Co-Borrowers) Loan Account No. TBBHO00006803659	Flat No. A/203, 2nd Floor, Type I, Building No. 9, Ayush Nine, Acrow Infrastructure, Near Parasnath Nagri, Mahim Road, Gut No. 392, 393, 394/ A, And 394/B, Village Panchali, Talathi Saja, Taluka Umroli, Palghar-401404. Admeasuring An Area of Admeasuring About 30.94 Sq Mtr Carpet Area.	Rs. 14,75,277/- As on February 23, 2026	Rs. 8,50,000/- Rs. 85,000/-	March 06, 2026 From 11:00 PM To 02:00 PM	March 20, 2026 From 11:00 AM Onward			
3.	Mr. Shreyash Sadashiv Prabhu (Borrower) Mrs. Sheela Sadashiv Prabhu (Co-Borrowers) Loan Account No. LBTNE00005430605	Flat No. 506, 5th Floor, A Wing, "Avenue 'A'-3 (B)", "Bachraj Paradise", "Bachraj Paradise Co-operative Housing Society Ltd", Yazoo Park, Near Narangi Bypass Road, Survey No. 5, 5B, 5D, 5F & 5G, Village Dongare (Dongar Padar) Narangi, Virar West, Palghar- 401303 Admeasuring An Area if 377.38 Sq Fts ie, 35.07 Sq Mtrs Carpet Area.	Rs. 26,78,952/- As on February 23, 2026	Rs. 26,00,000/- Rs. 2,60,000/-	March 06, 2026 From 02:00 PM To 05:00 PM	March 20, 2026 From 11:00 AM Onward			
The online auction will be conducted on the website (https://disposalhub.com) of our auction agency M/s NexXen Solutions Private Limited The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by March 18, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule.									
The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before March 18, 2026 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before March 18, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No.02, Marol MIDC, Andheri East, Mumbai 400 093 on or before March 18, 2026 before 05:00 PM, Earnest Money Deposit DD/ PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at "Mumbai".									
For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8104548031/ 9833699013/ 9168688529.									
Please note that the Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girnarsoft Pvt Ltd 6. Hecta Pro Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd., have also been engaged in facilitating the sale.									
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s									
Date : February 27, 2026 Place: Mumbai									
Authorized Officer ICICI Bank Limited									

PUBLIC NOTICE

Mr. Shiraz Sadikali Karu, who was a Member of the **Rendezvous Premises Co-operative Society Ltd.** having its address at Plot 120-121 Perry Road, Bandra West, Mumbai 400005, holding a 50% undivided Share in Flat Number 602, along with Mrs. Sherbanu Shiraz Karu, in the building of the society, died on 06th July 2025.

The Society has been approached on 22/08/2025, by Mrs. Sherbanu Shiraz Karu, Ms. Shehnaz Shiraz Karu and Mr. Salim Shiraz Karu claiming to be the wife, daughter and son respectively and the only three legal heirs of the deceased member, with an application for the transfer of Mr. Shiraz Sadikali Karu's 50% undivided Share in Flat Number 602, to Mrs. Sherbanu Shiraz Karu.

The society hereby invites claims or objections from the heir or heirs or other claimants/objector or objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the society within a period of **Fifteen (15) days** from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/ objections for transfer of shares and interest of the deceased member in the capital/property of the society.

If no claims/ objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/property of the society in such manner as is provided under the bye-laws of the society and in accordance with the said application for membership.

The claims/ objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/ objectors, in the office of the society / with the Secretary of the society between Monday to Friday **11:00 am to 01:00 pm**, from the date of publication of the notice till the date of expiry of its period.

Please contact the undersigned or the Society within 15 days from the publication of this notice, otherwise it may be noted that further action will be taken as no one is affected.

For and on behalf of
**Rendezvous Premises
Co-op. Society Ltd**
Honorary Secretary
Shri. Sohel S. Bootwala
Mobile No. 9833225520
Place: Bandra (West) Mumbai -
Date: 27/02-2026

IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION PETITION NO. 4655 OF 2025	
Petition for Probate of the last Will and testament dated 12th day of March 2020 along with Codicil dated 5th August, 2021 of Sheela Chandra Kantkandkar (Nee Sheela Chandrakant Kandarkar), Hindu, Indian Inhabitant of Mumbai. Occupation: Retired, who was residing at the time of her death at 302, Saraswati Sadan CHS Ltd, Pandloskar Marg, Vile Parle (East), Mumbai - 400057	
...Deceased	
Rajan Devendra Kandarkar) Aged 66 Years, Occupation: Retired) Hindu, Indian Inhabitant of Mumbai) residing at 301, Parle Saraswati Sadan CHS Ltd,) Pandloskar Marg, Vile Parle (East),) Mumbai - 400057,) Being Sole Executor and beneficiary in the last Will) and testament of the Deceased)	
Petitioner	
CITATION 1. Atharvaji Uday Desai,..... 2. Niharvi Harish Jadhav,..... 3. Avinash Vinayak Patil,..... 4. Anagha Anant Sankpal,..... Addresses and whereabouts Not Known to the Petitioner.	
If you claim to have any interest in the estate of the abovesaid deceased, you are hereby cited to come and see the proceedings before the grant of Probate of Will and Testament. In case you intend to oppose the grant of Probate of Will and Testament, you should file, in the Office of the Probationary and Senior Master, a caveat within 14 days from the service of this citation upon you.	
"You are hereby informed that the free legal services from the State Legal Services Authorities, High Court Legal Service Committees, District Legal Services Authorities and Taluka Legal Services Committees are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/Committees".	
Witnesses MR. SHREE CHANDRASHEKHAR Chief Justice of Bombay, aforesaid, this 16th day of February 2026	
VINIT D. JAWLE Advocate for Petitioner, A/3, Mahantkumar Society, Mahant Road, (Extn.) Vile Parle (East), Mumbai - 400 057	Sd/- For, Probationary and Senior Master  This 17th day of February 2026



BOMBAY MERCANTILE CO-OP. BANK LIMITED

(Estd : 1939 (Multi State Scheduled Bank)

Regd. Head Office : Zain G, Rangoonwala Building, 78, Mohammed Ali Road, Mumbai-400 003

AUCTION SALE OF IMMOVABLE PROPERTIES

Sealed offers/Tenders are invited from the public/intending bidders for purchasing the following properties on **“AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHAT EVER THERE IS basis” without Recourse** which is now in the physical possessionof the Authorized Officer of the BOMBAY MERCANTILE CO-OP. BANK LTD., as per section 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

Description of immovable Assets Properties	RESERVE PRICE	EARNST MONEY	INSPECTION OF PROPERTY	Date time and place of submission of Tenders/offers	DATE & TIME OF OPENING TENDER	Name & Address of the secured Creditors	Name of the Borrower/Mortgagor	Outstanding Loan Amount
Flat No. 1501 at Dawrkamai Tower, 163 Bhagat Lane Mahim Mumbai-400016 (Area 1681..61 (sq.ft. Buitlup)	Rs. 4,50,00,000/-	Rs. 45,00,000/-	09.03.2026 from 11 a.m. to 4 p.m.	Sealed Tenders/offers shall be submitted to the Authorised officer on or before 12.03.2026 till 4 p.m BOMBAY MERCANTILE CO-OP. BANK LTD., 78, Mohamedali Road Mumbai-400003	13.03.2026 at 4 p.m.	BOMBAY MERCANTILE CO-OP. BANK LTD., Head Office 78, Mohd. ali Road, Mumbai-400003	M/s New Park Sun Garden Prop : Mr. Sanjay Mahadik	As on 31.01.2024 Rs 655.98 Lacs with further interest from 01.02.2024 till Payment

- The Purchaser shall bear all expenses related to stamp duty, Registration Charges, Transfer Charges, Miscellaneous Expenses all Statutory dues payable Taxes and rates of outgoings both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only
- The Authorised officer Reserves the right to reject any or all tenders and / or postpone the date of opening of tender or sale confirmation without giving any reason thereof.
- Mortgagor / borrower may bring prospective bidder / offerors and may also remain presentwhile opening the offers on **13.03.2026 at 4 p.m.**
- The bidders / offerors may take inspection of the property and also inspect the Title deed if they so desire.
- The Successful bidder / offerors should deposit 10% of the bid amount immediately, 15% of bid amount by next day and balance 75% within in 15 days from the date of opening the tenders.
- The successful bidder shall ensure by his own sources to get the information in respect of any dues / encumbrance pertaining to the said Immovable properties and the successful bidder shall be responsible for any charge, lien, encumbrance, property tax, government dues in respect of the property under the sale.
- Encumbrance if any : with further outgoings ofscosity statutory dues if any will be borneand paid by successful purchaser.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall be forfeited.
- Tenders quoted belowthe "Reserve Price "will not be considered.
- TDS applicable @ of 1% of offer bidding price to be paid by the purchaser fromthe sale proceedsiif the Sale is Rs.50.00 lacs in more.
- In case of further queries of the sale, you may contact Authorised officers Mr. AmiruddinPanhalkar 8689939999and Mr. Javid Patel mobile no. 9821334753

STATUTORY NOTICE UNDER RULE 8 (6) OFTHE SARFAESI ACT : This is also a notice to the Borrowers / Guarantors / Mortgagor of the above loan under Rule 8 (6) of the SARFAESI Act 2002 in respect of time available, to redeem the secured asset Public in general and the borrowers in particular take notice that in case the auction scheduled here in fails for any reason what so ever then secured creditors may enforce security interest by way of sale through private treaty Notice is also hereby given to you to pay the sum as mentioned above before the date fixed for Auction sale failing which the property will be sold and balance dues if any will be recovered with interest and cost from you.

Date : 26.02.2026

Place : Mumbai

Sd/-

AUTHORISED OFFICER

BOMBAY MERCANTILE CO-OP. BANK LTD.