

Corporate Office: M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd. Andheri (West), Mumbai - 400053. Email :- dattaprasad.naik@karvyfinance.com; **Contact No.:** 9769454560

PUBLIC NOTICE FOR AUCTION CUM SALE

SALE NOTICE THROUGH AUCTION UNDER SARFAESI ACT, 2002 CUM NOTICE TO SALE TO BORROWERS/GUARANTORS, RULE 8(6) UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Karvy Financial Services Ltd for purchase of the properties listed below.

Whereas the authorized officer of the Karvy Financial Services Ltd has decided to sell the property described herein below on "AS IS WHERE IS BASIS" AND "AS IS WHAT IT IS BASIS" AND "WHATEVER THERE IS BASIS" under rules 8 & 9 of the said Act, through public auction.

Name Of Borrower	Auction Date	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP) & EMD Date	Total Loan Outstanding as on 07.04.2026
Loan Code No. 538899 Borrower & Co-Borrowers 1. Avinash Ramchandra Keluskar 2. Mona Avinash Keluskar	11th May 2026	26th August 2020 & Rs. 66,40,237/-	All That Piece And Parcel of Property Bearing Flat No.002, admeasuring area of 555 Sq. Ft.+ adjoining garden of 625 Sq.Ft., Ground Floor, B-Wing, Building No.EC-83, Krishna Mandir Chsl, Evershine City, on land bearing Survey no. 266, Achole Village, Vasai Road East, Palghar-401208 & which is bounded as under: North By: Mangal Madhuli Bldg, South By: Sector 4, East By: Bldg No. EC-84, West By: Bldg No. EC-82	Rs. 4623000/- (Rupees Forty Six Lakhs Twenty Three Thousand and only)	Rs. 4623000/- (Rupees Four Lakhs Sixty Two Thousand Three Hundred Only) & 8th May 2026	Rs.15484022/- (Rupees One Crore Fifty Four Lakhs Eighty Four Thousand and Twenty Two only)

IMPORTANT TERMS & CONDITIONS

- The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself.
- The intending bidders may obtain the Tender Forms from M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd. Andheri (West), Mumbai - 400053
- The tenderers/ offerers/ prospective bidders/ purchasers should submit their offer along with earnest money deposit (EMD) as referred in column (E) by way of demand draft or pay order favoring **M/s.Karvy Financial Services Ltd**, payable in sealed envelope mentioning "Offer for purchase of the Immovable Properties/ Property" so as to reach with our authorized officer/person **Dattaprasad Naik : 9769454560** on or before the last date for submission of bids. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
- For document verifications, intending purchaser may visit: **M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd. Andheri (West), Mumbai - 400053**
- The Property/ies is sold on "AS-IS-WHERE-IS" AND "AS-IS-WHAT-IS" AND "WHATEVER THERE IS" basis.
- The Sealed Tenders will be opened in the presence of the intending bidders on date of Auction of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an open Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of M/s. Karvy Financial Services Limited.
- The successful bidder shall have to pay/ deposit twenty five per cent (25%) (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of seventy five per cent (75%) within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. The property shall forthwith be put up again and resold, after the issue of fresh proclamation of sale.
- The Sale Certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire Sale consideration within the time limit stipulated herein.
- The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- The Successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and Local bodies.
- The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Place: Mumbai

Sd/-
Authorized Officer

Date : 9th April 2026

KARVY FINANCIAL SERVICES LIMITED.

Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office : 9-8, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

Sale notice 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) and 9 (1) 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 possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

Sr. No.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1.Mr. Sanwarial Bhanwarial Suthar ("Borrower") 2. Mrs. Pooja Suthar (Co-Borrower) LOAN ACCOUNT No. LNCGHPUHL0000000517 (Old) / 5120000508612 (New) Rupees 7,04,557/- (Rupees Seven Lacs Four Thousand Five Hundred and Fifty Seven Only) as on 02.02.2026 along with applicable future interest.	All Piece and Parcel of Land and Building bearing Flat No. 223 (Area Admeasuring 13.67 Sq. Mts. Carpet Area), 2nd Floor, Building No. B2, Xrbia Abode, constructed on land bearing Gat No. 240, lying and being in Mouza Jambhul, Taluka Maval, District Pune, Maharashtra - 412106.	1. E-AUCTION DATE: 29.04.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2026 3. DATE OF INSPECTION: 27.04.2026	RESERVE PRICE: Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only). EARNEST MONEY DEPOSIT: Rs. 25,000/- (Rupees Twenty Five Thousand Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
2.	1. Mr. Pravin Kumar Babul Bariota ("Borrower") 2. Mrs. Pooja Pravin Bariota (Co-Borrower) LOAN ACCOUNT No.LNCGHPUHL00000001419 (Old)/51300000507750 (New) Rupees 8,90,270/- (Rupees Eight Lacs Ninety Thousand Two Hundred and Seventy Only) as on 02.02.2026 along with applicable future interest.	All that piece and parcel of residential property being Room/Flat No.02. area admeasuring 170 Sq. Ft., situated on the Ground Floor of the building known as "Balkrishna Smruti", Ghansoli Division F, Near Hanuman Mandir, Gaon Devi Chowk, lying and being situated on plot of land bearing Milkat/Malmatta No.GHA-GHA-1698, City Survey No.455 (Old 796) of Village - Ghansoli, Taluka & District - Thane, Navi Mumbai Mahangarpalika, Maharashtra - 400701,	1. E-AUCTION DATE: 29.04.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2026 3. DATE OF INSPECTION: 27.04.2026	RESERVE PRICE: Rs. 5,00,000/- (Rupees Five Lacs Only). EARNEST MONEY DEPOSIT: Rs. 50000/- (Rupees Fifty Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
3.	1. Mrs.Priti Umesh Bangad ("Borrower") 2. Mr.Umesh Balaprasad Ji Bangad (Co-Borrower) LOAN ACCOUNT No. LNHLCIH000009292 (Old) /51300000653764(New) Rupees 20,29,731/- (Rupees Twenty Lacs Twenty Nine Thousand Seven Hundred and Thirty One Only) as on 02.02.2026 along with applicable future interest.	All that Piece and Parcel of residential property being Flat No.402, 4th Floor, area admeasuring 511 Sq. Ft. (47.90 Sq. Mtrs.), in the building "Swami Samarth Heights", constructed on land bearing Gat No.390 Hissa No.1 (Old No.2418), situated at Mohan Nagar, MG Road, Chakan, Mouje - Nanekarwadi, Taluka - Khed, District - Pune, Maharashtra - 410501	1. E-AUCTION DATE: 29.04.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.04.2026 3. DATE OF INSPECTION: 27.04.2026	RESERVE PRICE: Rs. 7,25,000/- (Rupees Seven Lakh Twenty Five Thousand Only). EARNEST MONEY DEPOSIT: Rs. 72,500/- (Rupees Seventy Two Thousand Five Hundred Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihome loans.com/auction

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S e-Procurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders should contact the Service Provider M/S e-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact No. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 28.04.2026.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400064 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 28.04.2026. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S e-Procurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se-bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400064 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Movable Article (if any) lying in the property is not part of this sale.
- Please Note that Forfeiture for Non-Participation by Sole Bidder/Where only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation. If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorized Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited or Mr. Sandesh Gangurde Mobile No. 8454996036, Mr. Ajeet Kumar Mo. No. 9910198552.
- This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : MAHARASHTRA Date : 10-APRIL-2026

Sd/- (Authorised Officer) Capri Global Housing Finance Limited

IDBI BANK LIMITED,
Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021
Tel. No.: 022 – 6127 9350 / 6127 9377 / 6127 9342

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6) & Rule 9(1))

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) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis on 28.04.2026 for recovery of dues due to IDBI Bank Ltd., Secured Creditor from Borrower(s) (1) M/s Gaurang Textiles Pvt Ltd (Borrower). The reserve price and earnest money deposit will be as under:

Sr No	Borrower / Mortgagor & Loan account no	Brief Description of Property	Physical Possession date	Reserve Price (Price in Rs)	EMD (Price in Rs)	Loan Outstanding
1	M/s Gaurang Textiles Pvt Ltd (Borrower), Mr Devendra B Jain (Mortgagor) & Mr Navinchand B Jain (Mortgagor) (Loan A/c No-0039651100003018, 0039673200000532, 0039673200000240, 0039673200000648, 0039673200000541, 0039673200000693)	Flat No-301, 3rd Floor, B-Wing, Meru Apartment bearing C.S No.770 of Mazgaon Division, Dr Ambedkar Road, Chinchpokli, Mumbai, Maharashtra-400012 CarpetArea-678.00 sq.ft	05.08.2025	2,80,00,000/-	28,00,000/-	As on 01.04.2026, Rs. 8,74,27,559.49 plus interest thereon w.e.f. 02.04.2026
2	Sale of Bid/ Tender Document	15.04.2026 to 27.04.2026 (Till 4.00 P.M)				
3	Date of Inspection	22.04.2026 (3.00 P.M to 5.00 P.M)				
4	Last Date of Submission of Bid along with EMD	27.04.2026 (Till 4.00 PM)				
5	Date and Time of e-auction	28.04.2026 (11.00 A.M to 12 Noon with unlimited extension of 5 min).				
6	For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and IDBI Bank's website i.e. www.idbi.com/www.idbibank.com For any clarification, the interested parties may contact, Shri. Arjun Thakur, DGM (M) 9850443331 (T) 022-6127 9342 (e-mail) - arjun.thakur@idbi.co.in or Shri Tuhin Shome, AGM (M) 8981282408 (T) 022-6127-9377 (e-mail)- tuhin.shome@idbi.co.in or Shri Umesh Kumar Kori, AGM (M) 7000275146 (T) 022-6127-9253 (e-mail)- umesh.kori@idbi.co.in or Shri Shailesh Verma, Manager (M) 9527184260 (T) 022-6127-9350 (e-mail)- shailesh.verma@idbi.co.in . For e-auction support, you may contact PSB Alliance Pvt Limited, Mob.-M. No.-8291220220/-email-support.baanknet@psballiance.com.					

This is 15 days' Notice under Rule 9 (1) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s)/ Guarantor(s)/Mortgagor(s) of the Loan.

Place : Mumbai

Sd/-
Authorised Officer

Date : 10.04.2026

IDBI Bank Ltd.

PHYSICAL POSSESSION NOTICE

Branch Office: ICICI Bank Ltd. 4/10, Myrtree Tower, Bommanhalli Hosur Main Road Bangalore- 560068

The Authorised ICICI Bank Officer 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 to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising 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 are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Raoju Sodayappan And Mahalakshmi Raju/ 808,8th Floor, S.Nos.27/1P1, 30/1,2,3,4,5,6,7P1,31, 3, 2/1, Temple Green Phase II, Old No 180, New No 135 Mathur Village Sripurumpatur Taluk, Kancheepuram District Comprised In S.Nos And Extent As Details Below or Thereabouts And Bounded on The: Item No Survey Nos Extent Cents Sq.ft North Survey Nos South Survey Nos East Survey Nos West Survey Nos 1 30/2 Part 14.25 6207.30 30/2 Part 30/3 Part 30/5 Part 32/7Part 2 30/5 Part 1.75 762.30 30/5Part 30/3 Part 30/6Part 30/2 Part 3 33/4 19.00 8276.40 33/2 33/7 34/1 Part 33/3 Part 833/5 4 33/5 Part 5.25 2286.90 33/3 Part 33/7 Part 33/4 Part833/7 33/5 Part 5 34/1 Part 52.00 22651.20 32/7 Part 34/1 Part 35/2 Part 33/2 Part,33/4833/7 Part 6 34/2 Part 19.00 8276.40 34/2 Part 34/2Part 34/4Part834/5 34/2 Part 7 34/3 Part 6.00 2613.60 34/3 Part 34/4 Part 93/1A Part 34/3 Part 8 35/2 Part 12.50 5445.00 35/2Part 35/2 Part 35/3 Part 34/1 Part 34/3 Part,835/2 Part 9 93/1B 33.00 14,374.80 35/3 Part 93/2 Part 93/1C 93/1A 10 35/3 Part 57.50 25047.00 35/3 Part 93/1A Part,93/1B893/1C 137/4 Part837/6 94/1 Part 34/5 Part 137/1 Part 23.26 10,127.70 34/5 Part 137/2 Part 93/2 Part 137/2 Part 17.00 7405.20 137/1 Part 137/4 Part 93/2 Part 137/2 Part 24 33/1 Part 0.50 217.80 33/1 Part 33/2 Part 33/2 Part 33/3 Part 25 33/3 Part 6.00 2613.60 33/3 Part 33/2 Part 33/2 Part 33/3 Part 33/3 Part 26 92/1 Part 30.00 13068.00 35/3 Part892/1 Part 92/1Part 892/2 Part 94/1 Part 94/1 Part 93/2&137/6 Part Total 591.75 257766.30 Situated With In Registration District of Chengalpattu & Sub-Registration Suvagavarchathiram Schedule B Property 233.50 Sqft. Undivided Share And Interest In All That Piece And Parcel of Land More Particularly Described In "A" Schedule Above Written Schedule C Property Deluxe- Apartment Bearing No.808 8th Floor With A Super Built Area of 695 Sq.ft. (Plinth Area Plus A Proportionate Common Area) In The Eighth Floor In "Heights B" of The Project Named "Temple Green-Heights Date of Physical Possession April 07, 2026	January 25, 2023 Rs. 29,12,577/-	Mumbai	

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: April 10, 2026
Place: Mumbai

Sincerely Authorised Officer,
For ICICI Bank Ltd.

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069

Kalyan Branch: Office No.401, 4th Floor, Bldg No.3, Sarvoday Enclaves, Opp Ramdev Hotel,Agra Road, Sahajananad Chowk, Kalyan West,Dist Thane-421202, MH

Palghar Branch: 2nd Floor, Satyam Commercial Complex,Near Congress Bhavan, Kacheri Road,Palghar - West 401404 (MH).

Virar East Branch: 205 to 408,4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station, Virar - East, Palghar - 401305 (MH).

Mumbai Urban Virtual Branch: Office No.3 B-112, 3B-113, 3B-114, 3B-115, In High Street cum Highland Corporate Centre. Kapurbavdi Junction, Majiwade, Thane West - 400607 (Maharashtra)

Virar West Branch: Office No. - 2, 1st Floor, Sandeep House, Tirupati Nagar,Opp. Royal Academy School,M.B. Estate Road, Virar - West, Thane - 401303 (MH).

Badlapur Branch: Office No.B-201 & 202, 2nd Floor,Deodhar Market,Bazarpeth,Badlapur West-421053 MH

Authorised Officer - Arun Sahebrao Patankar, Mobile : 9594095941

NOTICE FOR SALE OF PROPERTY UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer of **Aadhar Housing Finance Limited (AHFL)** has taken the Possession of the Secured Asset, u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. And whereas the Authorized Officer had earlier issued E auction Notices but failed to attract any successful bidders, and has now decided to sell the Secured Asset given below by way of Private Treaty. The Authorised Officer has received an offer from some interested persons in this regard for purchase of the Secured Asset. The Authorised Officer is hereby giving the Notice to the Borrowers in general, for Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr No.	Loan Code No./ Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount As on 05-02-2026	Description of the Secured Asset
1.	(Loan Code No. 07400001517/ Kalyan Branch)	Lata Narayan Vishe (Borrower) Sameer Bhoir (Guarantor)	09-08-2021 & ₹ 11,99,641/-	₹ 5,00,000/-	₹ 25,78,271/-	All that part & parcel of property bearing,Flat No 02, Gr Floor, Nirmiti Kitri Apt, Nr Bramhan Ali Vrundavan Nagar, Nr Nagar Shahapur Road, Shahapur , Shahapur, Thane, Maharashtra-421601 Boundaries: East : open, flat No 3, West : Bunglow, North : open, flat No 3 , South : Road
2.	(Loan Code No. 12810000327/ Palghar Branch)	Jitendra Kumar Soni (Borrower) Suraj Shivshankar (Co-Borrower)	11-08-2025 & ₹ 11,50,589/-	₹ 4,00,000/-	₹ 12,39,868/-	All that part & parcel of property bearing, Flat No. 504, On 5Th Floor, Admeasuring 36.82 Sq.Mtrs Carpet Area, In Building No. 02, Type A-1. Known As "Anant Sharveshwri Residency", In The Layout Known As "Anant Sushama Complex" Situated At Land Bearing Gut No. 546/6, Village Shirgaon, Taluka And District Palghar Boundaries: East : Lift, West : Flat No. 505 and 506, North : Staircase, South : Building Margin Open
3.	(Loan Code No. 20100004472/ Virar East Branch)	Laxman Singh Pawar (Borrower), Sarojini Laxman Singh Pawar (Co-Borrower), Poonamdevi Almaran Semwal (Guarantor)	09-10-2025 & ₹ 16,89,731/-	₹ 11,00,000/-	₹ 17,96,148/-	All that part & parcel of property bearing, Flat No 101, 1St Floor, Adm. - 800 Sq. Ft. I.E. 74.34 Sq. Mtrs. Built Up Area, In The Building No 13, Known As "Shravani Residency", Survey No 105 Hissa No. Paiki, Pipeline Road, Kalher , Bhiwandi, Thane, MH, 421302 Boundaries: East :Other Property/Building No.11, West : Flat No.104/Garden, North : Building No.01/Flat No.102, South : Other Property/Building No.12
4.	(Loan Code No. 53710000113/ Mumbai Urban Virtual Branch)	Ramendra Rajendra Saroj (Borrower), Sunita Ramendra Saroj (Co-Borrower)	10-11-2025 & ₹ 23,45,928/-	₹ 11,00,000/-	₹ 24,30,320/-	All that part & parcel of property bearing, Flat No G-401, On 4Th Floor, Area Admeasuring 42.00 Sq. Mtrs Carpet Area, In G Wing Of The Building Known As "Sharmila Residency", Situated At Land Bearing Survey No: 46 Hissa No: 3, Village Mankivali, Taluka - Ambarnath, District-Thane, MH-421503 Boundaries: East : Passage/Flat No. 404/F Wing, West : H Wing/Road, North : Flat No. 402/D Wing, South : Panvelkar Oxford
5.	(Loan Code No. 12210000968/ Virar West Branch)	Sandeep Ramchandra Utekar (Borrower), Swandani Sandeep Utekar (Co-Borrower)	09-10-2025 & ₹ 16,96,396/-	₹ 8,10,000/-	₹ 17,38,308/-	All that part & parcel of property bearing, Flat No. 101, On 1St Floor, Admeasuring 338.5 Sq. Ft. Carpet Area, In The Building No. 78 Known As "Samruddhi Evergreens" In The Society Known As Samruddhi Evergreens Bldg No. 73 To 85 Co-Operative Housing Society Ltd., Situate At Karjat Road, Juveli Bridge, Samruddhi Evergreens, Phase 3, Badlapur (E), Thane-421 503, Constructed & Situated At Land Bearing Survey No. 4, Hissa No. 2, Survey No. 5, 7 & 8, 10, Lying Being & Situated At Village Sage, Taluka Ambarnath, District Thane. Boundaries: East : Staircase, West : Building No 77, North: Flat No 102, South : Building No 79
6.	(Loan Code No.					