



## NOTICE FOR SALE OF MOVEABLE/ IMMOVABLE PROPERTIES

| Sr No | Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch                                                                | Demand Notice Date & Due Amount (Rs. In lac)              | Details of the property                                                                                                                                                                                                                                         | Type of Possession (Physical/ Symbolic) | Reserve price/ EMD/ Bid increase (Rs. in lac) |
|-------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------|
| 99    | <b>Mr. Nipun Saurabh Sharma, Prop. M/s HNG Agro Product and M/S Hope India venture B/O-New Panvel Priyanka Singh Mob: 8655363325</b> | 30.10.2023 Rs.99.18 Lakh+ Interest + Other Charges if any | PROPERTY ID- CBINTROPNV112 Residential Flat no. F-6, st Floor, Gauri Darshan Super CHSL, Plot no 2, Sector No. 11, Off Indian Oil PetrolPump, Village- New Panvel, Taluka –Panvel, District- Raigad-410206 Built Up Area 550 Sq.mtr (Under Physical Possession) | Physical                                | 55.91/ 5.59/ 0.55/                            |

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency <https://baanknet.com/> E-auction agency contact details are:

•PSB Alliance eBKray Helpdesk No. +918291220220 Email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com)

For Any queries related to bidder registration and EMD payment/refund related queries: Email: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).  
Com Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance.

**Step 1: Bidder/Purchaser registration:** Bidder to register on e-Auction Platform <https://baanknet.com/> using his mobile number and email-id

**Step 2: KYC verification:** As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder well in advance.

**Step3: EMD amount:** The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UP/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global

Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem

Please follow the guidelines available at <https://baanknet.com/> for payment of EMD/bidding during auction process

**Step 4: Bidding Process and Auction Results:** Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his/her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

It shall be responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid.

The authorized officer/Bank reserves the right to postpone/cancel or vary any of terms and conditions of the auction without assigning any reason thereof.

The authorized officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.

Bidding in the last moment should be avoided in the bidders own interest as neither the CENTRAL BANK OF INDIA nor service provider will be responsible for any lapse/failure/Internet failure/power failure etc.). In order to ward-off such contingent situation bidders are requested to make all necessary arrangements/alternatives such as power supply back up etc., so that they are able to circumvent such situation and are able to participate in auction successfully.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of the property/ies, put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the

Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to Bank. The Authorized Officer/Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

Please follow the guidelines available at <https://baanknet.in/> for payment of EMD/bidding during auction

\*Please read the user manual available on the website carefully before commencing bidding process. Bank will not be responsible for any complications arise during bidding process, if any.

It is important to note that the auction purchaser shall bear the Stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and other charges both existing and future relating to properties over and above bid amount.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website [www.centralbankofindia.bank.in](http://www.centralbankofindia.bank.in)

Place: Mumbai

Date: 07.05.2026

Authorized Officer, Central Bank of India

email- [agmifb3873@centralbank.bank.in](mailto:agmifb3873@centralbank.bank.in)

**यूनियन बैंक ऑफ इंडिया** **Union Bank of India**  
 Regional Office- Mumbai South Union Bank Bldg., 6th Floor, 66/80, Mumbai Samachar Marg, Mumbai – 400 023. Web : <https://unionbankofindia.bank.in>

**CORRIGENDUM**

A notice is published for sale of property in Free Press Journal & Nav Shakti on **24.04.2026** for E- auction dated **12.05.2026** under Sr No. 8 for the property pertaining the account **Mr. Avinash Balkrishna Patil** whose property detail mention below- Flat No.102, 1st Floor, Shree Vaibhav CHS, Behind ever shine Service Center, Opp Green Park, Ambarnath-Badlapur Road, Belavali, Badlapur West, Thane – 421503. The Reserve Price of the said auction of this property is **Rs. 10,73,500.00** and EMD amount will be **Rs. 1,07,350.00**  
 Public in general is requested to take a note of this change. All other terms and conditions of the Auction Notice dated **12.05.2025** remains unaltered.

Date: 07.05.2026 Sd/-  
 Place : Mumbai Authorized Officer, Union Bank of India

**PUBLIC NOTICE**

Notice is hereby given that **DEVENDRA AMRUTAL PARAKH** intend to availed financial facilities from **HDB Financial Services Limited** against the immovable property being Shop No. 13 admeasuring **775 Square Feet** i.e. **72.03 Square Meters**, super built-up area, lying and located on the Ground Floor of the building known as **"ASHAPURA COMPLEX"**, Constructed on N.A. land bearing Survey No. **475/2/P1/P1, 475/2/P1/P2, 475/2/P4 and 475/2/P5** totally admeasuring **7182 Square Meters**, situated within village limits of Vapi Nagarpalika, Taluka- Vapi, District-Valsad, Gujarat State and has informed that following documents as described in schedule herein underwritten has been lost/misplaced by him If any person's or any Bank or financial institution having any charge, lien, right, title or interests over the above said property should informed the undersigned address with the relevant documentary evidence in persons within **7 (Seven)** days from the publication of this notice failing which the title of the above said property will be presumed to be clear and marketable and my client will get executed the registered mortgage/equitable mortgage in respect of the above said property in their favour.

**SCHEDULE OF LOST DOCUMENTS**  
 1. Original Registered Sale Deed No. 765 dated 06.06.2014 alongwith its Registration Receipt.  
 119, 120, 121 C. B. DESAI CHAMBERS, GUNJAN, G.I.D.C., VAPI  
 MOB. 9825665910 **DILIP V. SHARMA ADVOCATE**

**GARUDA CONSTRUCTION & ENGINEERING LIMITED**  
 CIN : L45400MH2010PLC207963  
 Regd. Office: 201, A Wing, Fortune 2000 C -3 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra.  
 Email : [compliance@garudaconstructionengineering.com](mailto:compliance@garudaconstructionengineering.com)  
 Website: [www.garudaconstructionengineering.com](http://www.garudaconstructionengineering.com)

### NOTICE OF POSTAL BALLOT AND E-VOTING INFORMATION

NOTICE is hereby given that the resolution as set out below is proposed to be passed by the Members of Garuda Construction and Engineering Limited ("Company"), by means of Postal Ballot, only by way of remote electronic voting process ("remote e-voting") being provided by the Company to all its Members to cast their votes electronically, pursuant to Section 110 and Section 108 and other applicable provisions, if any, of the Companies Act, 2013 ("Act") (including any statutory modification or re-enactment thereof for the time being in force) read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules"), General Circular numbers 20/2020 dated May 5, 2020 read with General Circular nos. 14/2020 dated April 8, 2020; 17/2020 dated April 13, 2020; 02/2021 dated January 13, 2021; 19/2021 dated December 08, 2021; 21/2021 dated December 14, 2021, 2/2022 dated May 05, 2022, 11/2022 dated December 28, 2022, 09/2023 dated September 25, 2023, 09/2024 dated September 19, 2024 and 03/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs ("MCA Circulars"), Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard on General Meetings ("SS- 2") issued by the Institute of Company Secretaries of India and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force, the Notice seeking consent of the Members by remote voting through electronic mode ("e-voting"/remote e-voting"), has been sent by e-mail to those Members who have registered their e-mail addresses directly with the Company (in respect of shares held in physical form) or have registered their email address with their Depository Participants (DP) (in respect of shares held in electronic form) and which have been made available to the Company by the Depositories/ Registrar & Transfer Agent as on the cut-off date (i.e. Friday, May 01, 2026) for obtaining approval of the Members in respect of the following business:

- Appointment of Mr. Krishnakumar Laxman Bangera (DIN: 02082675) as Non-Executive Independent Director (Including Approval under Regulation 17(1a) of SEBI LODR Regulations)
- Regularization of the Appointment of Mrs. Dhruhi Harsh Satia (DIN: 11670095) as Non-Executive Independent (Woman) Director of the Company

The Company has engaged the services of Central Depository Services (India) Limited ("CDSL"), for facilitating remote e-voting to enable the Members to cast their votes electronically. The detailed procedure for remote e-voting is given in the Notice, the right of voting of the Members shall be reckoned as on the cut-off date (i.e. Friday, May 01 2026), a person who is not a member as on the cut-off date should treat this Notice for information purposes only. The dispatch of Notice of Postal Ballot has been completed by Tuesday, May 05, 2026. The e-voting period commences on **Friday, 08th May, 2026 (9.00 A.M.)** and end on **Saturday, 06th June, 2026 (5.00 P.M.)**.

During this period, Members of the Company holding shares as on the cut-off date either in physical form or dematerialized form may cast their vote electronically. The e-voting module shall be disabled for voting after **Saturday, 06th June, 2026 (5.00 P.M.)**. Once the vote on a resolution is cast by the Member, the Member shall not be allowed to change it subsequently. Resolutions passed by the Members through this Postal Ballot through remote e-voting shall be deemed to have been passed as if it has been passed at a General Meeting of the Members. The resolutions, if approved by the requisite majority of Members by means of Postal Ballot, shall be deemed to have been passed on the last date of remote e-voting, i.e. on **Saturday, 06th June, 2026 (5.00 P.M.)**.

In compliance with requirements of the MCA circulars, physical copy of the Notice along with postal ballot form and pre-paid business reply envelope has not been sent to the Members for this Postal Ballot and the Members are requested to communicate their assent or dissent through e-voting system only. Members who have not registered their e-mail address are requested to register the same in respect of shares held in electronic form with Depository through their concerned Depository Participant and in respect of shares held in physical form by writing to the Company's Registrar and Share Transfer Agent.

The Notice along with instructions for remote e-voting is also available on the Company's website at [www.garudaconstructionengineering.com](http://www.garudaconstructionengineering.com) and on the website of CDSL at [www.evotingindia.com](http://www.evotingindia.com). In case of any queries, you may refer to the Frequently Asked Questions (FAQs) for members and e-voting user manual for members available at the Download section of [www.evotingindia.com](http://www.evotingindia.com), or contact CDSL Mr. Rakesh Davi, Sr. Manager, (CDSL), Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futrex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call at toll free no. 1800 22 55 33, who will also address the grievances connected with e-voting.

The Board of Directors of the Company has appointed Mr. CS Vipin Chhawchhriya M/s. VC & Associates, Practicing Company Secretaries (having Membership A33961) as Scrutinizer responsible for conducting the Postal Ballot process in a fair and transparent manner. The results of voting by means of Postal Ballot through e-voting shall be declared on or before 48 hours from the conclusion of E-VOTING period and will be posted on the Company's website <https://garudaconstructionengineering.com> and E-voting website of CDSL. The results will also be communicated to the Stock Exchanges where the company's shares are listed i.e. BSE Limited and NSE Limited.

For Garuda Construction and Engineering Limited Sd/-

Pravin Kumar Brijendra Kumar Agarwal Managing Director and Chairman

Place: Mumbai DIN: 00845482  
 Date: May 06, 2026

CENTRAL OFFICE: CHANDER MUKHI, NARIMAN POINT, MUMBAI - 400 021

SAM BRANCH:- STANDARD BUILDING, 2ND FLOOR, DR. D. N. ROAD, FORT, MUMBAI-23

**AXIS BANK LIMITED** (CIN: L65110G/1993PLC020769)  
 Corporate Office : Axis House, Structured Assets Group, C-2, Wadia International Center, Pandurang Budhkar Marg, Worli, Mumbai-400 025.  
 Tel. : +91 9920085385 Website : [www.axisbank.com](http://www.axisbank.com)

**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) Rules, 2002.** Notice is hereby given to the public in general and in particular to the Borrower i.e. Shreeram Trading and Partner(s) / Guarantor(s) / Mortgagor(s) / Owner(s) i.e. **Mrs. Rasila Ketan Jain, Mrs. Nita Palecha and Mr. Anil Palecha** that the below described immovable property mortgaged / charged to **Axis Bank Ltd.** i.e. Secured Creditor, the PHYSICAL POSSESSION of which has been taken by the Authorised Officer of **Axis Bank Ltd.**, i.e. Secured Creditor will be sold on "As is Where is Basis", "As is What is Basis", "Whatever There is Basis" and "No Recourse Basis" on **18<sup>th</sup> June 2026**, for recovery of ₹ 21,51,22,597/- (Rs. Twenty One Crore Fifty One Lakh Twenty Two Thousand Five Hundred and Ninety Seven) as on **30.09.2021** plus further interest from **01.10.2021** at the contractual rate due to **Axis Bank Limited** i.e. Secured Creditor from the aforesaid Borrower / Guarantor(s) / Mortgagor(s) / Owner(s). The reserve price will be:

| Description of property                                                                                                                                                                                                                   | Reserve Price (in ₹)                                   | Earnest Money Deposit (EMD) (in ₹)                       | Auction ID |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|------------|
| Cadastral Survey No. 5/1487 & 7/1487, commercial premises being Room No. 201A & 201B (Both the premises numbered as 201A & 201B) on the 2 <sup>nd</sup> Flr. Bldg. known as "Flux Chamber", Girgaum Division, Mumbai.                     | 1,24,00,000/- (Rs. One Crore Twenty Four Lakh Only)    | 12,40,000/- (Rs. Twelve Lakh Forty Thousand Only)        | 364622     |
| Cadastral Survey No. 5/1487 & 7/1487, Commercial premises being room No. 201, 203, 204, 204A & 206 (the entire premises numbered as Office No. 202) on the 2 <sup>nd</sup> Flr., Bldg. known as "Flux Chamber", Girgaum Division, Mumbai. | 2,88,00,000/- (Rs. Two Crore Eighty Eight Lakh Only)   | 28,80,000/- (Rs. Twenty Eight Lakh Eighty Thousand Only) | 364623     |
| Cadastral Survey No. 5/1487 & 7/1487, Commercial Premises being Room No. 202, 205, 207, 208 & 209 (the Entire premises numbered as Office No. 203) on the 2 <sup>nd</sup> Flr., Bldg. known as "Flux Chamber", Girgaum Division, Mumbai.  | 3,79,00,000/- (Rs. Three Crore Seventy Nine Lakh Only) | 37,90,000/- (Rs. Thirty Seven Lakh Ninety Thousand Only) | 364624     |

The Borrower / Guarantor(s) / Mortgagor(s) attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notices> and/or <https://axisbank.auctiontge.net> (Auction ID is mentioned above).  
 Date : 07<sup>th</sup> May 2026 Sd/- Authorised Officer  
 Place : Mumbai Axis Bank Ltd.

**POSSESSION NOTICE**

Whereas, the authorized officer of **Jana Small Finance Bank Limited** under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued **demand notices** to the borrower(s) Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

| Sr. No. | Loan No.                        | Borrower/ Co-Borrower/ Guarantor/ Mortgagor                                             | 13(2) Notice Date/ Outstanding Due (in Rs.) as on                                                                                      | Date/ Time & Type of Possession                     |
|---------|---------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 1       | 33979410000157 & 33979630000322 | 1) Dnyaneshwar Chandrakant Shinde (Borrower), 2) Jyoti Dnyaneshwar Shinde (Co-Borrower) | 17.02.2026 Rs.67,97,961.24 (Rupees Six Lakhs Ninety Seven Thousand Nine Hundred Sixty One and Twenty Four Paise Only) as of 11.02.2026 | Date: 05-05-2026 Time: 03:11 PM Symbolic Possession |

**Description of the Property:** All that piece and parcel of the Immovable Property being Grampanchayat Milkat No.224, Gut No.370, thereon Constructed Dagad Vitache Cement Valu Having Measurement 38 Ft East X 40 Ft. West total 1440 Sq.ft., situated Mouje Mahavandi Thule, Tal. MaVal, Dist. Pune-410406. **On or towards: To Wards East by:** Mr. Tukaram Thule, **To Wards West by:** Mr. Baban Thule and Road, **To Wards North by:** Mr. Tukaram Pawar, **To Wards South by:** Mr. Babu Pawar.

Whereas the Borrower(s) Co-Borrower(s) Guarantor(s) Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower(s) mentioned herein above in particular and to the Public in general that the authorised officer of **Jana Small Finance Bank Limited** has taken **symbolic possession** of the properties/ secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower(s) Co-Borrower(s) Guarantor(s) Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of **Jana Small Finance Bank Limited**.

Place: Maharashtra Sd/- Authorised Officer.  
 Date: 05.05.2026 For Jana Small Finance Bank Limited

**JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)**  
 Registered Office: The Fairway, Ground & First Floor, Survey No.101/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Office No.704/705, Modi Plaza, Opp. Laxminarayan Theatre, Mukund Nagar, Satara Road, Pune-411037.

**इंडियन बैंक Indian Bank**  
 इलाहाबाद ALLAHABAD

2nd Floor, Hermes Waves Central Avenue Road, Lane No. 3, Kalyani Nagar, Pune 411006.  
 Ph.: 020-26656663/26656660 Email- [zo43@indianbank.co.in](mailto:zo43@indianbank.co.in)

### APPENDIX- IV-A" [See proviso to rule 6 (2) & 8(6)]

**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 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor **Indian Bank**, the possession of which has been taken by the Authorised Officer of **Indian Bank**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **12.06.2026**, for recovery of its dues. The reserve price & property details appended:-

| Sr. No. | Name of Borrowers & Branch Name                                                                                                                                                          | Description of the Immovable Properties having type of Symbolic/Physical Possession & Property ID NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Outstanding Amount As on                                                                                                                                                                                                                       | Reserve Price & EMD                            | QR Code                                   |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------|
| 1       | Partnership Firm<br>M/s Shiv Samadha Corporation<br>Partner & Guarantor<br>Mr. Dileep Vashdev Sewani<br>Partner, Guarantor & Mortgagor<br>Mr. Vashdev Wadhammal Sewani<br>Solapur Branch | Symbolic Possession : Residential Flat at All the Piece and parcel of Flat No 1604, 16th Floor Wing C-4 in the building known as "HARIHAR" in the "MADHAV SANKALP" Complex being lying and situated at Land bearing survey no. 32 Hissa no. 1/3, Survey no. 26, Hissa no. 5/1, survey no. 30, Hissa no. 1, Survey no. 32 Hissa no. 1/3, Survey no. 59, Survey no. 30, Hissa no. 2 at village Gandhare behind Axis Bank, Khadakpada Chowk at Gandhare Village Kalyan(West) District Thane-421301. (Admeasuring built up area of the Flat 1165.00 sqmt) Asset ID- 200015344237. <b>Boundaries of the Property (Plot) East :</b> Madhav Sansar Complex, <b>West :</b> Rameshwaram Building, <b>North :</b> Kashish Park Tower, <b>South :</b> Pipe Line Road<br>IDIB7533930745 | The amount due as on 03.05.2026 is <b>Rs. 2,38,53,793/-</b> (Rupees Two Crore Thirty Eight Lakhs Fifty Three Thousand Seven Hundred Ninety Three Only) with further interest, costs, other charges and expenses thereon from <b>04.05.2026</b> | <b>Rs. 1,25,82,000</b><br><b>Rs. 12,58,200</b> | <br>Document<br><br>Image<br><br>Location |

Earnest Money Deposit: 10% of Reserve Price Last date & time for submission of process Compliance form with EMD Amount 12.06.2026 From 11:00 AM to 17:00 PM Bid Incremental Value is : Rs. 50,000/-

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.baanknet.com>) for depositing in bidders e-Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

E-auction through <https://www.baanknet.com>, Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet

Date and Time of E-Auction 12.06.2026 From 11.00 AM to 5.00 PM. (with unlimited extension) at the platform of <https://www.baanknet.com> (platform of Service Provider)

Detail of encumbrance: There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer. For downloading further details and Terms & Conditions, please visit: <https://www.indianbank.in> & <https://www.baanknet.com>

For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank Branch during office hours between from **01.06.2026 to 10.06.2026 between 11.00 am to 5.00 pm**. Platform (<https://www.baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB Alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400 037/Contact Ph: 8291220220, email ID: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.baanknet.com>.

Place:Pune For more information Please Contact : Zonal Officer Pune, Mithilesh Kumar : 8695109188, Babita Mandpe - 7263997474, Solapur Branch Manager : +91 99235 91040

Date: 05.05.2026

This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

Authorised Officer Indian Bank

**BHIWANDI BRANCH**  
 255, Kasar Ali, Bhiwandi, Maharashtra - 421302  
 Phone: 02522-226586, 02522-256002  
 Email- [Bhiwandi.Navimumbai@bankofindia.co.in](mailto:Bhiwandi.Navimumbai@bankofindia.co.in)

**POSSESSION NOTICE (For Immoveable Property)**  
 Whereas The undersigned being the authorized officer of the Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice dated 06-01-2026** calling upon the borrower **M/s. Chaanakyaa Marketing -Proprietor Mr. Rahul Rajendra Singh Pawar** to repay the amount mentioned in the notice being **Rs 60,29,195.08/- (in words Sixty Lakh Twenty Nine Thousand One Hundred Ninety Five and Eight Paise)** plus Interest within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **05th day of May of the year 2026**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of India for an amount **Rs. 60,29,195.08/-** and interest thereon.

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

**Description of the Immovable Property**  
 (a) All that part and parcel of the property consisting of EQM of Flat No 103, 1st Floor, Bldg No 2/B, Shree Sairaj CHSL MMRDA Colony, Natwar Parekh Compound, Govandi Kurla Mumbai 400043.

Date : 05-05-2026 Sd/-  
 Place: Mumbai Authorised Officer, Bank Of India

**केनरा बैंक Canara Bank**  
 सिंडिकेटेड Syndicate  
 MANDVI BRANCH (0210) : 74/76, Kazi Sayed Street, Sujer House, Mumbai-400 003.  
 Email : [cb0210@canarabank.com](mailto:cb0210@canarabank.com)

**SALE NOTICE**  
**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.** Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Mandvi Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.06.2026**, for recovery **Rs. 19,06,476.63 (Rupees Nineteen Lakhs Six Thousand Four Hundred Seventy Six And Paise Eighty Three Only)**, as on **02.10.2025** plus further interest thereon from **03.10.2025** along with suit expenses and other charge due to the, Mandvi Branch of Canara Bank from Shubham Ramesh khilare, Priyanka Dashrath Mane and Smt Lata Ramesh Khilare.