

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020


SAPNE AAPKE SAATH HAMAAARA

AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss-ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Ashok Kumar Shivanth Bind, Mrs. Gitadevi Ashok Kumar Bind (AC NO.) LNVIR00317-180046341	Rs. 18,12,105.00/- Dues As On 07 May 2026	6 Apr 22 Rs. 873483/- Dues As On 5 Apr 22	1 Dec 22	Flat No 304, Third Floor, "Akshay Apartment", House No. 801, 802, 880, Situated At Village Maan Boisar(E) Taluka & Dist Palghar, Maharashtra Admeasuring 390 Sq Ft.	Rs. 787200/-	Rs. 78720/-	11.00 Am To 01.00 Pm 11 June 2026	Office No.3 &4,3rd Floor,Viva-Gokul Arcade,Virar,Mumb ai-401303, Maharashtra-India

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before the time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If, the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or **Ugarsen Rinwa –9875895867** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)(8/6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Maharashtra **Date :** 09-05-2026 **Authorised Officer Aavas Financiers Limited**

कार्यपालक अभियन्ता का कार्यालय,
ग्रामीण कार्य विभाग, कार्य प्रमण्डल, हजारीबाग

ई-अत्यकालीन पुनर्निविदा आमंत्रण सूचना

ई-निविदा सं० :- 13/RI/2024-25/RWD/EE/HAZARIBAG दिनांक :- 07.05.2026

कार्यपालक अभियन्ता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, हजारीबाग द्वारा निम्न विवरण के अनुसार e-procurement पद्धति से निविदा आमंत्रित की जाती है ।

कार्य की विवरणी :-

क्र० सं०	आईडेंटि फिकेशन संख्या / पैकेज संख्या	प्रखण्ड	कार्य का नाम	प्राक्कलित राशि (रुपया में) अंक में	कार्य समाप्ति की अवधि	कॉल
1	RWD/HAZ/MMG SY/21/2024-25	बडकागाँव	ग्राम कौशी से सेहदा तक पथ निर्माण कार्य (लॉ-5.450 कि०मी०)	7,59,29,400/-	सात करोड़ उनसठ लाख उनसीस हजार चार सौ रुपये मात्र	द्वितीय माह

2. वेबसाईट में निविदा प्रकाशन की तिथि :-14.05.2026

3. ई-निविदा प्राप्ति की अंतिम तिथि एवं समय :-22.05.2026 अपराह्न 5.00 बजे तक ।

4. निविदा खोलने की तिथि, एवं समय-23.05.2026 अपराह्न 5:30 बजे ।

5. निविदा आमंत्रित करने वाले पदाधिकारी का पदनाम एवं पता :- कार्यपालक अभियन्ता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, हजारीबाग ।

6. ई-निविदा प्रकोष्ठ का दूरभाष सं०-06546-265286 ।

विस्तृत जानकारी के लिए वेबसाईट jharkhandtenders.gov.in में देखा जा सकता है ।

कार्यपालक अभियन्ता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, हजारीबाग ।

PR 379274 (Rural Work Department) 26-27 (D)

PUBLIC NOTICE

NOTICE is hereby given that Mr. And Mrs. Chauhan have agreed with my client for the transfer and sale of their owned residential premises Flat No. A-6103, on 61st Floor in building known as "Allura Co-operative Housing Society Ltd" (in Lodha Park) situated at Senapati Bapat Marg, corresponding C.S. No. 464 of Lower Panel, Lower Parel - Division, Mumbai - 400013 written free from all encumbrances and reasonable doubts. All persons having any claim in respect of the Property however are hereby requested to make the same known in writing along with notariately certified true copies of documentary proof to the undersigned at the address mentioned below, within 14 days from the date of publication hereof. If no claim is made the transaction may be entered into without any reference or regard to any purported claim or interest in the said Property which shall be deemed to have been waived for all intents and purposes and not binding on our clients.
Dated this 09th day of May, 2026.

Sd/-
Sudarshan Patankar
Advocates High Court
28/461, Adarsh Nagar, Worli, Century Bazar, Mumbai - 400030
Email:- adv.sudarshan2181@gmail.com

**punjab national bank**
Together for the better

ARMB Mumbai Western
PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai – 400051.
Email: cs4444@pnb.bank.in

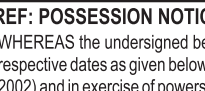
SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS						
Sr No.	Name of the Branch	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors					
1	ARMB Mumbai Western M/s. Kushal Mercantile Pvt. Ltd. C-23, Shubha CHSL, 1st Floor, Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai – 400030 M/s. Deegesh Construction Pvt. Ltd. (Guarantor) Duplex No. 5, C-Wing, Durgesh Residency Apartment, situated at S. No. 63/2, Anandwadi, Gangapur Road, Nashik – 422005.	Residential Building on Plot No. 32-B, Situated at S. No. 36/2, Village Anandwadi, Off. Gangapur – Nashik Road, Near Zudio – Ganagpur Showroom, B/s. Deegesh Tower, Balwant Nagar, Navshya Ganpati Parisar, Anandwadi, Tal. & Dist. Nashik – 422013, Adm. 1318 sq. mtr. saleable area and 471 sq. mtr plot area. In the name of M/s. Deegesh Construction Pvt. Ltd.	A) 18.07.2014 B) Rs. 8,96,97,487/- plus Interest & charges less recovery thereon C) 07.11.2014 D) Symbolic Possession	A) Rs. 3,12,00,000/- B) Rs. 31,20,000/- (upto 25.05.2026) C) Rs. 50,000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
2	ARMB Mumbai Western M/s. Meadow Media Brandcom Pvt. Ltd. Office No. 211, City of Joy, Ecstasy Business Park, JDS Road, Mulund(West), Mumbai – 400080 Mr. Bhavesh Prabhudas Bhinde Mrs. Jayaben Prabhudas Bhinde (Director/Guarantor/Mortgagor) 9-11, Annex-1, Kailash Ashish Tower, Dr. Ambedkar Road, Mulund(West), Mumbai – 400080. Mr. Jitendra Ravi Rampuria Ms. Alpa Jitendra Rampuria Mr. Ravji Govind Rampuria (Guarantor/Mortgagor) Flat No. 603, 6th Floor, Manish Heights, B.R. Road, Mulund(West), Mumbai - 400080	Flat No. 603, 6th Floor, in the Manisha Heights CHSL, situated on Bal Rajeshwar Road, Vaisnah Road, Mulund (W), Mumbai – 400 080 area adm. 1020 Sq. Ft. (Built up) in the name of Mr. Jitendra R Rampania, Mrs. Alpa J Rampania & Mr. Ravji G Rampania.	A) 30.04.2014 B) Rs. 7,70,01,483/- plus Interest & charges less recovery thereon C) 26.08.2014 D) Symbolic Possession	A) Rs. 1,11,60,000- B) Rs. 11,16,000/- (upto 25.05.2026) C) Rs. 10,000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
3	ARMB Mumbai Western M/s. Ganshyam Rankishore Sharma (Borrower/Mortgagor) Flat no 703 and Flat 703a,7th Floor, Building No. 3, "Gaurav Excellency" Near GCC Club, Mira Road (East), Dist – Thane 401107 Flat no 401, B Wing, Shree Ganesh Residency CHS, New Golden Nest, Road Bhayandar, Thane 401107 Mrs. Sangita Ganshyam Sharma (Borrower/Mortgagor) Flat no 703 and Flat 703a,7th Floor, Building No. 3, "Gaurav Excellency" Near GCC Club, Mira Road (East), Dist – Thane 401107 Flat no 401, B Wing, Shree Ganesh Residency CHS, New Golden Nest, Road Bhayandar, Thane 401107	Flat No 703 and Flat 703A, 7th Floor, Building No. 3, "Gaurav Excellency" Near GCC Club, Mira Road (East), Dist – Thane 401107 Total Carpet Area 734 Sq.ft	A) 02.11.2018 B) Rs. 33,80,607/- plus Interest & charges less recovery thereon C) 22.04.2019 D) Physical Possession	A) Rs. 59,24,000/- B) Rs. 5,92,400/- (upto 25.05.2026) C) Rs. 6000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
4	ARMB Mumbai Western M/s. Four Star & Importers and Traders Pvt. Ltd. Shop No. 13, Plot No. 35, Sec. 42, Nerul, Navi Mumbai – 400706 Plot No. 63, Sinar Talukar Industrial Estate, Malsangon, Industrial Estate Nashik – 422103 Mr. Kaustabh Milind Chandurkar B-101, Chinara CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai-400706 Mr. Milind Shripad Chandurkar B-101, Chinara CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai-400706 Ms. Sanjeevani Milind Chandurkar B-101, Chinara CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai-400706 Mr. Nachiket Milind Chandurkar B-101, Chinara CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai-400706	1) Flat No. S-1, 2nd Floor, Kumar Residency R.S No. 924/A/2, Plot No. 23, Nr. Tulunanadu Bhawan, Opp. Sanjay Bhokare Group of Institutions, Miraj – Sangli Road, Village Kupwad, Tal. Miraj, Sangli 416410, Area adm. 932.27 sq. ft. BUA in the name of Mr. Milind Shripad Chandurkar. 2) Flat No. 701, 7th Floor, W Wing, Jade Residences Type C, Gat No. 1403/12, 1405A & 1405B, Wagholi, Awhalwadi Tal. Haveli, Dist. Pune – 421207 Area adm 997.17 Sq. Ft Built up in the name of Mrs. Sanjivni Milind Chandurkar 3) Flat No. 301, 3rd Building No. B-7, Xbia Hinjewadi, Vasundhara Society, Marunge Road, Village Dattaward (Nere), Tal. Mulshi, Pune – 411057, Plot No. R-22 to R-29, S. No. 38/2+3+39+56+57. Area carpet 571.00 Sq. Ft. in the name of Mrs. Sanjivni Milind Chandurkar	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 23.09.2022 D) Symbolic Possession A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic (Order for physical possession received) A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic (Order for physical possession received)	A) Rs. 28,35,000/- B) Rs. 2,83,500/- (upto 25.05.2026) C) Rs. 5,000/- A) Rs. 61,75,000/- B) Rs. 61,75,000/- (upto 25.05.2026) C) Rs. 5,000/- A) Rs. 26,00,000/- B) Rs. 2,60,000/- (upto 25.05.2026) C) Rs. 5,000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm Date: 26.05.2026 Time: 11.00 am to 04.00 pm Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049 Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049 Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
5	ARMB Mumbai Western M/s. Hema Ketan Pawar & Mr. Ketan Suresh Pawar Room No. 1, Ground Floor, Hanuman Niwas CHSL, Shivdas Chapsi Marg, Noorbaug Sandhurst Road, Chinchibunder, Mumbai – 400009.	Flat No. 1705, 17th Floor, A – Wing, Lodha Altia, New Cuffe Parade, Eastern Freeway, Salt Pan, Wadala, Mumbai – 400022. Adm. 514.00 sq. ft. Carpet Area in the name of Ms. Hema Ketan Pawar & Mr. Ketan Suresh Pawar.	A) 11.01.2024 B) Rs. 94,77,164.00 plus Interest & charges since date of NPA C) 19.07.2025 D) Physical	A) Rs. 1,40,00,000/- B) Rs. 14,00,000/- (upto 25.05.2026) C) Rs. 10,000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
6	ARMB Mumbai Western Shis Mr Metal Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad(West), Mumbai – 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A-2, Nr St. Blaise Church, Ceasar Road, Amboli, Andheri West, Mumbai-400058	Flat No. 03, Ground Floor, Andheri Bhagyas Apartment CHSL, Village Ambivali, Bhardwadi (Plot No. 744/1 to 23, Survey No. 81, Hissa No. 3/2), Opp. Sant Ramdas Kridaman, Andheri (West), Mumbai – 400058 in the name of Ms. Manisha Kothari, Area adm. 530 sq.ft.BUA	A) 06.10.2022 B) Rs. 5,21,18,781.38 plus Interest & charges since date of NPA C) 25.01.2023 D) Symbolic Possession	A) Rs. 1,38,00,000/- B) Rs. 13,80,000/- (upto 25.05.2026) C) Rs. 10,000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
7	ARMB Mumbai Western M/s. Shyam Sunder Estates Pvt Ltd (OFFICE ADDRESS) 501, Darvesh Chambers, S V Road, Khar West, Mumbai 400052 MR NADDEEN USMAN DARVESH (Director) MR PINKY PARADISE CHSL, 11th Road, Khar West, Mumbai 400052 MR MAHBOOB USMAN DARVESH (Director) 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052 MR USMAN ABUBAKER DARVESH 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052	Land at plot no A3, plot no A4 and plot no A5, adm 720.74 sqm, adm 720.74 sqm and a strip of land adm 147.74 sqm, western side of plot no A3 and A4 and abutting along S V Road, CTS 220/8, Survey No 7, Hissa no 3, 5 and 1 (part) and Survey No 33 (part), City Survey Bandivali, Village Bandivali, Jogeshwari (W), Taluka Andheri, Mumbai Surban District excluding plot on which Ayesha Towers' building is constructed in he name of Shyam Sunder Estates Pvt Ltd through its director Mr Darvesh	A) 13.02.2020 B) Rs.24.59 Cr plus Interest and charges since date of NPA ie 31.03.2019 minus recoveries if any C) 20.12.2025 D) Symbolic Possession	A) Rs.8,11,00,000/- B) Rs.81,10,000/- (upto 25.05.2026) C) Rs. 1,00,000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049
8	ARMB Mumbai Western M/s. Jain Brothers, Flat No. 14/A 15/A, 1st Floor, A Wing, Salsette Building No.07, Opp. Jain Temple, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai-400093. Ms Kalpana Achal Kumar Jain (Partner), Flat No 301,3rd Floor, Shree Vastu Ship CHSL, Rajmata Jijamata Road, Pump House , Andheri (East), Mumbai-400093. Mr. Megh Vijay Jain (Partner) Flat No 701, 3rd Floor, Shree Vastu Ship CHSL, Rajmata Jijamata Road, Pump House , Andheri (East), Mumbai-400093. Mr. Rohitshava Kumar Jain (Partner) Flat No 702, 3rd Floor, Shree Vastu Ship CHSL, Rajmata Jijamata Road, Pump House , Andheri (East), Mumbai-400093. Mr. Ajay Kumar Jain Mr. SumatPrasad Jain Flat No 302,3rd Floor, Shree Vastu Ship CHSL, Rajmata Jijamata Road, Pump House , Andheri (East), Mumbai-400093. Mr. AchalKumar Jain Flat No. 14/A 15/A, 1st Floor, A Wing, Salsette Building No.07, Opp. Jain Temple, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai-400093.	1) Flat No 14/A on 1st Floor, Building No 7, A Wing adm 16.770 sq mtrs carpet area in Salsette Building No 7 CHSL , bearing CTS No. 339B , formerly CTS No 339,341 (1 to 7 and 389) in the revenue village Mogra , Tal Andheri, District Mumbai Sub Urban in the registration district of Mumbai City and Mumbai Suburban owned by Mr. Megh Vijay Jain. 2) Flat No 15/A on 1st Floor, Building No 7, A Wing adm 16.770 sq mtrs carpet area in Salsette Building No 7 CHSL , bearing CTS No. 339B , formerly CTS No 339,341 (1 to 7 and 389) in the revenue village Mogra , Tal Andheri, District Mumbai Sub Urban in the registration district of Mumbai City and Mumbai Suburban owned by Mr. Megh Vijay Jain.	A) 02.07.2025 B) Rs 6,13,32,658.91 plus Interest and charges less recovery thereon C) 08.09.2025 D) Symbolic Possession	A) Rs.33,75,000/- B) Rs.3,37,500/- (upto 25.05.2026) C) Rs. 5000/- A) Rs.33,75,000/- B) Rs.3,37,500/- (upto 25.05.2026) C) Rs. 5000/-	Date: 26.05.2026 Time: 11.00 am to 04.00 pm	Not Known to Us M Sreenivasa Rao Mob - 9632786274 Sharad Kumar Mob - 303850049

TERMS AND CONDITIONS
The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com> or <https://pnbrdia.in>. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or by the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9. All statutory dues/tenant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
Date: 09.05.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank

**Home First Finance Company India Limited**
CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

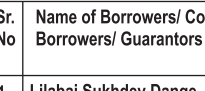
Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Lilabai Sukhdev Dange, Late sukhdev totaram Dange (Deceased), Rameshwar Dange, Other legal representative of Late sukhdev totaram Dange (Deceased)	Flat-3, A-Wing, SHREE ANANDI PARK,,Anandi park, Opposite Jai Malhar Hotel, Pisavli, Haji Malang Road, Kalyan East,,Thane-421306. Bounded by East-Vignaharta Apartment, West-Open Plot, North-Anandi Heritage, South-Residential Building	05-03-2026	16,80,451	06-05-2026
2.	Mohammed Khaled Yadgiri, Shaukat Begum	Flat-204, 89, Samruddhi Evergreens, Phase-III, Near Juveli Bridge, Opp prime Water Co., Badlapur-Karjat Road, Badlapur(E), Thane-421503. Bounded by East-Internal Road, West-Internal Road, North-Internal Road, South-Building no 11	05-03-2026	14,95,916	06-05-2026
3.	Chandresh Kumar Suryabali Yadav, Babita Yadav	Flat-403, 1, DHEERAJ HEIGHTS PHASE1, Opp. The Polymath School, Anjurphata, Survey No. 11/2, 11/8 at Village Narpoli, Tal - Bhiwandi, Dist. Thane, Bhiwandi, Maharashtra-421302. Bounded by East-ushakiran residency, West-open plot, North-open plot, South-Dheeraj Heights building no 2	05-03-2026	9,43,238	06-05-2026
4.	Jayashri Prakash Mane, Prakash Bhimarav Mane	Flat-604,A, VISION SRUSHTI 1,CTS No. 223/1/A/PT, 155/5/A/1 PT, 155/6 PT. of VillageAsangaon, Shahapur, Thane, Thane, Maharashtra-421601.Bounded by East-open plot, West-open plot, North-Shree Ganesh Residency, South-Internal Road	05-03-2026	17,69,571	06-05-2026
5.	Sudhir Pandurang Gawade, Pandurang Sakharam Gawade	Flat-702, B-Wing, Mali Avenue, S. No. 18/4, Malang Road, Bhaj. Kalyan (E), Thane, Kalyan, Maharashtra-421306. Bounded by East-Mali Avenue Building , West-open plot, North-external road, South-open plot	05-03-2026	17,97,499	06-05-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Mumbai **Date:** 09-05-2026 **Authorised Officer,** Home First Finance Company India Limited

**Saraswat Bank**
Saraswat Co-operative Bank Ltd.
(Scheduled Bank)

Recovery Department (eNICBL): A. V. Nagvekar Marg, Prabhadevi, Mumbai-400 025.
Phone No.: +91 8652899387/8652899402/8652899391

DEMAND NOTICE

SUBSTITUTE SERVICE OF NOTICE U/S 13(2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

As per the Scheme of Amalgamation passed by the Reserve Bank of India vide its directives Ref. No. DoR/MAM/SOI/04/09-16-90/2025-2026 dated July 31st, 2025 the erstwhile New India Co-operative Bank Ltd., Mumbai (eNICBL) has been merged with The Saraswat Co-operative Bank Ltd. on 04.08.2025. Accordingly, all their financial assets along with underlying securities, interest, title, right have been acquired by The Saraswat Co-operative Bank Ltd. In this connection, we have to state as under:-
Notice is hereby given to the borrowers/guarantors/mortgagors as mentioned below that since they have defaulted in repayment of the credit facility availed by them from erstwhile New India Co-operative Bank Ltd. Their loan accounts have been classified as Non-Performing Assets in the books of the Bank as per Reserve Bank of India guideline thereto, as mentioned in the schedule.
Thereafter, Saraswat Co-op. Bank Ltd. (eNICBL) has issued demand notices under section 13(2) of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 on the last known addresses of the said borrowers/ guarantors/mortgagors thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc as stated in the said demand notices, which also has been mentioned in the schedule respectively. However, the demand notice is also being served by way of publication, as Rule 3 of the Security Interest (Enforcement) Rules, 2002 (framed under SARFAESI Act):

Sr.	Account No./Branch/ Name of the Borrower/ Co-borrower/ Guarantors/	Type of Facility/ Sanctioned Amount /Ref. of Sanction Letter	Details of Mortgaged Property/Type of Mortgage	Date of NPA & Demand Notice	Outstanding Amount as per Demand Notice
1	018140110000026 Majiwade, Thane Branch Mr. Ashok Bhagwan Wagchoure (Borrower) / Mr. Vinay Ashok Patil / Mr. Chandran Gopalan Thaiparampath (Sureties)	Housing Loan Rs.12.50 Lakh N/REGION- I/34/2010-11 dated. 24.09.2010	Equitable Mortgage Charge on Flat No.102, Matashree Apts., situated at Plot No.62,Sector-44, Nerul, Navi Mumbai -400 706. owned by Mr.Ashok Wagchoure.	07.03.2025 17.05.2025	Rs.3,72,707.90 (Rupees Three Lakh Seventy two Thousand Seven Hundred Seven & Paise Ninety only) with further interest @12.50% p.a. w.e.f. 07.05.20