



Branch Office: ICICI BANK LTD, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akurli Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]

Notice for sale of immovable asset(s)

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

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mrs. Karunanidhan Shyamnarayan Upadhyay (Borrower) Mr. Satendra Shyamnarayan Upadhyay Loan Account No- LBPFG00005141393	Flat No 301, 3rd Floor, A Wing , Type A, A2, B, Building No. 3, Basant Kunj Building, Ideal City, Situated on Survey No. 198, Village- Umroli, Maharashtra Thane- 401404 Admeasuring An Area of Admeasuring Carpet Area 36.49 Sq Mtr (Inclusive of Balcony Area)	Rs. 27,60,407/- As on 25, 2026	Rs. 8,20, 000/- Rs. 82,000/-	June 08, 2026 From 02:00 PM to 05:00 PM	June 20, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeaLin) of e-auction agency ValueTrust Capital Services Private Limited, The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till June 19, 2026 before 05:00 PM failing which, this secured asset will be sold as per schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before June 19, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before June 19, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before June 19, 2026 before 05:00 PM, Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai.

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 9833699013/9168688529/9004392416

Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Motex Net Pvt. Ltd, 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girsarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd,10.Navodayan Proptech Private Limited ,, have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: May 30, 2026 Place: Mumbai

Authorized Officer, ICICI Bank Limited



Saraswat Bank

SARASWAT CO-OPERATIVE BANK LIMITED
74/C, Samadhan Building, 2nd Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai 400 028.
Tel. No. : 8828805609 / 8657043713 /14/ 15

POSSSESSION NOTICE

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being **Authorised Officer of Saraswat Co-op. Bank Ltd.**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of power conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 **issued demand notice dated 13.10.2025 calling upon the Borrower/Mortgagor: Mr. Panchal Kishor Chandrakant, Co-Borrower/Mortgagor:** Mrs. Panchal Kalyani Kishor & Guarantor: Mr. Mestry Subhash Anant to repay the amount mentioned in the notice being **Rs. 29,23,586/-** (Rupees Twenty Nine Lakhs Twenty Three Thousand Five Hundred Eighty Six Only) as on 09.10.2025 plus interest thereon **within 60 days** from the date of receipt of the said notice.

The Borrower/Co-Borrower/Mortgagor/Guarantor having failed to repay the amount, notice is hereby given to the Borrower /Co-Borrower/Mortgagor/Guarantor and the public in general that the undersigned has taken **symbolic possession** of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **27.05.2026.**

The Borrower/Co-Borrower/Mortgagor/Guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Saraswat Co-op. Bank Ltd., for total outstanding amount of being Rs. 29,23,586/- (Rupees Twenty Nine Lakhs Twenty Three Thousand Five Hundred Eighty Six Only) as on 09.10.2025 plus interest thereon.

The Borrower/Co-Borrower/Mortgagor/Guarantor 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

Equitable Mortgage of **Apartment No. 601**, 6th Floor [Admeasuring about 397 Square Feet Carpet Area], Building Known as Sanveg Residency, D Wing Situated at Survey No 180, Hissa No. 2 Village Badlapur, Taluka Ambernath, District Thane – 421 503 owned by Mr. Panchal Kishor Chandrakant & Mrs. Panchal Kalyani Kishor &

Equitable Mortgage of **Apartment No. 602**, 6th Floor [Admeasuring about 283 Square Feet Carpet Area], Building Known as Sanveg Residency, D Wing, Situated at Survey No 180, Hissa No. 2, Village Badlapur, Taluka Ambernath, District Thane – 421503 owned by Mr. Panchal Kishor Chandrakant & Mrs. Panchal Kalyani Kishor.

Date: 27.05.2026.
Place: Badlapur.

Sd/-
**Authorised Officer
For Saraswat Co-op. Bank Ltd.**

Rameshwar Media



BRIHANMUMBAI MUNICIPAL CORPORATION

E-Tender Notice

Department	Hydraulic Engineer
Sub Department	Dy. Hydraulic Engineer (Bhandup Complex)
BID Invitation No.	2026_MCGM_1292346
Bid Ref. No.	Dy.H.E./BC/25/60/OD/N
Subject	Replacement of existing display system installed at Disaster Recovery Centre (DRC), of SCADA system at Pramod Navalkar Viewing gallery, Malabar Hill
Sale of Bid	Date : From 30.05.2026 at 11:00 Hrs. to 20.06.2026 at 16:00 Hrs. Submission of Packet A, B & Packet C(Online) & (Receipt of bid security deposit) upto 16:00 Hrs. Due date :- 20.06.2026
Website	https://mahatenders.gov.in
Contact officer	A. E.(SCADA) Bhandup Complex
A) Name	Shri. Sandeep B. Parasnis
B) Telephone	022-25658509
C) Mobile No.	9920516593
D) E-mail	aescadabc.he@mcgm.gov.in

PRO/461/ADV/2026-27

Sd/-
E. E. (S.I.P.S) B. C.

Fever? Act now see your doctor for correct & complete treatment



Together for the better

ARMB Mumbai City
U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001
Email: cs6041@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 properties 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 Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price B) EMD (last Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	" ARMB, Mumbai City " "Sh. Santosh Vishnu Patil (Borrower) Smt. Aika Santosh Patil (Co- Borrower)	FLAT No.105, 1ST FLOOR, BUILDING NO A/11, HOLY RESIDENCY, S.NO.110 H.NO 1(P/T), VILLAGE TEMGHAR, TAL BHIWANDI, THANA.	A) 03/08/2019 B) For HSG Loan- Rs. 1,51,865.00 as on 31/07/2019 + further intt & other charges For OD - Rs.48,74,100.00 as on 31/07/2019 + further intt & other charges" C) 06/11/2019 D) Physical	A) Rs. 57,30,000.00 B) Rs. 5,73,000.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
2	" ARMB, Mumbai City " Mr. Kiran Bachooibhai Bhatia (Borrower) Mrs. Pooja Kiran Bhatia (Co-Borrower)	Flat No B-101, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane , R S Thane 400601.	A) 11/08/2021 B) Rs.35,21,062.00 as on 30/09/2021 + further intt & other charges C) 14/02/2022 D) Physical	A) Rs. 56,19,600.00 B) Rs. 5,61,960.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
3	" ARMB, Mumbai City " Mrs. Pooja Kiran Bhatia (Borrower) Mr. Kiran Bachooibhai Bhatia (Co-Borrower) All known & unkown legal heirs of Late Mr. Kiran Bachooibhai Bhatia	Flat No B-102, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane , R S Thane 400601.	A) 09/10/2021 B) Rs.37,46,587.60 as on 30/06/2023 + further intt & other charges C) 16/02/2024 D) Physical	A) Rs. 56,19,600.00 B) Rs. 5,61,960.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
4	" ARMB, Mumbai City " "Miss Sonal Shivaji Dhonde (Borrower) Sh. Siddhesh Shivaji Dhonde"	FLAT NO.04 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, BIH SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs.37,95,274.00 as on 30/09/2018 + further intt & other charges C) 17/11/2022 D) Physical	A) Rs. 15,93,000.00 B) Rs. 1,59,300.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
5		FLAT NO 05 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, BIH SUN & SHED HOTEL, BADLAPUR (E), THANE 421503		A) Rs. 18,99,000.00 B) Rs. 1,89,900.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
6	" ARMB, Mumbai City " Mr. Dattatray Machhindra Chaudhari (Borrower)	Flat Premises No 2 admeasuring about 575 Sq Ft area (Builtup) in the building named as "Venessa Apartment" in the project known as "Delyn Apex" situated at Village Sarvoti (Budrukhi), Taluka Shahapur, Dist Thane	A) 09/12/2020 B) Rs.23,34,944.00 as on 30/11/2020 + further intt & other charges C) 30/03/2021 D) Physical	A) Rs. 10,35,000.00 B) Rs. 1,03,500.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
7		Flat Premises No 4 admeasuring about 550 Sq Ft area (Builtup) in the building named as "Venessa Apartment" in the project known as "Delyn Apex" situated at Village Sarvoti (Budrukhi), Taluka Shahapur, Dist Thane		A) Rs.11,70,000.00 B) Rs. 1,17,000.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
8	" ARMB, Mumbai City " Mr. Narendra Singh Lakhbir Singh Gill Mrs. Paramjeet Kaur Gill	Flat No 704, 7th Floor, B Wing, Vimal Park, Phase II Co-operative Housing Society , 30 Mohane Road, Village- Shahad, Kalyan West, Thane-421103	A) 13-04-2023 B) Rs.40,26,591.50 as on 13/04/2023 + further intt & other charges C) 08-10-2025 D) Symbolic	A) Rs. 18,99,000.00 B) Rs. 4,61,700.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
9	" ARMB, Mumbai City " Mr. Afaq Ahmed Nasir Ahmed (Borrower) Mrs. Farida Bani Afaq Ahmed (Co-Borrower)	All piece & parcel of Flat No 304, Third Floor, Holy Residency, Temghar B/H Hotel, Bhiwandi, Thane - 421302 (563 Sq Ft)	A) 03/08/2019 B) Rs.34,98,000.00 as on 31/07/2019 + further intt & other charges C) 16/11/2019 D) Physical	A) Rs.41,04,000.00 B) Rs. 4,10,400.00 23/06/2026 to 4.00 PM	23/06/2026 11.00 AM to 4.00 PM	Not Known
10	" ARMB, Mumbai City " "M/s Foil & Home Products Pvt Ltd (Borrower) Sh. Rajesh Satyanarayan Sharma (Director) Smt. Nisha Rajesh Sharma (Director)"	Plant & Machineries located at 1,2 & 4, Shree Shyam Estate, National Highway No 08, Village- Bapane, Taluka Vasai, Dist Palghar, Maharashtra 410208	A) 10/02/2021 B) Rs.7,38,03,130.55 as on 31/03/2021 + intt & other charges w.e.f. 01/12/2021 C) 02/03/2022 D) Physical	A) Rs.32,46,000.00 B) Rs. 3,24,600.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
11	" ARMB, Mumbai City " Mr. Manoj Jagatdhari Vishwakarma (Borrower)	All that piece & parcel of land or ground together with Building standing thereon being a piece of Land bearing CS No 1285 of Fort Division rent roll No 638, Situated at the Junction of the Manordas street & Dvarkadas cross lane, Opposite GPO, Fort Mumbai-01 admeasuring about Area-107 Sq Yards(89.47 Sq Mtrs approx) in the registration district of Mumbai & particularly described in the schedule herunder written-Flat bearing No 3 & 4 on 1st Floor, building known as "Vishnu Niwas" situated at all that piece & parcel of Land bearing CS No 1285 of Fort Division rent roll No 638, Situated at the Junction of the Manordas street & Dvarkadas cross lane, Opposite GPO, Fort Mumbai-01 admeasuring about 264 & 255 Sq Ft builtup respectively in the registration Dist of Mumbai.	A) 05/01/2021 B) Rs.74,31,930.86 as on 25/09/2019 + intt & other charges w.e.f. 01/09/2019 C) 25/03/2021 D) Physical	A) Rs.1,26,03,000.00 B) Rs. 12,60,300.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
12	" ARMB, Mumbai City " Mr. Prakash Pravin Padhar (Borrower) Mrs. Manisha Pankja Chauhan (Gaurantor)	All that piece & parcel of the Flat No 1102, I Wing, Bharat Arcade, Building No. 2 Sector Village Chikal Dongre, Taluka Vasai, Dist Palghar- 401202 (642 Sq Ft)	A) 20/10/2018 B) Rs.28,20,059.00 as on 20/10/2018 + intt & other charges w.e.f. 01/10/2018 C) 16/10/2021 D) Physical	A) Rs.30,43,000.00 B) Rs. 3,04,300.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
13	" ARMB, Mumbai City " "Sh. Himmat Muljibhai Chudasama(Borrower) Smt. Manika Himmat Chudasama (Co-Borrower) Smt. Manisha Pankaj Chauhan (Guarantor)"	Flat no 1101, I wing Building No 2 Bharat Arcade Sector 3 Village Dongare Near Acropolis Arcade behind Brooklyn Park, Rustomjee Global City Virar West Vasai Palghar 401301 (642 Sq Ft)	A) 10/01/2019 B) Rs.28,21,445.00 as on 31/12/2018 + intt & other charges w.e.f. 01/01/2019 C) 16/10/2021 D) Physical	A) Rs.37,56,000.00 B) Rs. 3,75,600.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
14	" ARMB, Mumbai City " Mr. Shrikant Chandrakant Patil (Borrower) Mrs. Vanita Shrikant Patil (Co- Borrower)	EM of Flat No 4, First Floor Nirmal Apartment, CTS No 1070 A/B, Uran, Dist raigaad- 400702	A) 09/07/2018 B) Rs.22,17,272.00 as on 09/07/2018 + intt & other charges w.e.f. 01/07/2018 C) 17/11/2018 D) Physical	A) Rs.29,11,500.00 B) Rs. 2,91,150.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
15	" ARMB, Mumbai City " M/s Spider Facilities Pvt Ltd (Borrower) Mr. Vikram Madhav Telang Mrs. Pratibha ikram Telang	Basement Premises no 2, Canada Tower Apartment, Plot No 15, Below San Infotech & Near Saraswat bank, College Road, Shanapur Trimbak Link Road, Canada Corner, Sharapur Gaathan, Nashik, Maharashtra-422005	A) 14/03/2021 B) Rs.1,39,13,245.94 as on 28/02/2023 + further intt & other charges C) 08/08/2023 D) Symbolic	A) Rs.1,09,80,000.00 B) Rs. 10,98,000.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known
16	" ARMB, Mumbai City " "M/s Tutis Technologies Pvt Ltd Mr. G S Chandrashekhar (Director/Guarantor) Mr. Dilip C Parekh(Director/Guarantor) Mr. Aniket Jathar(Director/Guarantor) M/s Coral Hub Ltd(Guarantor)"	All that Unit No 7 on basement floor in A Wing Solaris-1 Co op Society Ltd, Opp L&T Gate No 6, Saki Vihar Road, In Co No 46.47 & 48 part, CTS No 98,100,100/1,101/1, Village Tunga, Andheri East admeasuring 445 Sq Ft (Builtup Area) within the registration Sub District & District Bombay City& Bombay Suburban within Greater Mumbai.	A) 18/10/2012 B) Rs.5,64,98,857.16 as on 30/09/2012 + further intt & other charges C) 04/02/2013 D) Physical	A) Rs.25,23,000.00 B) Rs. 2,52,300.00 23/06/2026 (Up to 04.00 PM)	23/06/2026 11.00 AM to 4.00 PM	Not Known

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:
- 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 be of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com as per above.
- For detailed term and conditions of the sale, please refer www.baanknet.com & www.pnbindia.in.
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudadhe- 9423743110
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note : Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP, Bank will not bear any type of dues, Past/ present/ Future.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 30.05.2026
Place: Mumbai

Sd/-
**Authorised Officer,
Punjab National Bank**



U GRO CAPITAL LIMITED

Registered Office Address: B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1	1) EXCEL PACK 2) SWATHY MANOJ KODIKAL 3) MANOJ NARNAPPA KODIKAL LAN – HCFMH0SECC00001046820	Demand Notice date: 07-May-2026 Notice Amount: 1,75,19,161,000/- (Rupees One Crore Seventy Five Lakh Nineteen Thousand One Hundred Sixty One Only) As on 06/05/2026
2	1) JAI BAJRANG OIL DEPOT 2) PRAVIN ACHHELAL GUPTA 3) JYOTI PRAVIN GUPTA LAN – UGUMMS50000031130	Demand Notice date: 20-May-2026 Notice Amount: 2,64,30,134,000/- (Rupees Two Crore Sixty Four Lakh Thirty Thousand One Hundred Thirty Four Only) As on 18/05/2026

PROPERTY DESCRIPTION : Gala No 17, 1st Floor, Shah Industrial Estate, Raheja Acropolis Lane, Survey Number-26 Part.C.T.S. Number-78 D, Area Of Constructed Property: 136.2800 Square, Deonar Govandi Road Village Meter, Pin Code : 400088, Deonar Mumbai, **Property Bounded As Below :** North: Industrial Estate, South: Raheja Acropolis Road, East: Raheja Acropolis Road, West: Factory Building.

PROPERTY DESCRIPTION : Residential Premises being Flat No. 701 admeasuring 941 sq.ft RERA Carpet Area, on the 7th floor, (hereinafter referred to as the said "Apartment") in the E wing of the Building called "UPPER EAST 97" (herein after referred to as the said "Building") being constructed in the Project by the Promoter: All that part and parcel of immovable property bearing Mumbai admeasuring 941 Sq. Fts. situated at Flat 701 7th Floor E Wing Upper East 97 opp to Park Residence Chincholi Road upper Govind Nagar Malad East 400077 and **bounded by:** Direction Boundary Details North Park Residence South Satsang Bharti CHSL East Shraddha Apartment West M C G M Park.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) pledged by the borrower(s) with UGRO Capital Limited. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Date: 30/05/2026
Place: MUMBAI

Sd/- (Authorized Officer)
For UGRO Capital Limited, authorised officer@ugrocapital.com



The Kunbi Sahakari Bank Ltd., Mumbai

Kunbi Dnyati Griha, 3rd Floor, St. Xavier Street, Parel, Mumbai-400 012.
Phone No. +919324790451 • E-Mail I'd - recoverycell.kunbibank@gmail.com

AUCTION CUM SALE NOTICE

Notice is hereby given to the public in general and in particular to Borrower & Co-Borrower, its Directors and sureties by the **Chief Executive Officer of The Kunbi Sahakari Bank Ltd; Mumbai** a co-operative bank registered under the Maharashtra Co-operative Societies. Act, 1960 (MCS ACT) and having its registered office at above address and having their branch office amongst other place at Parel, Mumbai - 400 012 that physical possession of the below described immovable property mortgaged to The Kunbi Sahakari Bank Ltd., Mumbai has been taken over on 26.10.2021 by the Recovery Officer of The Kunbi Sahakari Bank Ltd., Mumbai and it is transferred in the name of the bank on 22.12.2023 as per resolution passed by Vaastu Labh Co. op. housing society Ltd., Rajmata Jijabai Road, Pump house, Andheri (E), Mumbai - 400 093. Property will be sold by Public Auction under the provisions of M.C.S. Act, 1960 and Rules 1961 and subject to terms and condition towards recovery of bank dues and further interest, recovery expenses etc. in the borrower account of **Mr. Nirav Jayant Shah, Co-borrower Mrs. Dipal Nirav Shah & Timoksh Business Pvt. Ltd.** the property is being sold on. **"AS IS WHERE IS AND WHAT IT IS BASIS AND WITHOUT RECOURSE BASIS"** as such sale is without any kind of warranties and indemnities. Chief Executive Officer, invites offer in sealed covers from interested parties in respect of the property described hereunder.

Sr. No.	Name of the borrower/ owner of the property	Description of the property	Sale Price (Rs.)	Outstanding Dues for Recovery of which property are to be sold:
1	Owner: The Kunbi Sahakari Bank Ltd., Mumbai Borrower: i) Mr. Nirav J. Shah ii) Mrs. Dipal N. Shah iii) Timoksh Business Pvt. Ltd.	Flat No. 504, 5 th Floor, adm. about 1245 Sq. Ft. super BUA, 3 BHK, Vaastu Labh, CHS Ltd., Rajmata Jijabai Road, Pump House, Andheri (E), Mumbai - 400 093 with car parking.	Rs. 1,85,97,726/- (Rs. One Crore Eighty Five Lakhs Ninety Seven Thousand Seven Hundred Twenty Six only)	OD Loan Outstanding amount Rs. 2,82,73,947/- and Housing Loan Outstanding amount Rs. 1,57,46,305/-=34/- Total Outstanding amount Rs. 4,40,20,252=34/- with further interest & recovery expenses w.e.f. 12.05.2026 till entire repayment.

Sale price is fixed at **Rs. 1,85,97,726/-** (Rs. one crore eighty five lakhs ninety seven thousand seven hundred twenty six only)
EMD Rs. 18,59,773/- 10% of Sale Price i.e. Rs. 1,85,97,726/-.
Bid increment amount **Rs. 1,00,000/-** (Rs. One lakh in multiple)
Date, time & place of auction is: Date 16.06.2026 at **03:00 pm.** at above address for sale of property.
1. The successful/highest bidder shall deposit 15% amount of the final bid (less EMD) amount immediately at the time of purchase and in default of such deposit, property shall be re-sold and the defaulting purchaser shall not have any claim on the property whatsoever.
2. The remainder of the 85% purchase money and the amount required for the stamp duty on sale deed /certificate & registration charges and incidental charges thereon including applicable Government Taxes & TDS if any shall be paid within 30 (thirty) days from the date of sale of the property.
3. In case of default of payment within the prescribed period mentioned in hereinabove the deposit paid by the purchaser may after defraying the expenses of the sale, may, if undersigned think fit, be forfeited to the State Govt. and the defaulting purchaser shall forfeit all claims to the property or amount deposited. The property shall be resold after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
4. Sale is subject to the prior encumbrances on the property and bidders are advised to get proper details in this regard at their end.
5. The prescribed Tender Form and terms & conditions of sale will be available with the Office of the Chief Executive Officer of the Bank at above address between 11.00 am. and 5.00 pm. on any working day.
6. The last date for receiving sealed tenders with interest free earnest money deposit (EMD 10% of Sale Price) i.e. Rs. 18,59,773/- (Rs. Eighteen Lakhs Fifty Nine Thousand Seven Hundred Seventy Three only) will be by Pay Order / Demand Draft / Bankers Cheque payable at Mumbai favouring of **" The Kunbi Sahakari Bank Ltd; Mumbai "** at above address on OR before