

SYMBOLIC POSSESSION NOTICE



Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFIT Park, Wagle Industrial Estate, Thane (West)- 400604

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 symbolic 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 Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Anand Dnyanoba Bilapatte & Dnyanoba Shankarrao Bilapatte / LBMUM00005933707 & LBMUM00005948639	Flat No. T8- 0403, 4th Floor, Tower No. T8, Magnolia (Project- Runwal Forests), Near Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Opposite St. Xavier's High School, City Survey No. 596, 596/1 - 6, 597, 597/1 - 7, 598, 598/1 - 3, 599 A, 599 A/1 - 81, 601, 602, 602/1 - 9, 603, 604, 605, 605/1 - 17, 606, 606/1 - 83, 607a, 607/1 - 31 And 607D, Village Kanjur, Kanjurmarg West, Taluka Kurla, Mumbai- 400078/ May 07, 2026	January 16, 2026 Rs. 1,69,14,447.71/-	Mumbai
2.	Sameer Mahendra Malve & Aarati Sameer Malve / LBMUM00006402207 & LBMUM00006368187	Flat No.1104,11th Floor,b Wing, Shree Krishna Plaza, Near Ganpati Visarjan Talao 90 Ft, Roadchholegaon, Thokuri West, Ambarnath, Thane- 421201, / May 07, 2026	December 24, 2025 Rs. 46,09,022.24/-	Mumbai
3.	Sarfraz Nawaz Gr Shaikh & Sadaf Shaikh / LBTHNE0005322521	Flat No. K-909, 9th Floor, Wing-K, Fresca, "Palava Fresca L To L", Survey No. 64/2, 64/3, 148/13 Pt, 149/14 Pt, 148/15 Pt, Khoni, Kalyan, Dombivli East, Thane- 421204/ May 07, 2026	December 31, 2025 Rs. 39,53,766.32/-	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: May 13, 2026 Place: Mumbai

Sincerely Authorised Officer, For ICICI Bank Ltd,



U GRO Capital Limited

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

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) FOR MOVABLE PROPERTY

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand notice dated 28/02/2026 calling upon the Borrowers 1) ART 2 PACK 2) SITANSHU LALIT PAREKH, 3) PONAM SITANSHU PAREKH having Loan Account Number UGUMMCC00002282 to repay the amount mentioned in the notice being ₹ 24,40,422,00/- (Rupees Twenty Four Lakh Forty Thousand Four Hundred Twenty Two Only) as on 28/02/2026 together with interest thereon, within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers 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 the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on this 12th day of May 2026.

The borrowers 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 UGRO Capital Limited for an amount of being ₹ 24,40,422,00/- (Rupees Twenty Four Lakh Forty Thousand Four Hundred Twenty Two Only) as on 28/02/2026 together with 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.

SCHEDULE OF THE SECURED ASSETS(S):

S.No.	Model	Make	Invoice No.
1.	STAR 400SP STANDUP ZIPPER POUCH MACHINE	Star Technocrates Pvt Ltd.	STPL-300/23-24 / DATED - 28/03/2024

Place: THANE, BHIWADI MAHARASHTRA Date: 13.05.2026 Sd/(Authorised Officer) For UGRO Capital Limited



PIRAMAL FINANCE LTD.

CIN: L65910MH1984PLC032639

Registered Office: Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai- 400070 -T +91 22 3802 4000

Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivli (West), Mumbai- 400067
Contact Person: 1. Savita Yadav - 9819960721, 2. Chandan Sakhalakar - 982047168, 3. Anurag Mishra - 8291899173

E-Auction Sale Notice - Symbolic Subsequent Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrowers, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:

Loan Code/Branch/ Borrower(s)/Co-Borrower(s)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earnest Money Deposit (10% of RP)	Outstanding Amount (06-05-2026)	Date of Document Inspection (Between 11:00 AM to 04:00 PM)
Loan Code No.: 14300001564, Thane-Dombivli (Branch), Neeta Mahadeo Gurav (Borrower), Santosh T Gurav (Co-Borrower 1)	Dt: 23-03-2022, Rs. 17,97,575/- (Rs. Seventeen Lakh Ninety Seven Thousand Five Hundred Seventy Five Only)	All The Piece and Parcel of The Property Having An Extent - Flat No 201, 2nd Floor, BLDG No.116 Samrudhi Evergreens Opp Prime Water Com Kalyan Kanjat Road Badajpur East Thane Maharashtra - 421503. Boundaries As - North - BLDG West - BLDG East - BLDG South - BLDG	Rs. 8,10,000/- (Rs. Eight Lakh Ten Thousand Only)	Rs. 81,000/- (Rs. Eighty One Thousand Only)	Rs. 28,51,591/- (Rs. Twenty Eight Lakh Fifty One Thousand Five Hundred Nineteen Only)	20-05-2026
Loan Code No.: 14000001456, Mumbai-Borivli (Branch), Rekha Arjun Purohit (Borrower),	Dt: 26-06-2023, Rs. 19,44,989/- (Rs. Nineteen Lakh Forty Four Thousand Nine Hundred Eighty Nine Only)	All The Piece and Parcel of The Property Having An Extent - F No 204, 2nd Flr, BLDG No 09, Type A, Sai Complex, Nr Viraj Industrial Estate, Palghar Boisar Road, Mangon, Boisar East Thane Maharashtra - 401501, Boundaries As - North - N A West - Open Plot East - N A South - Open Plot	Rs. 15,70,000/- (Rs. Fifteen Lakh Seventy Thousand Only)	Rs. 1,57,000/- (Rs. One Lakh Fifty Seven Thousand Only)	Rs. 31,31,797/- (Rs. Thirty One Lakh Thirty One Thousand Seven Hundred Ninety Seven Only)	15-05-2026

DATE OF E-AUCTION: 28-05-2026, FROM 11:00 A.M. TO 01:00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).

LAST DATE OF SUBMISSION OF BID: 27-05-2026, BEFORE 04:00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-Auction.html or email us on piramal.auction@piramal.com

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : May 13, 2026

Place : Thane

Sd/- (Authorised Officer)

Piramal Finance Limited



पंजाब नैशनल बैंक
punjab national bank
(Govt. of India Undertaking)

BRANCH OFFICE: SION WEST (195600):-Vandana Building, Sion Circle, Sion West,
Ph No. 022-24093489 [PHONE NO. 022-24093489, E mail: bo1956@pnb.co.in

Auction Ref No. AUCTION/01/2026 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Date:12.05.2026

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 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				
Name of the Branch Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount as on 22/04/2026 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) C) Bid Incremental Amount	Date / Time of E-Auction Details of the encumbrances known to the secured creditors
PNB- Sion West (195600) 1) Mr. Narendra Naresh Rane Address: Flat No. 404, 4th Floor, Mahashakti CHSL, Village Vihar, Man- velpada, Virar East- 401305	1. Building constructed on CTS no Sanket No. 399, Hissa No. 2.5 Village -Virar Having total Built up area Adm. 336 Sq. Ft. Owned by:- Mr. Narendra Naresh Rane. Boundaries as:- North: Cricket Turf South: Shambu Krupa Building East: Jeevandi Building West: 8 Wing	A) 25/05/2021 B) HL- Rs. 16.02 Lakh + further interest & Charges ODHL - Rs. 4.08 Lakh + further interest & Charges C) 14/02/2025 D) Symbolic	A) Rs. 12.80Lakhs B) Rs. 1.28 Lakhs C) Rs. 25,000/-	08/06/2026 Time- 11:00 AM to 04:00 PM Not Known to Us

TERMS AND CONDITIONS OF E-AUCTION SALE

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 auction sale will be "online through e-auction" portal <https://www.baanknet.com> 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 08.06.2026 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the EMD amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstccommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. 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 Deposited shall not bear any interest. 4. Platform (<https://www.baanknet.com>) for e-Auction will be provided by e Auction service provider M/S PSB Alliance Pvt. Ltd having its Registered office at Unit 1, third Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai. 400037 Help Desk No +918291220220, Email Id- support.baanknet@psballiance.com The intending Bidders/ Purchasers are required to participate in the e-Auction Service Provider's website <https://www.baanknet.com> This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal. (1) www.pnbindia.in (2) <https://www.baanknet.com> 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from -E-Auction portal (<https://www.baanknet.com>). 7. Bidder's E-Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.0.25 Lakh to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 9. 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 and follow them strictly. 10. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/S PSB Alliance Pvt Ltd. Details of which are available on the e-Auction <https://www.baanknet.com> Portal. 11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. 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 (604100317118A) 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. 14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/ discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 16. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act. 17. The properties are being sold on 'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' and "WHATEVER THERE IS BASIS" 18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provided. 20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 21. 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, GST etc. 22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 23. It is open to the Bank to appoint a representative and make self bid and participate in the auction. (1) For detailed term and conditions of the sale, please refer www.pnbindia.in, <https://www.baanknet.com>.

Date : 12.05.2026 Place : Mumbai

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

Name: Ravindra Singh Rajpurohit
Authorized Officer, Secured Creditor, Punjab National Bank



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office : The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.

Website : <https://auction.arcil.co.in>; CIN - U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged / charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding Amount As Per SARFAESI Notice Dated (02.11.2021 & 30.11.2021), 10.06.2021, 31.01.2022 and 27.08.2021 respectively	Possession Type and Date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower : 1. KARTIKEY S BHALERAO 2. KRUTIKA KARTIKEY BHALERAO	Loan Account Nos. HHEBAD00409870 and HHLBAD00404368	Arcil - Trust - 2025-015	Rs. 1,65,402.33/- (Rupees One Lakh Sixty Five Thousand Four Hundred Two and Paise Thirty Three only) as on 31.10.2021 + further Interest thereon + Legal Expenses and Rs. 17,02,344.88/- (Rupees Seventeen Lakh Two Thousand Three Hundred Forty Four and Paise Eighty Eight only) as on 26.11.2021 + further Interest thereon + Legal Expenses	Physical possession on 19.12.2024	Will be arranged on request	Free Hold - 41.88 sq. metres (built - up area)	Rs. 1,79,000/- (Rupees One Lakh Seventy Nine Thousand and only)	Rs. 17,90,000/- (Rupees Seventeen Lakh Ninety Thousand only)	On 02.06.2026 at 12:30 P.M.

Description of the Secured Asset being auctioned :
FLAT NO. 404, ADMEASURING 41.88 SQ. MTRS., 4TH FLOOR, WING - C, TULSI ANAND, SURVEY NO. 72, HISSA NO. 2, LYING AND SITUATED AT VILLAGE ERANJAD, BADLAPUR (WEST), TALUKA AMBERNATH, DISTRICT THANE-421503, MAHARASHTRA.

Borrower : 1. AJAY V OJHA 2. RESHMA AJAY OJHA	Loan Account No. HHLGRN00324731	Arcil - Trust - 2025-015	Rs. 15,47,051.23/- (Rupees Fifteen Lakh Forty Seven Thousand Fifty One and Paise Twenty Three only) as on 03.06.2021 + further Interest thereon + Legal Expenses	Physical possession on 28.11.2024	Will be arranged on request	Free Hold - 34.25 SQ. MTRS. (CARPET AFREA)	Rs. 1,46,500/- (Rupees One Lakh Forty Six Thousand Five Hundred only)	Rs. 14,65,000/- (Rupees Fourteen Lakh Sixty Five Thousand only)	On 02.06.2026 at 04:30 P.M.
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Description of the Secured Asset being auctioned :
FLAT NO. 002, GROUND FLOOR, WING 'A' IN THE BUILDING NAMED AS "SHUBH JYOT", ADMEASURING 34.25 SQ. MTRS. (CARPET AREA), VILLAGE JOVELI, S. NO. 5/11 A & B, BADLAPUR EAST, THANE-421503, MAHARASHTRA.

Borrower : 1. MAYUR VILAS KAMBLI 2. VILAS KOYAR KAMBLI 3. ANITA VILAS KAMBLI	Loan Account No. HHLBOR00340729	Arcil - Trust - 2025-015	Rs. 19,24,534.36/- (Rupees Nineteen Lakh Twenty Four Thousand Five Hundred Thirty Four and Paise Thirty Six only) as on 13.05.2022 + further Interest thereon + Legal Expenses	Physical possession on 05.05.2025	Will be arranged on request	Free Hold - 39.59 SQ. MTRS.	Rs. 3,09,200/- (Rupees Three Lakh Nine Thousand Two Hundred only)	Rs. 30,92,000/- (Rupees Thirty Lakh Ninety Two Thousand only)	On 02.06.2026 at 05:00 P.M.
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Description of the Secured Asset being auctioned :
FLAT NO. 902, C WING, 9TH FLOOR, HAVING CARPET AREA 426 SQ. FT. EQUIVALENT TO 39.59 SQ. MTRS., IN THE BUILDING KNOWN AS "CASA ADRIANA", WITH ONE CAR PARKING SPACE DOWNTOWN, NEAR PACADYACHA PADA, TALAJA BYPASS ROAD, SITUATED AT KHONI VILLAGE, IN CLUSTER NO. 2.06 & SY. NO. 37/1A, 37/2A, 40/2, KALYAN SHILL ROAD, DOMBIVLI EAST, THANE-421301, MAHARASHTRA.

Borrower: 1. VARSHA ANIL SAKHALE 2. ANITA ANIL SAKHALE	Loan Account No. HHLBAD00410422	Arcil - Trust - 2025-015	Rs. 25,33,901/- (Rupees Twenty Five Lakh Thirty Three Thousand Nine Hundred One only) as on 26.06.2021 + further Interest thereon + Legal Expenses	Physical possession on 15.10.2024	Will be arranged on request	Free Hold (240 sq. ft. super built - up area)	Rs. 1,70,100/- (Rupees One Lakh Seventy Thousand and One Hundred only)	Rs. 17,01,000/- (Rupees Seventeen Lakh One Thousand only)	On 03.06.2026 at 12:00 P.M.
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Description of the Secured Asset being auctioned :
FLAT NO. 1205, 12TH FLOOR, R4 WING TYPE C PANVELKAR ESTATE STANFORD, MANKIVALI, NEAR FIRE BRIGADE OFFICE, KULGAON, BADLAPUR EAST, THANE, MAHARASHTRA - 421503.

Pending Litigations known to ARCIL	Nil	Encumbrances / Dues known to ARCIL	Nil
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Last Date for submission of Bid : Same day 2 hours before Auction

Demand Draft to be made in name of : ARCIL - TRUST - 2025-015

RTGS details : ARCIL - TRUST - 2025-015, Trust Account No. - 57500001072225, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, IFSC Code : HDFC0000542.

Name of Contact person & number : Santosh Khopade - 0124-6910910; +91 70654 51024 (auctionhelp@sammaancapital.com).

Terms and Conditions :

- The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
- The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the "AO" may accept / reject / modify / cancel the bid / offer or post- pone the Auction without assigning any reason therefor and without any prior notice.
- The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law.
- The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third - party claims / rights / dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place : THANE

Date : 24.04.2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.



NOTICE-SRM-8

Following Tenders are published on <https://eprocurement.mahagenco.in>

Following Tenders are published on https://eprocurement.mahagenco.in			
Sr. No.	E-Tender No.	Subject	EMD/Estimated Value
1	660MW/CHP/ T-55/RFX- 3000068063	Procurement of Gear Coupling Spares for Critical Conveyors in CHP, 3x660MW, KTPS, Koradi.	Rs. 13,748.73 Rs. 1,024,873.00
2	660MW/BM/ T-56/RFX- 3000068242	Supply and Installation of RAPH PA outlet isolation damper during Unit-10 AOH at 3X660MW KTPS.	Rs. 58,000.00 Rs. 5,450,000.00
3	210MW/CHP/ T-57/RFX- 3000068083	One year Contract for rewinding / repair of submersible pumps at CHP 210 MW, KTPS, Koradi.	Rs. 5,250.00 Rs. 102,591.84
4	210MW/CHP/ T-58/RFX- 3000068082	Supply of Gear Cam switch for wagon tippler no.4 of CHP 210 MW KTPS.	Rs. 10,925.00 Rs. 742,500.00
5	210MW/OS/ T-59/RFX- 3000067921	Annual Contract for removal of honeycomb and snakes in plant premises on as and when required basis at 210 MW KTPS, Koradi.	Rs. 8,048.00 Rs. 454,781.25
6	210MW/BM/ T-60/RFX- 3000067936	Work Contract for servicing/repairs of HP valves of various sizes for Boilers During Short Shutdown, and Routine Maintenance of Boiler Unit-6, KTPS, Koradi on As-and-When-Required Basis.	Rs. 8,819.38 Rs. 531,937.70
7	660MW/CHP/ T-61/RFX- 3000067939	Procurement of turbo hub 800 mm shell diameter non-drive pulleys with shrink disk assembly for conveyor system in CHP, 3x660 MW, KTPS, Koradi.	Rs. 26,000.00 Rs. 2,250,000.00