PUBLIC NOTICE

Notice is hereby given that my client Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited), having its office at Unit No.1001, 10th floor, DLH Park, Near MTNL, S. V. Road, Goregaon West, Mumbai 400104, are intending to redevelop the Cessed property more particularly described in the Schedule hereunder written as per the provision of regulation 33(7)& 33(12)(B) of DCPR 2034 which property is free from all encumbrances, hindrances and charges and is occupied by the tenants/occupants of **"Yashoda Bhuvan"** a list whereof is given as under:-

SR. No.	Name of Tenant	Name of Occupant	Room/Shop No.	User
		GROUND FLOOR:		
1.	Mr. Bhoja A. Shetty	Kept in abeyance	Room No.1	NR
2.	Mr. S. Viswanathan	Mr. Viswanathan Swaminathan	Room No.2	R
3.	Smt. Mansi Jigar Kantawala & Mstr. Ved Jigar Kantawala (Owner Occupied)	Smt. Mansi Jigar Kantawala & Mstr. Ved Jigar Kantawala (through his natural guardian Mansi Jigar Kantawala)	Room No.7	R
		FIRST FLOOR:		
4.	Mr. Damji Shivji Gada	Mr. Damji Shivji Gada	Room No.3	R
5.	Mr. Sachin Damji Gada	Mr. Sachin Damji Gada	Room No.4	R
6.	Mr. Nikhil Mahesh Kantawala & Mr. Vivek Mahesh Kantawala (Owner Occupied)	Mr. Nikhil Mahesh Kantawala & Mr. Vivek Mahesh Kantawala (Owner Occupied)	Room No.8	R
		SECOND FLOOR:		
7.	Mrs. Manorama Natwarlal Kantawala (Owner occupied)	Mrs. Manorama Natwarlal Kantawala (Owner occupied)	Room No.5	R
8.	Smt. Kalpana Jagadish Kantawala (Owner occupied)	Smt. Kalpana Jagadish Kantawala (Owner occupied)	Room No.6	R
9.	Bijal Dineshchandra Kantawala & Mr. Tushar Dineshchandra Kantawala (Owner occupied)	Bijal Dineshchandra Kantawala & Mr. Tushar Dineshchandra Kantawala (Owner occupied)	Room No.9	R
10.	Mr. Balmukund Natwarlal Kantawala (Owner occupied)	Mr. Balmukund Natwarlal Kantawala (Owner occupied)	Room No.9A	R
		TERRACE FLOOR:		
11.	Mr. Balmukund Natwarlal Kantawala (Owner occupied)	Mr. Balmukund Natwarlal Kantawala (Owner occupied)	Terrace Room with Owner	R

All persons having any claim or interest against or to the said property, flat premises, or part thereof in respect of the memberships/occupancies of the aforesaid, tenants/occupant by way of sale, assignment, mortgage, trust, Lien, gift, charge, possession, inheritance, lease, tenancy, maintenance, easement or otherwise howsoever are hereby required to make the same known in writing to the undersigned at Chamber No. 8, Bhagyodaya, 3rd floor, 79, Nagindas Master Road, Fort, Mumbai- 400001 within 14 days from the date of publication hereto falling which my client shall proceed with the said redevelopment without any reference to such claim, if any, and the same shall be considered as waived.

THE SCHEDULE ABOVE REFERRED TO;

ALL THAT piece and parcel of leasehold land admeasuring 557.70 Square Meters of thereabouts bearing Plot No.339, C. S. No.270/10 of Dadar Matunga Estate Scheme No.5, of Matunga Division, situated at Chandavarkar Road, Matunga (East), Mumbai 400019, known as "Yashoda Bhuvan".

Dated this 29th day of April 2026.

ADV. ASHISH T. SURYAVANSHI

DEMAND NOTICE

Whereas the Authorized Officer of Asset Reconstruction Company (India) Limited (acting in capacity as Trustee for the below mentioned Trusts) (hereinafter referred to as "ARCIL") is incorporated under the companies Act, 1956 and registered as an Asset Reconstruction Company with the Reserve Bank of India of Securitization and Reconstruction of Financial assets and Enforcement of security interest Act, 2002 (hereinafter referred to as "the SARFAESI Act") and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from Jana Small Finance Bank, the Original Lenders and whereas ARCIL has acquired the financial assets relating to the loan accounts mentioned herein below and whereas ARCIL being the secured creditor under the SARFAESI Act,and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

LAN No./ Name of Original Lender/ Demand Notice Date/ Name of the Trust	Borrower/ Co-Borrower Name	Total Outstanding in INR as per Demand Notice Date
LAN: 51839430000039 **Original Lender: Jana Small Finance Bank** **Date of Demand Notice: 23.04.2026** **Name of the Trust: Arcil-Trust-2026-005**	**1) Reshma Dayanand Gardade** **2) Dayanand Pandharinath Gardade**	**Rs. 20,12,719.96** (Rupees Twenty Lakh Twelve Thousand Seven Hundred Nineteen and Ninety Six Paisa Only)

Description of the Property: Property Details: All that piece and parcel of the Immovable Property bearing Land Area Admeasuring 4125 Sq.ft. and RCC Construction thereupon Area Admeasuring 1116 Sq.ft. Grampanchayat Property No.1304 within the Limit of Village & Grampanchayat Katewadi Tal. Baramati, Dist. Pune-413104. **Boundaries On or towards: Towards East by:** Property of Prakash Gardade, **Towards West by:** Property of Prakash Gardade, **Towards South by:** Property of Ajit Gardade, **Towards North by:** Road.

Notice, is therefore given to the Borrowers/ Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower/ Co-Borrower, within **60 days** of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower/ Co-Borrower, **ARCIL** shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by **Arcil** at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act.

Take note that in terms of S-13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Sd/- Authorised Officer
Asset Reconstruction Company (India) Limited
(In capacity as Trustee)

Place: Pune
Date: 29.04.2026

ASSET RECONSTRUCTION COMPANY (INDIA) LTD.
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W), Mumbai-400028.
CIN No.: U65999MH2002PLC134884; Website:www.arcil.co.in; Tel: +91 2266581300

SARASWAT CO-OPERATIVE BANK LIMITED

Saraswat Bank — Saraswat Co-operative Bank Ltd. (Scheduled Bank)
74/C, Samadhan Building, Senapati Bapat Marg, Dadar (W), Mumbai 400 028
Tel. No. : 8828805609 / 8657043713 /14/ 15

POSSESSION 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 23.12.2022 calling upon the Borrower and Mortgagor : Mr. Pitale Ajit Chandrakant, Co-Borrower : Mrs. Pitale Anuja Ajit, and Mr. Pitale Chinmay Ajay** to repay the amount mentioned in the notice being **Rs.36,71,030/-** (Rupees Thirty Six Lakhs Seventy One Thousand and Thirty Only) as on 22.12.2022 plus interest thereon **within 60 days** from the date of receipt of the said notice.

The Principal Borrower/Mortgagor/Guarantor having failed to repay the amount, notice is hereby given to the Principal Borrower/ Mortgagors/Guarantors and the public in general that the undersigned has taken **physical 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 **28.04.2026.**

The Principal 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.36,71,030/- (Rupees Thirty Six Lakh Seventy One Thousand and Thirty Only) as on 22.12.2022 plus interest thereon.

The Borrower/Mortgagors/Guarantors 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

Flat No.402 [Admeasuring Carpet Area: 456 sq. ft.], 4th Floor, **Neelam CHS;** Near Naigara Society, Tukaram Mahadik Road, Kharkar Ali, Thane (W), Dist. Thane – 400 601, **owned by Mr. Pitale Ajit Chandrakant.**

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

Date: 28.04.2026.
Place: Thane.

PUBLIC NOTICE

Late (Smt.) Prabha V. Rao was the member of Orbit Heights A Wing CHS Ltd. CS 4/521, Nana Chowk, 300 Javji Dadaji Marg, Tardeo Road, Mumbai - 400 007, holding Flat No. 902, and 10 shares bearing Share Certificate No. 12, Dist. Nos. 111 to 120 (in short referred to as **"said flat"** and **"said shares"**). She died on 20th November 2025.

Her son (Mr. Arjun V. Rao) being the only legal heir has applied for transfer of the said flat & shares. He has submitted requisite documents. Any person having claim on the said flat and shares by way of inheritance, mortgage, gift etc. to intimate their claim at the below-mentioned address with relevant documents within the next 15 days' time.

Dated:30/04/2026

The Hon. Secretary,
Orbit Heights A/ Wing CHS Ltd.
CS 4/521, Nana Chowk,
300 Javji Dadaji Marg, Tardeo Road,
Mumbai - 400 007.

SBI भारतीय स्टेट बैंक State Bank of India

SARB Thane (11697) Branch
1st Floor, Kerom, Plot No. A-112 Circle, Road No. 22, Wagle Industrial Estate, Thane (W) 400604. Email : sbi.11697@sbi.co.in

POSSESSION NOTICE

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of 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 **Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account.

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 STATE BANK OF INDIA for an amount 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.

Name of Account/ Borrower/Guarantor & address	Description of the property mortgaged/charged	Date of Possession	1) Date of Demand Notice 2) Amount Outstanding as per Demand Notice
Mr. Fahad Ahmed Siddique, Room no. 33, Ground Floor, Chakuwali chawl,Two Tank,Maulana Azad Road, PO Mumbai Central, Mumbai, Maharashtra 400 008	Flat No. 304 & 305, 3rd Floor, Avnit Plaza, Survey No. 156/1, Village - Mamdapur, Neral, Tal - Karjat, District-Raigad, Pin - 410101.	29.04.2026	1) Demand Notice date 06.02.2025 2) Rs. 34,56,984/- (Rupees Thirty Four Lakh Fifty Six Thousand Nine Hundred Eighty Four Only) as on 06.02.2025 & interest, cost etc. thereon as stated in terms of notice u/s 13(2) of the Act.

Date: 30.04.2026
Place: Karjat

(Pranesh Thakur), Chief Manager & Authorised Officer, Mob No. 7087438999

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

E-AUCTION NOTICE

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

The undersigned as authorised officer of **Jana Small Finance Bank Limited** has **taken possession** of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that **online auction (e-auction)** of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 26.04.2026	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	33409420000262	1) Mr. Ravi Vijay Harale, 2) Mrs. Pushpa Vijay Harale	24/09/2025	13/12/2025	Rs.8,97,749.00 (Rupees Eight Lakh Ninety SevenThousand Seven Hundred Forty Nine Only)	13.05.2026 09:30 AM to 05:00 PM	Rs.8,90,000/- (Rupees Eight Lakh Ninety Thousand Only)	Rs.89,000/- (Rupees Eighty Nine Thousand Only)	19.05.2026 @ 11.30 AM	18.05.2026, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
	Details of Secured Assets: All that piece and parcel of Flat No.403, Admesuring 35.79 Sq.meters, 407 Sq.feet (Carpet/ Buildup) on the 4th Floor in the D Wing of the Building No.13 known as "K.M.Residency", Lying and being at Village Pamtembhi, with the Territorial Jurisdiction of Grampachayat Pam, Taluka Palghar and District Palghar and in the Registration District of Palghar and Sub-District of Palghar and **Bounded as on: On the East:** Building No.04, **On the West:** Open Plot, **On the South:** Resi Building, **On the North:** UC Building.									
2	33398640000153 & 33391060000011	1) M/s. Lucky Point, Through Proprietor Mr. Mohd Lucky, 2) Mr. Mohd Lucky, 3) Mrs. Nasrin	29/10/2025	20/01/2026	Rs.1,21,18,137.70 (Rupees One Crore Twenty One Lakh Eighteen Thousand One Hundred Thirty Seven and Seventy Paisa Only)	13.05.2026 09:30 AM to 05:00 PM	Rs.71,98,000/- (Rupees Seventy One Lakh Ninety Eight Thousand Only)	Rs.7,19,800/- (Rupees Seven Lakh Nineteen Thousand Eight Hundred Only)	19.05.2026 @ 11.30 AM	18.05.2026, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
	Details of Secured Assets: 1) All that piece and parcel of the Immovable Property Flat No.1204-A, Total Area admeasuring 212 Sq.ft. (Carpet), i.e., 19.70 Sq.mtrs. (Carpet) Area and Additional Usable Carpet Area of 30 Sq.ft i.e., 2.78 Sq.mtrs. on the Twelfth Floor, in the Building known as "Fortune Heights Co. Op. Hsg. Society Ltd.", Bearing Registration No.TNA/(TNA)/HSG/(TC)/26883-2014, on Dated 20/10/2014, situated at, Hatkesh, Near G.C.C. Club Mira Road (E), Dist. Thane Constructed on Plot of Land bearing Survey No.225, Hissa No.1(P), situated at Village Ghodbunder in the Registration District and Sub-District of Thane-401107. **2)** All that piece and parcel of the Immovable Property Flat No.1204-B, Total Area Admeasuring 310 Sq.ft. (Carpet), i.e., 28.81 Sq.meters Carpet Area and Additional Usable Carpet Area of 42 Sq.ft i.e., 3.90 Sq.mtrs. on the Twelfth Floor, in the Building known as "Fortune Heights Co.Op Hsg. Society Ltd.", bearing Registration No.TNA/(TNA)/HSG/(TC)/26883-2014, on Dated 20/10/2014, situated at Near G.C.C. Club, Hatkesh, Mira Road (E) Constructed on Plot of Land Bearing Survey No.225, Hissa No.1(P), situated at Ward Village Ghodbunder in the Registration District And Sub-District of Thane-401107.									
3	45689420004070	1) Sunil Sharad Dandgavhal, 2) Poonam Sunil Dangavhal	22/11/2025	29/01/2026	Rs.19,24,396.00 (Rupees Nineteen Lakh Twenty Four Thousand Three Hundred Ninety Six Only)	13.05.2026 09:30 AM to 05:00 PM	Rs.11,06,000/- (Rupees Eleven Lakh Six Thousand Only)	Rs.1,10,600/- (Rupees One Lakh Ten Thousand Six Hundred Only)	19.05.2026 @ 11.30 AM	18.05.2026, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.
	Details of Secured Assets: All the piece and parcel of bearing a Flat No.14, in Building No.01 on Floor having Built-up Area Admesuring 546. Sq.ft. i.e, 50.75 Sq.meters in the Building known as "Sai Dhandai Co-Operative Housing Society, Nashik" Survey No.383/2, Plot No.17 to 20, Village Makhamalabad Taluka and District Nashik-422003. **Bounded as on: East:** Marginal Space, **West:** Staircase, **South:** Flat No.6, **North:** Flat No.15.									

The properties are being held on **"AS IS WHERE IS BASIS"** & **"AS IS WHAT IS BASIS"** and the E-Auction will be conducted **'On Line'.** The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal **https://bankauctions.in** & **www.foreclosureindia.com.** For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure; Contact Mr. Nitesh Pawar Contact Number: 8142000725. Email id: info@bankauctions.in/ nitesh@bankauctions.in.**

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact **Jana Small Finance Bank authorized officers Mr. Dilshad.Kokne (Mob. No.9987500711), Mr. Ranjan Naik (Mob. No.6362951653) & Mr. Kaushik B (Mob. No.7019949040).** To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor's/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 29.04.2026, Place: Thane **Sd/- Authorized Officer, Jana Small Finance Bank Limited**

ICICI Bank

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

SYMBOLIC POSSESSION NOTICE

The undersigned being the Authorised Officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) R/w Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, (on the underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security with respect to a Housing Loan facility granted, pursuant to a loan agreement entered into between DHFL and the borrower, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below in the exercise of 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 is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (DHFL Old LAN & ICICI New LAN)	Description of Property/ Date of possession	Date of Demand Notice/ Amount in Demand Notice (₹)	Name of Branch
1.	Yurajsingh Rameshsingh Pardeshi & Rakhi Yurajsingh Pardeshi- QZJLN00005007574	Plot No.28, Gat No.216/1/1, At Mhasave, Infront of Durga Petrol Pump, Near Mobile Tower, Tal. Parola, Dist. Jalgaon, Maharashtra- 425111/ April 24, 2026	July 30, 2025 Rs. 3,69,619/-	Jalgaon

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

Date : April 30, 2026
Place : Nandurbar & Jalgaon

Authorized Officer
ICICI Bank Limited

Bank of India

Relationship beyond banking

Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M.G.Road, Fort, Mumbai 400 001, Tel 022-22673549
Contact Number:- 9819403549 **E-mail:** SARM.MumbaiSouth@bankofindia.bank.in

E-AUCTION FOR SALE OF MOVEABLE / 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 Rule8(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 possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on **04.06.2026,** for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No	Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve Price (Rs. In Lakhs) / EMD of the Property (Rs. In Lakhs)	Contact Number
1	**M/s. K N Fashions Borrower/Guarantor – Mr. Ashwin P Varde, Mrs Madhuri P Varde,Nayan N Mody. Amt O/s – Rs 61.26 lakhs + Interest + Charges+ Expenses**	Flat no 001, Ground Floor, Meherabad CHSL , Bhulabhai Desai Road, Malabar Hills, Mumbai – 400006. **(Symbolic Possession)**	**546.5 Lakhs** **54.65 Lakhs**	**9819403549** **Inspection date 21.05.2026**

Terms and Conditions of the E-auction are as under:

1. The sale will be done on **"AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".**
2. Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be **04.06.2026 till 04:00 PM.** Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the 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 the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. The date of on line E-auction for properties listed will be between **11.00 AM to 5.00 PM on 04.06.2026.**
5. To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm.mumbaisouth@bankofindia.bank.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 9819403549 / 022-22673549, to better facilitate the inspection.
6. Bid shall be submitted through online procedure only.
7. The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of **Rs. 25,000/- (Rupees Twenty Five Thousand only)** for properties listed above.
8. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
9. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. It will be the responsibility of the bidder to carry out due diligence at their own end before participating in the auction.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
12. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
13. Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
14. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
15. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
16. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-
Authorized Officer
Bank of India

Date: 29.04.2026
Place: Mumbai

NKGSB CO-OP. BANK LTD.

Recovery Department : Laxmi Sadan, 361, V. P. Road, Girgaum, Mumbai-400004
T : (022) 67545020/ 21/ 25/ 40/ 48/ 73/ 98; E : recovery@nkgsb-bank.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY / SECURED ASSET
(As per Rule 8(6) & 9(1) of The Security Interest Rules, 2002)

E-Auction Notice for sale of secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged to the secured creditor Bank, the **Physical Possession** of which is taken by the Authorised Officer of **NKGSB CO-OP. BANK LTD.** The secured asset will be sold on **"As is where is", "As is what is" and "Whatever there is basis" and "WITHOUT RECOURSE" on dates mentioned below** for the recovery of outstanding amount as mentioned below due to the NKGSB CO-OP. BANK LTD. (Secured Creditor) from the respective Borrower(s)/Mortgagor(s)/Guarantor(s) as specified here under. The reserve price and earnest money deposit is mentioned in the table below against the respective Borrower/property.

The auction will be conducted **on dates mentioned below** between 11:00 a.m. to 01.00 p.m. with extension of five minutes upto 4.00 p.m. on website https://www.bankeauctions.com Last date for payment of EMD & submission of the documents at Recovery Dept. or any of the nearest branch is as below.

Sr. No.	NAME OF BORROWERS / MORTGAGORS/ GUARANTORS	A] Date of Demand Notice u/s13(2) of SARFAESI Act 2002 B] Outstanding amount as on 28/04/2026 (Rs. In Lacs) C] Date of Physical Possession	RESERVE PRICE (Rs. in lacs) EARNEST MONEY DEPOSIT (Rs. in lacs) BID INCREMENTAL AMOUNT (Rs. in lacs)	E-Auction Date Bid Submission Last Date & Time	STATUTORY SALE NOTICE PERIOD	Details of Encumbrance known to the secured creditor Bank
1	1. Mr. Samadhan Tulsiram Lendave 2. Mrs. Gokula Samadhan Lendave 3. Mr. Ravindra Sudam Chavan 4. Dr. Prashant Devidas Shrikhande	A) 16/05/2025 B) ₹.19.05 C) 28/03/2026	39.85 3.99 0.25	09/06/2026 08/06/2026 BY 4.00 PM	30 DAYS	Any unpaid dues/ encumbrance not known to the authorised officer
	DESCRIPTION OF MORTGAGED PROPERTY : All that piece and parcel of Flat No. 603, admeasuring 22.692 sq.mtr. carpet area + 3.252 Sq.mtr. terrace area and 12.598 Sq.mtr. FB area, on 6th floor in "Sitaram Kutir" constructed on Plot No. 15, Sector 8E, situated at Roadpali, Kalamboli, Panvel, Raigad.					
2	1. Mr. Vedprakash Janardan Tiwari 2. Mrs. Suman Vedprakash Tiwari 3. Mr. Dilip Lalmani Pathak 4. Mr. Karunakar Lalbahadur Tiwari 5. Mr. Chandrakant Indrasen Tiwari	A] 22/03/2021 B] ₹. 24.15 C] 20/06/2025	22.00 2.20 0.25	22/05/2026 21/05/2026 BY 4.00 PM	15 DAYS	Any unpaid dues/ encumbrance not known to the authorised officer
	DESCRIPTION OF MORTGAGED PROPERTY : All that piece and parcel of Flat No. 103, adm.550.00 sq.fts. i.e.51.11 sq.mtrs., built up area, on 1st floor, in B Wing, in the building known as Vishnu Apartment, constructed on plot of land bearing old Survey No. 15, Hissa No. 10, New Survey No. 39, Hissa No. 10, admeasuring 1500.00 sq.mtrs. out of 2190.00 sq.mtrs. situated at Village Sonarpada, G. R. Patil College, Near Gaondevi Mandir, Kalyan Shill Road, Dombivali East, Taluka Kalyan District Thane within the limits of Sonarpada Gram Panchayat, Taluka and Sub-Registration Kalyan, Dist.Thane.					
3	1. Avinash Krishnat Patil 2. Mrs. Megha Avinash Patil	A) 30/04/2021 B) ₹. 50.71 C) 21/12/2021	13.60 1.36 0.25	22/05/2026 21/05/2026 BY 4.00 PM	15 DAYS	Any unpaid dues/ encumbrance not known to the authorised officer
	DESCRIPTION OF MORTGAGED PROPERTY : All that piece and parcel of Flat No. 101, adm. 680.00 built up area i.e. 63.20 sq.mtr. built up area, on the 1st floor, Type-B, Building No. B-3, known as Riddhi Siddhi Complex Co-operative Housing Society Ltd., situated at Survey No. 112/2/2 (part), 112/2/1 of Village-Temghar, Near Swayam Siddhi College, Bhiwandi Kalyan Road, Bhiwandi, District Thane.					
Details of Encumbrance known to the secured creditor Bank		1) Any unpaid property dues, utility bills, any other encumbrance or any property related queries you may contact **Mr. Riyal Javkar** on **Mobile No. 9619986903** 2) Litigations in respect of secured asset adopted by the Borrowers will be shared to the interested purchaser by the Authorised officer before the submission of the bids.				
For Inspection on Demand Contact		**Mr. Riyal Javkar on Mobile No. 9619986903**				

The online Auction will be conducted through C1 India (P) Ltd. web portal https://www.bankeauctions.com The terms and condition of sale is displayed on https://www.bankeauctions.com as well as the banks website on https://www.nkgsb-bank.com The bidders are directed to upload their bids alongwith documentary evidence on https://www.bankeauctions.com In case bidders needs assistance they may contact for technical support to Mr. Bhavik Pandya on 8866682937 or Support Mobile No 7291981124/25/26 of C1 India (P) Ltd. The physical documents are to be submitted/post to NKGSB Co-op. Bank Ltd., Deputy General Manager - Recovery, Laxmi Sadan, 361, V. P. Road, Girgaum, Mumbai-400004. Queries may be directed to recovery@nkgsb-bank.com

STATUTORY 30/15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

Sd/-
AUTHORISED OFFICER,
NKGSB Co-op. Bank Ltd.

Place : Mumbai
Date : 30/04/2026