



भारतीय स्टेट बैंक
State Bank of India

Home Loan Center, Santacruz,
1st Floor, Jeevan Seva Annexe Building, LIC Complex, S.V. Road,
Santacruz West, Mumbai-400054. PH.: 022-26262365, 26262036, 9950935864

[Rule 8(1)] POSSESSION NOTICE [for Immovable Property]

Whereas, The undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and public in general that undersigned has taken **Physical Possession of the property** described herein below in exercise of powers conferred on him under section 13 (4) said Act read with rule 8 & 9 of the said rules on the under mention date. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will subject to charge of State Bank of India for the amounts and further interest thereon mentioned against account herein below:-

S. No.	Name of the Borrower	Date of 13(2) notice/ Amount	Description of properties	Date of possession
1	Ajaykumar Vishwakarma (Home Loan A/c No. 40580097885 and Suraksha Loan A/c No. 40589471776)	03.04.2024 / Rs. 18,08,063/- (Rupees Eighteen Lakh Eight Thousand and Sixty Three Only) as on 03.04.2024 within 60 days with further interest, cost, etc.	An Immovable property with Flat No. 702, adm. 225 sq. ft. on 7th Floor, in the Building No. 14/H in the building known as "Shradha Saburi SRA 14/H Co-operative Housing Society Limited", bearing C.T.S. No. 11 pt lying and situated at Near Sangharsh Nagar BMC School, Chandivali Farm Road, Village Chandivali, Andheri East, Mumbai- 400 072.	07.05.2026
1	Miss Leanne Michael D'souza (Loan A/c No.43822371880 / 43828128137)	21.06.2025 / Rs. 58,06,875/- (Rupees Fifty-Eight Lakh Six Thousand Eight Hundred And Seventy-Five Only) as on 03.04.2024 within 60 days with further interest, cost, etc.	All that piece and parcel of: Flat No. A/109, Admg. 580 Sq. Ft. Super Built Up area i.e. 545 Sq. Ft. Built Up Area (50.65 Sq. Meters Built Up Area), 1st Floor, Datta Apartment, Uttan Dhavagi Road, Village Uttan, bearing S. No. 118, H. No.8, Bhayander West, Dist. Thane - 40101.	08.05.2026

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.
Date: 07/08-05-2026, Place: Mumbai / Bhayander

Authorised Officer, State Bank of India



बैंक ऑफ बड़ोदा
Bank of Baroda

BANK OF BARODA, CHANDAVARKAR ROAD MATUNGA BRANCH :
SHREE SHIVANKAR BUILDING, STREET NO. 13 & 15 TELANG CROSS ROAD, OPP. KALYAN JEWELLERS, MATUNGA EAST, MUMBAI - 400019

NOTICE TO BREAK OPEN OF LOCKER

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address however the said Notices returned undelivered and in spite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor be traced.

Sl no	Branch	Name Of Locker Holder	Address	Date of Notices	Locker no.	Overdue Rent
1	Chandavarkar Road, Matunga	Ladkabi Nanji Karia	Gupta Building Plot No 394 C Block 1 2 Bhaudaji Road Matunga Mumbai - 400019	20.12.2025 13-04-2026	0406AX0599	13629.00
2	Chandavarkar Road, Matunga	Babulal Jivraj Lodaya	264 C L N Road, Mophanlal Mansion, Ground Floor, Room 13 Matunga East, Mumbai - 400019	20.12.2025 13-04-2026	0406AX0314	14691.00
3	Chandavarkar Road, Matunga	Ketan Pranlal Vadalia	32 Jitendra Building 2nd Floor, Behind Aurora Cinema Matunga East Mumbai 400019	20.12.2025 13-04-2026	0406BX0195	22243.00

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, on **11-08-2026 at 11:00 A.M.** and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared.

Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.

Date : 12.05.2026 / Place : Matunga Mumbai

Branch Head / Authorized Officer, Bank of Baroda

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **04.02.2026** calling upon the Borrower(s) **SANDEEP BABAN NANGARE ALIAS SANDIP BABAN NANGARE** and **BABAN NARAYAN NANGARE** to repay the amount mentioned in the Notice being **Rs. 21,64,312.27 (Rupees Twenty One Lakhs Sixty Four Thousand Three Hundred Twelve and Paise Twenty Seven Only)** against Loan Account No. **HDHLKHP00485588** (Earlier LAN Code **00003610** of **DHFL**) (APPL NO. **01881366**) as on **02.02.2026** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) 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 **07.05.2026**.

The Borrower(s) 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 **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 21,64,312.27 (Rupees Twenty One Lakhs Sixty Four Thousand Three Hundred Twelve and Paise Twenty Seven Only)** as on **02.02.2026** and interest thereon.

The Borrowers' 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

APARTMENT/ FLAT No. 201, HAVING BUILT-UP AREA 102.13 SQUARE METRES, ON SECOND FLOOR, WITH TERRACE AREA OF 5.29 SQ. MTRS., OF THE BUILDING KNOWNAS "HR-1", HARIPOOJAPURAM, SITUATED ON THE LAND BEARING R.S.No. 177, AT 'E' WARD, KASABAKARVEER, WITHIN THE JURISDICTION OF KOLHAPUR MUNICIPAL CORPORATION, TAL. KARVEER, DIST. KOLHAPUR, AND BOUNDED BY:-

TOWARDS EAST : PROPERTY OF UNIT No. 202

TOWARDS WEST : MARGINAL OPEN SPACE AND AFTER IT PROPERTY OF RS NO. 99 AND 180

TOWARDS NORTH : PADAM PATH & O TYPE BUNGALOW UNIT

TOWARDS SOUTH : PROPERTY OF UNIT No. 208 AND DUCT

Date : 07.05.2026
Place : KOLHAPUR

Authorised Officer
SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)



Karur Vysya Bank
Smart way to bank

OMC / RA & PB Division, Ground Floor
H No.8-2-269/10, Plot No.2/A, Trandest Towers
Road No.2, Banjara Hills, Hyderabad-500034 Telangana State.

DEMAND NOTICE

Reg :- Notice issued under Sec 13 [2] of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 [SARFAESI Act] for recovery of dues in the loan a/c of **1) Mr. Kamlesh Laherchand Shah & others** (Loan a/c Nos. **213592600003677 & 213579400013526**) sent to the below mentioned :-

1.Mr. Kamlesh Laherchand Shah,
S/o. Laherchand Manilal Shah
Residing at : A-202, Padmavati Palace, Nanda Patkar Road.Opp : Petrol Pump, Vile Parle East, Mumbai-400057.

2.Mrs. Sonal K Shah,
W/o. Mr.Kamlesh Laherchand Shah Residing at : A-202, Padmavati Palace, Nanda Patkar Road.Opp : Petrol Pump, Vile Parle East, Mumbai-400057. Represented by its Proprietor Mr.Kamlesh Laherchand Shah.

Also at : A-504, Ratnapuri CHS, Gaushal Lane Road, Ramaleela Maidan, Malad East, Mumbai Suburban, Mumbai-400097, Maharashtra State.

3.M/s. Krina Gems, A Proprietorship Concern, having business at : A-202, Padmavati Palace, Nanda Patkar Road.Opp : Petrol Pump, Vile Parle East, Mumbai-400057. Represented by its Proprietor Mr.Kamlesh Laherchand Shah.

Whereas you have committed default in repayment of loan in the above mentioned loan accounts to the secured creditor bank, the Authorized Officer of the Bank had issued notice under the SARFAESI Act on **06/05/2026**, calling upon all of you to repay the outstanding amount of **Rs.21,69,674.11 (Rupees Two Crores Eleven Lakhs Sixty Nine Thousand Six Hundred Twenty Four and Paise Eleven Only)** as on **05/05/2026** A copy of the notice is also affixed at the premises situated at **"A-202, Padmavati Palace, Nanda Patkar Road.Opp : Petrol Pump, Vile Parle East, Mumbai-400057"**.

In case of non-receipt of said Notice dated **06/05/2026** sent to the above addresses by Regd. Post/Courier by any of you, you are hereby called upon to visit the aforesaid branch and obtain copy of the same in your own interest in order to note the full particulars of the loan dues, securities charged to the bank, etc.

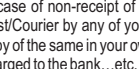
You are hereby called upon to pay the amount as shown above together with interest from **06/05/2026** till date of payment within **60** days from the date of the notice failing which, the Secured Creditor/Bank will be constrained to exercise its rights of enforcement of the secured assets hypothecated/ mortgaged to the bank as mentioned below, as per the provisions of SARFAESI Act.

BRIEF DESCRIPTION OF THE SECURED ASSET

All that piece and parcel of the Residential Flat No.202, measuring about 1025 Sq.Feet super built up area, in Second Floor, Padmavati Palace CHSL Building, constructed on Plot No.191, TPSV CTS Nos. 1734 & 1734/1 to 24, Survey No.105, Hissa No.3(p) Old Survey No. 103, situated at Nanda Patkar Road, Vile Parle East, Andheri, Mumbai-400 057, Maharashtra State and bounded on North : Shilpa Court CHSL, South : B Wing,East : Umiya CHSL, West : Internal Road.

Place : Hyderabad
Date : 06/05/2026

AUTHORIZED OFFICER
THE KARUR VYSYA BANK LIMITED



ADITYA BIRLA CAPITAL

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veralval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Limited 8TH Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) - 400615

1. ABHFL: Authorized Officer Khushal Bansiwali - 919172910578

2. Auction Service Provider (ASP) :- M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Shampa - Contact No. 8000023297 & 926562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, upon classification of availed loans as Non Performing Asset (NPA) on 03-03-2023, issued a notice under Section 13(2) on 13-03-2023 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as "the said Act") calling upon you, the Borrower(s) to discharge the liabilities in full within a statutory period of 60 (Sixty) days, amounting to **INR 15,72,861/- (Rupees Fifteen Lakh Seventy Two Thousand Eight Hundred Sixty One Only)**, the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor on **28-03-2026**, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on **30-05-2026**, for recovery **15,72,861/- (Rupees Fifteen Lakh Seventy Two Thousand Eight Hundred Sixty One Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrower(s) & Guarantor(s) namely **JAMES PRABHAKAR SARVAIYA & RAICHAL JAMES SARVAIYA**.

The Reserve price will be **INR 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only)** and the Earnest Money Deposit (EMD) will be **INR 71,000/- (Rupees Seventy One Thousand Only)** The last date of deposit of EMD is **29-05-2026** The date for inspection of the said property is fixed on **28-05-2026 between 11:00 am to 04:00 pm**.

All That Piece And Parcel Of Flat No. 1 Admeasuring 24.54 Sq. Mt. (Carpet Area), On Ground Floor, In The Building Known As "B4" And Project Known As Prem Narayan Residency Standing Piece Of Land Bearing Survey No. 58, Hissa No. 2/2, Situated At Village- Atgaon, Taluka-Sahapur, District- Thane, Within The Limits Of Atgaon Grampanchayat And Within The Registration-Sahapur And District Of Thane And Bounded As:- **North:** Open Plot , **South:** Internal Road , **East:** Open Plot, **West:** Building No. B-3.

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or i.e. <https://sarfaesi.auctiontiger.net>.

Date:- 12-05-2026
Place: MUMBAI

Sd/- Authorized Officer
Aditya Birla Housing Finance Limited



बैंक ऑफ इंडिया
Bank of India

Relationship beyond banking

ASSET RECOVERY BRANCH, NAVI MUMBAI

PLOT NO. 11, SECTOR - 11, CBD BELAPUR, NAVI MUMBAI - 400 614

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of Immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/ physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is", "as is what is" and "whatever there is" on **09.06.2026** for Sr.No.1 to 9 and 25.06.2026 for Sr.No.10 to 13 for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform (BAANKNET).

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/GUARANTOR

Sr No	Names of the Branch/Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal int & Exp) In Lakh	Date/Time of onsite inspection of property	Contact No
1.	Asset Recovery Branch- Navi Mumbai Borrower : 1. Mr.Vimal Mafatlal Patel & Mrs.Kinnari Vimal Patel (Joint)& also extended to Borrower 2.M/s Suwarn- sparsh Gems & Jewellery Pvt Ltd Director :- Mr.Vimal Mafatlal Patel & Mrs. Kinnari Vimal Patel (Original facility with Vashi branch)	Flat No C-401,C-402(Combined) 4th floor, C wing Bhawani Apartment,New Survey no.1/7099 and 1/7099 cadas trial survey no.801,802 and 34(p), situatedat 10,Mahalaxmi Temple lane warden road, Village Malabar hill and Cumbala Hill division, Mahalaxmi Temple Compound Mahalaxmi, Mumbai400026 (Carpet area: 1420 Sq ft),(Physical possession is with bank)	545.28/ 54.53	1453.24	04.06.2026	8861604742 022- 20872071/72
2	Asset Recovery Branch-Navi Mumbai Borrower: M/s Vacc- Syn Biotech Pvt. Ltd. (Original facility with Panchpakdahi Branch)	Open Land bearing on survey no. 121/10 and 21/11A situated in village Savare, Near Ghodyachi factory and Ashram, Next to Vrindavan Paradise Farm house Tal Ambemath, Dist Thane 421503 (Land area: 24680 Sq. Mtr) (Physical possessionis with bank)	622.00/ 62.20	1584.07	04.06.2026	8861604742 022- 20872071/72
3.	Asset Recovery Branch- Navi Mumbai Borrower: Mr Ibrar Hakiullah Shah Mrs Rukhsana Ibrar Shah (Original facility with Ghansoli Branch)	Flat No- 1201 12th Floor A Building, Building Known as Summit Apartments Near Mayur Nagar Last Bus Stop Aarey Milk Colony Near Unit No-2 Village Maroshi, Goregaon (East) Mumbai 400065. (Area 766 Sq ft.) (Symbolic Possession with the Bank)	71.00/ 7.10	47.71	04.06.2026	8861604742 022- 20872071/72
4.	Asset Recovery Branch- Navi Mumbai Jayesh Ashwin Thacker (Borrower) (Original facility with Kalwa Branch)	Flat No.1001, 10th Floor, Tower No.14, Building known as 'Atlanta Eden World' Temghar Road, Village Temghar, Taluka Bhiwandi, Thane 421 302. (Admeasuring 716 sq ft Carpet Area) (Under Physical Possession)	20.05/ 2.25	49.76	04.06.2026	8861604742 022- 20872071/72
5.	Asset Recovery Branch- Navi Mumbai Borrower: Mr. Ashok Prasad Gupta. (Original facility with Kalwa Branch)	Residential Flat: Flat no.1202, 12th Floor, Tower No.15,Atlanta Eden World, Near Water Tank, Temghar Road,Village Temghar, Taluka Bhiwandi, Dist Thane (Carpet Area: 716sq.ft) (Physical Possession with the Bank)	22.50/ 2.25	57.79	04.06.2026	8861604742 022-20872071/72
6	Asset Recovery Branch-Navi Mumbai Borrower Mr.Omprakash Rangilal Dwivedi. (Original facility with Vikhroli Parksite Branch)	Flat no.301, 3rd floor,B Wing Snushti Raj Tower (Under Construction) Survey No-14 (part) CTS No- 507/pl Village Kiroli Tilak Nagar Chembur Mumbai 400089 (Carpet area:426 Sq.ft.) (Symbolic Possession with Bank)	48.63/ 4.86	39.56	04.06.2026	8861604742 022- 20872071/72
7.	Asset Recovery Branch-Navi Mumbai Borrower: M/s Savitri Agrotech Pvt Ltd (Original facility with Chembur Branch)	Unit 501, 5th Floor Shree Platinum Commercial Co-operative Society Ltd, Jawahar Road Ghatkopar East Mumbai 400077 in the name of M/s Savitri Agrotech Pvt. Ltd (1415 sq ft Carpet area) (Physical possession with Bank)	405.00/ 40.50	251.29	04.06.2026	8861604742 022- 20872071/72
8.	Asset Recovery Branch-Navi Mumbai Borrower: M/s ARTEC DIAGNOSTIC SYSTEMS (Original facility with Chembur Branch)	Flat No- 604 6th Floor Golden Heights CHSL Plot No 34 & 35 Sector -20 Koparkhairane Tal and Dist Thane Navi Mumbai 400 709 (Built up Area: 66.45 sq. mt) owned by Mr. Rajendra Anant Bandiwadekar & Mrs. Suvarna Rajendra Bandiwadekar (Physical possession with Bank)	106.30/ 10.63	174.55	04.06.2026	8861604742 022- 20872071/72
9.	Asset Recovery Branch-Navi Mumbai Mr. Osama Latif Mulla and Mr. Latif Mehboob Mulla (Original facility with Alibag Branch)	Land and Building bearing on property no. 1772, Gut No. 54/2K/6 Near Sacchida Building and shree sal Bungalow, Shree Swami Samarth Nagar Village Chendhara Alibag Dist Raigad. Land area 566.49 Sq Mtr Built up area 377 Sq Mtr(Physical Possession with Bank)	173.75/ 17.37	189.70	04.06.2026	8861604742 022- 20872071/72
10.	Asset Recovery Branch-Navi Mumbai MANJRI MAHENDRA GAIKWAD (Original facility with Vikhroli Parksite Branch)	Flat No- 601 6th Floor Ayushi Height (Gomes) SRA Co-operative Housing Society Ltd Village- Hariyali Vikhroli West Mumbai Maharashtra 400079 (Carpet Area 675 Sqft) (Symbolic Possession with Bank)	173.00/ 17.30	169.75	04.06.2026	8861604742 022- 20872071/72
11.	Asset Recovery Branch-Navi Mumbai VINAYAK ROAD BUILDERS. (Original facility with Alibag Branch)	Flat No- 2 Ground Floor, B Wing,Rameshwar Apartment Plot No- 01 Sy No-24 Hissa No-2B Alibag -Rewas Road Vidhya Nagar (East)-Chendhara Tal Alibag Dist - Raigad. Owned By Mrs Sheetal Samir Patil Guarantor in the account. (Built up Area: 585 sq. ft) (Physical Possession with bank)	22.00/ 2.20	58.37	04.06.2026	8861604742 022- 20872071/72
12.	Asset Recovery Branch-Navi Mumbai JAYDEEP VASANT PAWAR (Original facility with Turbhe Branch)	Flat No 303, 3rd Floor, Geecoe Aspira 206 Co-operative Housing Limited, Plot No. F-3, Sector 6, New Panvel (East), Taluka Panvel,District Raigad-410206. (Carpet area:41.21 Sq. Mt) (Symbolic Possession with Bank)	89.00/ 8.90	83.85	04.06.2026	8861604742 022- 20872071/72
13.	Asset Recovery Branch-Navi Mumbai Borrower M/s J. M. Farms Pvt Ltd. (Original facility with Chembur Branch)	Shop No. 8 on ground,Floor Building known as Shree Platinum commercial premises Co-op Society Ltd Ghatkopar East Mumbai 400007(Carpet Area:144.61 sq ft) (Physical Possession with Bank)	53.00/ 5.30	122.49	04.06.2026	8861604742 022- 20872071/72

*The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 0.25 lakh (Rupees Twenty-Five Thousand only).

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

- 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".
- Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be the date of **E Auction till 04:00 PM**. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
- 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.
- The date of on line E-auction for properties listed will be between **11.00 AM to 5.00 PM on 09.06.2026 for Sr.No.1 to 9 and 25.06.2026 for Sr.No.10 to 13**
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at ARB.Navimumbai@bankofindia.bank.in and/or through contact numbers mentioned above and/or through Bank of India, ARB Navi Mumbai Branch contact no. 022-20872071/72 , to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- 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.
- 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.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the intending bidders to inspect and satisfy themselves about the property before submission of the bid.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.

Place: Navi Mumbai
Date: 12.05.2026

Authorised Officer(S)
BANK OF INDIA

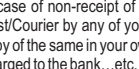


PUBLIC NOTICE

All concerned persons, bonafide residents, Environmental groups and others are hereby informed that **Horizon Projects Pvt. Ltd.** has obtained **Environmental Clearance from the State Environment Impact Assessment Authority (SEIAA), Maharashtra** for its proposed Integrated Township Project "**Runwal My City**" located in Village Usarghar & Sandap, Dist. Thane, Maharashtra under File No. **SlA/MH/INFRA2/570538/2026**, EC Identification No. **EC26B3812MH558227N**, dated 5th May 2026.

The copy of clearance is available on the **MoEF & CC / SEIAA Parives portal (www.parivesh.nic.in)** and at the **Maharashtra Pollution Control Board (www.mpcb.gov.in)** for reference.

Horizon Projects Pvt. Ltd.
Runwal & Omkar Esquire, 5th Floor, Opp. Sion Chunarbhathi Signal, Sion (E), Mumbai - 400022.



PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **M/s. Earth Weavers LLP ("Developer")** with respect to the flats more particularly described in the **Schedule** hereunder written ("**Flats**"). **M/s. Earth Weavers LLP** is the Developer in respect of the Project known as "**The Whitefield**" in which the said Flats are situated. The Developer has represented that it has clear, free and marketable title to the said Flats, free from all claims and encumbrances whatsoever.

All persons / entities including inter alia any bank and / or financial institution and / or authority having any right, title, benefit, interest, share, claim or demand of whatsoever nature in respect of the said Flats or any part/s thereof, or in respect of any title documents whatsoever including any missing/ lost title deed with respect to the said Flats by way of sale, transfer, exchange, assignment, mortgage, charge, gift, trust, covenant, monument, inheritance, claim, possession, lease, sub-lease, license, lien, maintenance, easement, devise, bequest, encumbrance, family arrangement, settlement, decree or order of any Court of Law, contracts/ agreements, development rights or otherwise howsoever, are hereby requested to make the same known in writing along with notarially certified true copies of documentary proof to the undersigned at its office, within **14 (fourteen) days** from the date of publication hereof, failing which such right, title, benefit, interest, share, claim and/or demand, if any, shall be deemed to have been waived and/or abandoned and no such claim will be deemed to exist.

THE SCHEDULE HEREINABOVE REFERRED TO: (Flats)

Flat No 1101 and 1102, each admeasuring 2646 square feet RERA Carpet Area, both situated on the 11th floor ("**Flats**") in Tower 1 ("**Building**") of the project known as "**The Whitefield**" being constructed on all that piece and parcel of land bearing sub plot No. 1 admeasuring 5,035 sq. mts, comprised in the Survey No. 444, Hissa No. 1/2 admeasuring about 10,023 sq. mts, lying, being and situated at Village Kolgaon, Taluka Alibaug and District Raigad.

Dated this **12th day of May, 2026**

Sd/-
Ms. Aziza Khatri
AC Legal
Advocate & Solicitors
Sir Vithaldas Chambers,
508, 5th Floor,
16, Mumbai Samachar Marg,
Fort, Mumbai 400001
Email:- aziza@aallegal.in



ADITYA BIRLA CAPITAL

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veralval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Limited 8TH Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) - 400615

1. ABHFL: Authorized Officer Khushal Bansiwali - 919172910578

2. Auction Service Provider (ASP) :- M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Shampa - Contact No. 8000023297 & 926562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Adity