E-Tender Notice No.15 for 2026-27

Government of Maharashtra
Konkan Irrigation Development Corporation, Thane
Thane Irrigation Circle, Thane
Raigad Irrigation Division, Kolad, Tal.Roha, Dist.Raigad
Main Portal:- https://www.mahatenders.gov.in

Executive Engineer, Raigad Irrigation Division, Kolad, Tal.Roha, Dist.Raigad Water Recources Department, Government of Maharashtra on behalf on the Governor of Maharashtra invites tenders from compantant bidders for the following Tender through Computer e-Tendering System (Online). Tender documents should be downloaded from Government website https://www.mahatenders.gov.in. Detailed tender insructions and all information regarding e-tendering is available on the government website:- www.wrd.maharashtra.gov.in and on the notice board of the departmental office.

Executive Engineer, Raigad Irrigation Division, Kolad, Tal.Roha, Dist.Raigad reserves the right to accept or reject all or any tenders. Conditional tender will not be accepted. If there is any change in the said tender notification, it will be notified on the website https://www.mahatenders.gov.in.

Sr. No.	Name of work	Tendered Cost Rs. (including G.S.T., Insurance & Royalty)	Earnest Money Rs.	Time Limit for Completion	Cost of Blank Tender form Rs.	Class of Contractor
1	Providing Repairs to Damaged Canal Lining and Damaged Bridges, Nalla Syphon, Escape and Other Ancillary Works @ Ashtami Branch Canal, Tal - Roha, Dist - Raigad.	182.00	150000/-	12 Months	2360/- (including G.S.T.) (Non Refundable)	N.A.
2	Providing Repairs to Damaged Canal Lining and Damaged Bridges, Nalla Syphon, Escape and Other Ancillary Works @ Roha Branch Canal, Tal - Roha, Dist - Raigad.	182.00	150000/-	12 Months	2360/- (including G.S.T.) (Non Refundable)	N.A.
3	Repair of the bridge on the dam approach road of Karle Minor Irrigation Scheme, Taluka Shrivardhan, District Raigad, and execution of other ancillary works.	40.00	40,000/-	12 Months	2360/- (including G.S.T.) (Non Refundable)	Class-5 and above (Unsanpoym ent Engineer, Raigad District)
4	Repair of the bridge at Village Pingalsai on the Ashtami Branch Canal and other ancillary works.	30.00	30,000/-	12 Months	2360/- (including G.S.T.) (Non Refundable)	Class-5-A and above (Unsanpoym ent Engineer, Raigad District)

Date of Tender Published & Available :- **Dt.19/06/2026 to Dt.26/06/2026**
Date of Opening of Tender :- **Dt.29/06/2026**
The information regarding online electronic bids are below.

1. https://www.mahatenders.gov.in (If any changes in tender notice will be intimated on above web site)
2. Copy to notice board in the office of the Executive Engineer, Raigad Irrigation Division, Kolad, Tal.Roha, Dist.Raigad.
3. G.R. dated 18/10/2023 will be followed fully.
4. Contact Details :- Office of The Executive Engineer, Raigad Irrigation Division, Kolad, Tal.Roha, Dist.Raigad (Maharashtra) Pin No.402304 E-mail Id- eerid24@gmail.com.
5. The department is not liable for any expenditure incurred by the bidder to participate in the tender process. Right to reject any or all the bids/tender is reserved by tender accepting authority.
6. The tender has post qualification criteria.
7. Any how hard copy of tender will not be accepted.

Sd/-
(Er. Rakesh Dhaktode)
Executive Engineer,
Raigad Irrigation Division,
Kolad

DGIPR 2026-27/1201

Indian Overseas Bank

MUMBAI-DADAR ZONE
(Address: **Shardashram Vidya Mandir, Dadar (west) Dr. Bhavani Shankar Dadarkar Marg Mumbai 400028 MAHARASHTRA**
Phone No: & Email Id: iob19854@iob.in)

Demand notice to Borrowers / Mortgagors/Guarantors
Under Sub-section (2) of section 13 of the SARFAESI Act, 2002

To,

Sl. No.	Borrower and Mortgagor
1	**Mrs. Tarannum Bano Hafiz Matloob Ahmad Qadri Shah** **Address:** **1, Room No 265 Bhartiya Kamla Nagar, S P Road Near Hanuman Mandir Antop Hill Wadala East, Mumbai, Maharashtra, Pin-400037** **2, Flat No. 304 Third Floor in C Wing, Type-D, building no-02, Parasnath township, Umroli, Gut No- 392, 393, 394A/B of Village - Panchali, Taluka & District Palghar, Maharashtra 401404.**

Dear Sirs
Re.: Your Credit facilities with Indian Overseas Bank, MUMBAI-DADAR Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our MUMBAI-DADAR Branch:
The details of credit facilities with outstanding dues are as under:

Sl. No.	Nature of Facility	Limit	Rates of Interest (Including overdue interest) & rests Interest & rests)	Last Interest Debit Date (Mandatory)	Total dues' as on 21.04.2026 (in Rs.)
1	RSUBH	Rs.15,00,000/-	(RLLR Plus 0.1%) At present RLLR 8.10%	21.04.2026	Rs.14,42,010/-
	Total	**Rs.15,00,000/-**			**Rs.14,42,010/-**

*With further interest from last interest debit date at contractual rates/rests will become payable from the date mentioned above till date of payment.

The credit facilities were secured by the assets mentioned below by way of mortgage/ hypothecation/ hire purchase/ lease (as applicable) standing in the name of the borrower Nos 1 They were also secured by mortgage of properties in the name of borrower / mortgagor mentioned in Sl.No 1 They were also secured by mortgage of properties in the name of borrower / mortgagor / guarantor Nos herein above.
You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favour of the Bank for the aforesaid credit facilities are:

Nature of Security	Particulars of Securities
1. Mortgage	Flat No. 304 admeasuring 30.21 sq. mtrs. (carpet Area) plus Attached Balcony 5.47 Sq mtrs Total 35.68 Sq mtrs on the Third Floor In C Wing, Type-D, building no-02, Parasnath township, Umroli, 401404 lying on the land bearing Gut No- 392, 393, 394A/B of Village -Panchali, Taluka & District Palghar within the limits of Palghar Municipal Council. **Boundaries as per Flat:** North - Staircase South - Road East - Flat No-303 West - Flat no-305

3. Consequent upon defaults committed by the above-named borrowers in payment of the principal debt / Interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on **21/04/2026** (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.
4. Since you the above named borrowers referred under Sl. Nos 1 have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to Sl.Nos 1 of you and give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank, aggregating to **Rs.14,42,010/-** as detailed in para 1 above, with further interest @ 8.20 % compounded with monthly rests as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.
5. The above named mortgagor / guarantor Nos-1 have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to Rs.14,42,010/- together with further interest @ 8.20% compounded with monthly rests as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-Agri securities enforceable under the SARFAESI Act namely Mrs. Tarannum Bano Hafiz Matloob Ahmad Qadri Shah of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.
6. We further give notice to the borrowers namely Mrs. Tarannum Bano Hafiz Matloob Ahmad Qadri Shah and mortgagors / guarantors who have given non-agri securities enforced under the SARFAESI Act namely Mrs. Tarannum Bano Hafiz Matloob Ahmad Qadri Shah that failing payment of the above amount in full with interest and charges etc. till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.
7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.
8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.
9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/selling/ shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.
10. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.
11. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have, for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you.
12. Further, your attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to you, to redeem the secured assets.

Place: Shardashram Vidya Mandir; Dadar (west) **Yours faithfully,**
Dr. Bhavani Shankar Dadarkar Marg Mumbai - 400028 **Sd/-**
Date: 24.04.2026 **Authorized officer**

State Bank of India

RACPC Ghatkopar:-Ashok Silk mills, Compound, 1st Floor, LBS Marg Ghatkopar West-400086

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE PROPERTIES

The undersigned care seized by the Bank are for sale on 'As is where is' & 'As is what is' basis, details of which are as under:

Name Of Borrower	CAR NO/MODEL/MAKE	Reserve Price (in Rs.)	Earnest Money Deposit (ERD) (in Rs.)	ADDRESS OF PREMISES VERIFIED
Mr. Kushal Bhanushali **A/C No. 38543782834**	**Vehicle no-** MH03DG8111 **Model-** HYUNDAI VENUE SX-DCT	Rs. 5,50,000/-	Rs.55000/-	**Mr Nilesh (7506401097)** Ashwin Nagar, MIDC Road Ratade Khadi Machine,
Mr. Raksha Giri **A/C No.82783806729**	**Vehicle no-** MH04GD6603 **Model-** HONDA CITY VX - MT DIESEL	Rs. 2,80,000/-	Rs.28000/-	
Mr. Stanley Pillai **A/C No. 40854744389**	**Vehicle no-** MH05FV2202 **Model-** VENUE 1.5 CRDI MT Sx	Rs. 7,20,000/-	Rs.72000/-	Airoli Navi Mumbai-400708

This is also a notice to the above named borrowers about holding of the sale, in case the secured debt(vehicle) referred remained unpaid in full.

TERMS AND CONDITIONS:

1. The Bids will be opened on **25 June 2026 (Thursday) at 10.00 AM to 3.00 PM** on the portal **https://baanknet.com (formerly https://mkray.in)**
2. Interested parties can inspect the vehicle at the venue mentioned above any day upto **24 June 2026 from 11.00 AM to 05.00 PM.**
3. The bidders have to register first on **https://baanknet.com (formerly https://mkray.in)** and deposit bid amount through online mode into the e-wallet of the portal.
4. No Bid will be accepted below the reserve price.
5. The successful bidder will have to pay the balance amount within 7 days form the date of auction failing which the EMD amount will be forfeited
6. Authorised officer has absolute right to accept or reject the bids or adjourn/postpone/cancel the e-auction sale without assigning any reasons thereof. Other terms and conditions apply.
7. Statutory Notice Under Rule 8(6) of the SARFAESI Act,. This is also a notice to the Borrower/ Guarantor of the above loan under Rule 8(6) of the SARFAESI ACT, 2002 about holding of Auction for the sale of secured assets on the abovementioned date.
8. Vehicles will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHAT-EVER THERE IS" BASIS

Place : Mumbai Sd/-
Date : 19.06.2026 **Chief Manager, State Bank of India, HLC, Ghatkopar West**

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. ☎ **Tel.- 022-6936 8500**

Recovery Office :- Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) – 400 604. ☎ **022- 6997 8752.**

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

POSSESSION NOTICE [For Immovable Property]

UNDER RULE 8 (2) OF SECURITY INTEREST ENFORCEMENT RULES, 2002
R/W PROVISIONS OF SARFAESI ACT, 2002

WHEREAS, the undersigned being the **Authorised Officer of TJSB Sahakari Bank Ltd.** under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short "SARFAESI Act, 2002")** and in exercise of powers conferred u/s 13 (12) r/w Rule 3 of **Security Interest (Enforcement) Rules 2002,** issued **Demand Notice** to repay the amount mentioned in the notice within **60 Days** from the date of receipt of the said notice bearing failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that, the undersigned has taken **Physical Possession** of the property mentioned below, in exercise of powers conferred on him u/s **13(4) of SARFAESI Act, 2002 r/w Rule 8 of the Security Interest (Enforcement) Rules, 2002.**

The borrower(s) in particular and public in general are hereby cautioned not to deal with property and any dealings with the property will be subject to the charge of **TJSB Sahakari Bank Ltd.**

The borrower's attention is invited to the provision of **sub section (8) of Section 13 of the said Act,** in respect of time available, to redeem the secured assets.

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s) Branch Name & A/c Nos.	Date of Demand Notice & Outstanding Amount	Date & Place of Possession	DESCRIPTION OF PROPERTY
1. Mr. Ajay Vijay Ubale (Borrower & Mortgagor) **2. Mr. Sanjay Vijay Ubale** (Guarantor) **3. Mr. Suresh Chrikat Khodankar** (Guarantor) **4. Mr. Yashwant Umaji Shinde** (Guarantor) **(Kalwa Branch)** **Loan Account No.** **SS-MI 01403500000049 2**	**Demand Notice** **Date: 07.03.2026** Outstanding Amount as on thereon from **17.03.2026** **Rs. 17,95,415.00** **(Rupees Seventeen Lakhs Ninety-Five Thousand Four Hundred Thirty-Five Only)** (Plus further interest, charges and cost thereon from **01.03.2026**)	**Date: 17.06.2026** **Place : Dapoli, Ratnagiri** **(Physical Possession)**	All that piece and parcel of immovable property in the form of **Row House No B/2,** having an admeasuring about 85.50 Sq. Mtrs (920 Sq. Ft built up) i.e. 71.56 Sq. Mtrs (770 Sq. Ft. Carpet) and right of way 24.62 Sq. Mtrs. (265 Sq. Ft) located on ground and first floor bearing Gram panchayat Ghar No 454 B-2 in the lay out known as 'Swami Villa' situated at village Moje Dapoli, Taluka Dapoli, District Ratnagiri constructed on plote of land bearing (1) Survey No. 44 Hissa No 4 having an admeasuring about H-R-P 0.02.40+0.00.13 and (2) Survey No.44 Hissa No 7 having an admeasuring about H-R-P 0.01.24+0.00.10 and (3)Survey No. 48 No 4/2/13 having an admeasuring about H-R-P 0.02.21+0.01.75 and (4)Survey No. 48 No 4/2/11 having an admeasuring about H-R-P 0.01.37+0.01.08 and (5) Survey No.48 No.3/2 having an admeasuring about H-R-P 0.03.73+0.04.17 Lying, being and situated at village Moje Dapoli, Taluka Dapoli, Gram panchayat Moje Dapoli, Talathi Moje Dapoli, Panchayat Samiti Dapoli, Sub Division Taluka Dapoli Division Ratnagiri, Zila Parishad Ratnagiri belonging to Mr. Ajay Vijay Ubale.

Date : 17.06.2026 Sd/-
Place : Dapoli, Ratnagiri. **CHIEF MANAGER & AUTHORIZED OFFICER, Under SARFAESI Act, 2002 For & on behalf of TJSB Sahakari Bank Ltd.**

ICICI Bank

Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

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

(See proviso to Rule 6(2))
Notice for sale of immovable assets(s)

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

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

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Anil Hajirat Kasbe (Borrower) Mrs. Nitu Anil Kasbe (Co Borrowers) Loan Account No. LBMUM00005579277 LBMUM00005654850	Flat No. 403, 4th Floor, B Wing, Building No. 1, Sahakar Dwardkin-1, Off Swapan Nagri Road, Near Sahakar Dwardkin Gruh Nirman Society Road, Old Survey No. 195, Hissa No. 2, 4, 1 New Survey No. 195, Hissa No. 1, 2, 8, Survey No. 197, Hissa No. 1, 2, Morbe, Raigad, Panvel 410206 Admeasuring An Area of Carpet Area 23.688 Sq.mtr (255 Sq.ft) Plus Balcony Area Components Which to be Included in Carpet Area As Per Rera Like Terrace Etc Admeasuring 9.800 Sq.mtr, i.e., 38.750 Sq.ft., Encumbrances of Society Dues	Rs. 20,14,420/- (As on June 10, 2026)	Rs. 10,00,000/- Rs. 1,00,000/-	June 22, 2026 From 11:00 AM To 02:00 PM	July 10, 2026 From 11:00 AM Onward
2.	Mr. Ganesh Eknath Mengaonkar (Borrower) Mrs. Riddhi Ganesh Mengaonkar (Co Borrowers) Loan Account No. LBNM00000205467	Flat No. 203, 2nd Floor, A Wing, Shreeji Residency Residential Residency, Being Constructed on Non Agriculture Plot No. 05, of Survey/ Gut No. 10, Hissa No. 0, Lying Being Situated At Village Vichumbe, Tal Panvel, Dist - Raigad, Raigad - 410206 Admeasuring An Area of Admeasuring About 288 Sq Ft Carpet Area i.e 26.723 Sq Mtrs Carpet Area	Rs. 6,86,567/- As On June 10, 2026	Rs. 10,50,000/- Rs. 1,05,000/-	June 22, 2026 From 02:00 PM To 05:00 PM	July 10, 2026 From 11:00 AM Onward
3.	Mr. Nishad Kashinath Mhatre (Borrower) Mrs. Rajani Kashinath Mhatre (Co-Borrowers) Loan Account No. LBMUM00004963554	Flat No. 101, Ground Floor, C Wing, Project Known As "Konkankhwaro Vindavan", Building To Be Known As "Avanandver", Constructed on Land Bearing Survey No. 51, Hissa No. 2, Situated At Village- Lonere, Tal- Alibag, Dist-Raigad, Raigad- 402201 Admeasuring Carpet Area Of About 45.70 Sq.Mtrs Carpet Area + Balcony Admeasuring 6.97 Sq.Mtrs Natural Terrace Admeasuring 3.53 Mtrs Encumbrances - Builder dues.	Rs. 19,81,210/- As on June 10, 2026	Rs. 18,00,000/- Rs. 1,80,000/-	June 23, 2026 From 11:00 AM To 02:00 PM	July 10, 2026 From 11:00 AM Onward
4.	Mr. Bipin Kailash Vishwakarma (Borrower) Mrs. Jyoti Ramprasad Nisad (Co Borrower) Loan Account No. LBKHP00006208961 LBPVL00006070734	Flat No. 105, 1st Floor, Building No. 1 "Shree Ganesh Apartment" Plot Nos. 22 And 24, Survey No. / Hissa No. 56 / 1 + 2 + 4 / 8 + 1, 56 / 1 + 2 + 4 / 82, 57 / 4A, 57 / 5, 58, City Survey No. 1690 + 1662 + 1663 + 1780, Village Chinchavali - Shekin, Taluka Khalapur, Maharashtra, Raigad 410203 Admeasuring An Area of Admeasuring Carpet Area 21.39 Sq.mtrs. +terrace Adjoining Area 4.73 Sq.mtrs	Rs. 17,03,767/- As on June 10, 2026	Rs. 9,00,000/- Rs. 90,000/-	June 25, 2026 From 02:00 PM To 05:00 PM	July 10, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till July 09, 2026 before 05:00 PM failing which, this secured asset will be sold as per schedule.
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before July 09, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before July 09, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before July 09, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at "Mumbai".
For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8454089353/7304915594/9004392416.
Please note that Marketing agencies 1.ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Motes Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girnanath Pvt Ltd 6. Hecto Prop Tech Pvt Ltd 7. Arca Ernert Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd. 10. Neovadayan Proptech Private Limited, have also been engaged for facilitating the sale of this property.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/e4p4s.

Date: June 19, 2026 Authorized Officer,
Place: Mumbai ICICI Bank Limited

APPENDIX IV-A
Sale Notice for sale of Immovable Property

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) and Rule 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 Property mortgaged to **India SME Asset Reconstruction Company Limited (CIN : U67190MH2000PLC181062) ("Secured Creditor"),** the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"as is where is", "as is what is" and "whatever there is"** basis on **07.07.2026** from **05.00 P.M. to 06.00 P.M.** for recovery of **Rs. 20,58,826/- (Rupees Twenty Lakh Fifty Eight Thousand Eight Hundred Twenty Six only)** pending towards **Loan Account No. HHLBAD00428146,** by way of outstanding principal, arrears (including accrued late charges) and interest till **12.06.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. **13.06.2026** along with legal expenses and other charges due to the Secured Creditor from **NARESH NARAYAN PATHARE and YOGESH D SALUNKHE.**

The Loan Account bearing No. **HHLBD00284148**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and / or guarantee(s), including the Immovable Property, has been assigned by Sammaan Capital Limited **("SCL")** (formerly known as Indiabulls Housing Finance Ltd.) to and in favour of the Secured Creditor acting as a **Trustee of ISARC - 2025-2026-5 Trust** vide Assignment Agreement dated **28.12.2025.** The Secured Creditor has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related loan document(s) and / or enforcement of security interest in relation to the Immovable Property.

The Reserve Price for the Immovable Property will be **Rs. 10,42,000/- (Rupees Ten Lakh Forty Two Thousand only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 1,04,200/- (Rupees One Lakh Four Thousand Two Hundred only)** i. e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 307, 3RD FLOOR, BLDG. C1, VIBHC GREENWOODS, DEVKHOP VILLAGE, AMBACHAPADA, PALGHAR EAST, THANE, MAHARASHTRA - 401404.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i. e. www.isarc.in; Helpline No. 012-68195810, +91 7065451024; E - mail id : auctionhelpline@sammaancapital.com For bidding, log on to www.auctionfocus.in.

sd/-
AUTHORISED OFFICER
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
Date : 15.06.2026 **Trustee of ISARC - 2025-2026-5 Trust**
Place : THANE

APPENDIX IV-A
Sale Notice for sale of Immovable Property

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) and Rule 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 Property mortgaged to **India SME Asset Reconstruction Company Limited (CIN : U67190MH2000PLC181062) ("Secured Creditor"),** the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"as is where is", "as is what is" and "whatever there is"** basis on **07.07.2026** from **05.00 P.M. to 06.00 P.M.** for recovery of **Rs. 15,45,884/- (Rupees Fifteen Lakh Forty Five Thousand Eight Hundred Eighty Four only)** pending towards **Loan Account No. HHLBAD00445359**, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.06.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. **13.06.2026** along with legal expenses and other charges due to the Secured Creditor from **KISHORE SHRIDHAR KANDULI, PRADNYA KISHOR PAGARE and KISHOR PAGARE and SHRIDHAR KANDULI PAGARE @ SHRIDHAR K PAGARE.**

The Loan Account bearing No. **HHLBAD00446369**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and / or guarantee(s), including the Immovable Property, has been assigned by Sammaan Capital Limited **("SCL")** (formerly known as Indiabulls Housing Finance Ltd.) to and in favour of the Secured Creditor acting as a **Trustee of ISARC - 2025-2026-5 Trust** vide Assignment Agreement dated **28.12.2025.** The Secured Creditor has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related loan document(s) and / or enforcement of security interest in relation to the Immovable Property.

The Reserve Price for the Immovable Property will be **Rs. 5,27,000/- (Rupees Five Lakh Twenty Seven Thousand only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 52,700/- (Rupees Fifty Two Thousand Seven Hundred only)** i. e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 003, GROUND FLOOR, TYPE A - 1, ADMEASURING 190 SQ. FT. CARPET AREA, IN BUILDING NO. 32, IN THE BUILDING KNOWN AS "POODAR NAVJEEVAN", BEING AND LYING ON THE PLOT OF LAND BEARING GLD.S. NO. 2065 & NEW S. NO. 1725 AND SITUATED AT VILLAGE ATGON, TAL. SHAHAPUR, DISTRICT THANE, TANSA ROAD, ATGAON, THANE, MAHARASHTRA - 421605.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i. e. www.isarc.in; Helpline No. 012-68195810, +91 7065451024; E - mail id : auctionhelpline@sammaancapital.com For bidding, log on to www.auctionfocus.in.

sd/-
AUTHORISED OFFICER
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
Date : 15.06.2026 **Trustee of ISARC - 2025-2026-5 Trust**
Place : THANE

BOI

Ahmedabad Zonal Office
Bank of India
Transforming Beyond Banking

Ashokvan Branch: Siddhivinayak Gardens Co-op. Hsg. Society, Behind Gokul Anand Hotel, Dahisar East, Mumbai - 400068. Tel.: 7039476752
e-mail: Ashokvan.MumbaiNorth@bankofindia.bank.in

Ref: ASK/ADV/2025-26/ Dated: 04.06.2026

To:
M/S BD Healthcare,
C-207, Jaswant Allied Business Centre,
Malad West, Mumbai - 400064
Mobile: 999921177
Sir/ Madam,

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

At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of Rs. 4,00,00,000/- (Rupees Four crores only) We give hereunder details of various credit facilities granted by us as on the date of Notice:-

Nature of facility	Sanctioned Limit	Outstanding dues
Cash Credit (A/C 016830150000304)	Rs.4,00,00,000/-	Rs. 3,22,53,883.81 (Rupees Three crores Twenty Two Lakhs Fifty Three thousand Eight hundred Eighty Three and paise Eighty One)contractual dues upto 03.06.2026) with further interest plus charges w.e.f 20.04.2026 on monthly rests and also penal interest @2.00% p.a. over & above.

2. The aforesaid credit facilities granted by the Bank are secured by the following assets / securities:-

Nature of Security

a. Hypothecation of stocks and Book debts of M/S B D Healthcare.

b. Equitable mortgage of Flat No.704, 7th Floor, E-wing alongwith open car parking building No.4, New Bhoomi Park-II (Wing A to G) Co-operative Housing Society Limited off Marve Road, Malad West, Mumbai 400095 owned by Mr. Varun Vinod Bharagava.

3. As you have defaulted in repayment of your dues to the Bank under the said Credit facilities, we have classified your account as **Non Performing Asset** on 14.05.2026 with effect from 24.12.2025, as per MOC issued by our statutory auditor as on 31.03.2026 in accordance with the directions/guidelines issued by the Reserve Bank of India
4. For the reasons stated above, we hereby give you notice under Section 13 (2) of the above noted Act and call upon you to discharge in full your liabilities by paying to us the bank sum of Rs. 3,22,53,883.81 (Rupees Three crores Twenty Two lakhs Fifty Three thousand Eight hundred Eighty Three and paise Eighty One)contractual dues upto 03.06.2026) with further interest plus charges w.e.f 20.04.2026 on monthly rests and also penal interest @ 2.00 % p.a. over & above and all costs, charges and expenses incurred by the bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.
5. While we call upon you to discharge your liability as above by payment of the entire dues to the bank together with applicable interest, all costs, charges and expenses incurred by the bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotation or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.
6. The amounts realized from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realization and the residue of the money, if any, after the Bank's entire dues (including under any of our other facilities from whether borrower or guarantor) are fully recovered, shall be paid to you.
7. If the said dues are not fully recovered from the proceeds realized in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal / recovery actions before Debts Recovery Tribunal/Courts for recovery of the balance amount due along with all costs etc. incidental thereto from you.
8. Please take note that as per Sub-Section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.
9. The undersigned is a duly authorized officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.
10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

Yours faithfully,
Ravi Shankar Singh
Chief Manager
Authorised Officer
Place: Ashokvan BANK OF INDIA, Mumbai North Zone
Date: 04.06.2026
Co:
i) Mr. Varun Vinod Bharagava,
Flat No.704, 7th floor, Wing-E, Building No.4,
New Bhoomi Park-II (Wing A to G), Co-operative Housing Society Limited,
Off Marve Road, Malad West, Mumbai 400095
ii) Mrs. Savita Vinod Bharagava,
Partner of M/s BD Healthcare,
14, Ayushi Bungalow, Near Abhilasha Tower, Bharuch, Gujarat 392001.