

PUBLIC NOTICE

Notice is hereby given that we have been instructed by our client to investigate the right, title and interest of the persons in respect of their land parcels comprised in the Property, more particularly described in the Schedule hereunder written.

ALL persons, entity(ies), including but not limited to an individual, hindu undivided family (HUF), company(ies), bank(s), financial institution(s), non-banking financial institution(s), firm(s), limited liability partnership(s), association(s) of persons or a body(ies) of individuals whether incorporated or not, lender(s) and/or creditor(s) and/or authority having any benefits, titles, claims, objections, demands, share or rights or interest whatsoever in respect of the Property or any part thereof by way of sale, exchange, mortgage (equitable or otherwise), encumbrance, gift, trust, transfer, inheritance, maintenance, assignment, tenancy, succession, bequest, partnership, joint venture, development rights, right of way , possession, lis-pendens, reservation, lease, sub-lease, license, lien, charge, share, pledge, easement, care-taker basis, occupation, family arrangement/ settlement or any other arrangement, attachment, injunction or under any decree, order, judgement or award passed by any Court of Law, Quasi-Judicial Authority, Tribunal, Revenue or Statutory Authority or Arbitrators, right of prescription or pre-emption or under any memorandum of understanding, any contract/ agreement, agreement for sale, power of attorney , letter of allotment, option, FSI consumption, TDR/ development potential, right of refusal or other disposition, loans, advances, any liability of commitment or otherwise howsoever or for whatsoever or howsoever reason are hereby requested to notify the same in writing to us with supporting documentary evidence at our mailing address at Fox Mandal & Associates LLP, The Capital, 207B, 2nd floor, G Block, C70, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 and/or via electronic mail at sushant.shetty@foxmandal.in within 14 days from the date hereof, failing which any such right, title, interest, share, claim, benefit, entitlement, objection and/or demand, if any, of such person/s will be considered to have been waived and/or abandoned.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF land admeasuring in the aggregate 2000 square metres equivalent 0.49 acres of holder's entitlement lying, being and situate within the limits of Village Kanhe, taluka Maval, district Pune, comprised in 1 Gat number tabulated hereinbelow:

Sr. No.	Gat number (A)	Area as per 7/12 extract (In square metres) (B)	Seller's name and their entitlement (as per the 7/12 extracts in square metres) (C)	Area to be purchased (In square metres) (D)	Boundaries (E)
1.	199	15700	a) Pandurang Babu Satkar b) Ramchandra Babu Satkar c) Sitabai Pandurang Gayakavd (2000)	2000	On or towards the North : By Gat No. 198 On or towards the South : By part of Gat No. 199 On or towards the East : By Gat No. 198 On or towards the West : By Gat No. 198
Total	15,700	2,000	2,000	0.49	
Area in Acres	3.88				

Mumbai,
Dated this 30th day of June, 2026.

Sd/-
Sushant Shetty
Partner


PUBLIC NOTICE

Notice is hereby given that M/s. Parshwapadm Diamonds, a partnership firm engaged in the business of trading diamonds and jewellery, had Mr. Smit Alpeshbhai Shah as one of its Managing Partners, while I, Meeth R Momaya, a sleeping partner and was not involved in the day-to-day affairs of the firm.

Mr. Smit Alpeshbhai Shah was exclusively handling and managing the affairs of the firm, including its day-to-day management, banking operations, sales, purchases, financial transactions, and other business activities.

I, Meeth R Momaya, residing at 40, Thambusamy Road, Kilpauk, Chennai, Tamil Nadu – 600010, hereby inform the general public, customers, suppliers, bankers, financial institutions, and all concerned persons that I shall not be responsible for any transactions, commitments, representations, dealings, borrowings, liabilities, obligations, or assurances undertaken by Mr. Smit Alpeshbhai Shah without my knowledge, consent, or authorization.

Any person dealing with Mr. Smit Alpeshbhai Shah hereinafter shall do so at their own discretion, risk, responsibility, and cost. I shall not be liable for any loss, claim, liability, dispute, or consequence arising out of such dealings.

This notice is issued for the information and caution of the general public and all concerned.

Sd/-
Meeth R. Momaya

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. II (Ministry of Finance)

3rd Floor, Telephone Bhavan, Strand Road Colaba, Mumbai - 400 005

ORIGINAL APPLICATION NO. 592 OF 2025

HDFC BANK LTD. ... APPLICANT
VERSUS
KETAN MIRANI ...DEFENDANT

SUMMONS

WHEREAS O.A. No. 592 of 2025 was listed before Hon'ble Presiding officer on 13.08.2025. WHEREAS this Hon'ble Tribunal is pleased to issue summons on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.49,01,192.99/- (Rupees Forty Nine Lakhs One Thousand One Hundred Ninety Two and Paise Ninety Nine Only). (Application along with documents etc, annexed).

WHEREAS the service of summons could not be affected in ordinary manner and whereas the Application for substituted service has been allowed by this Hon'ble Tribunal. In accordance with sub-section (4) of section 19 of the Act, you, the Defendants are directed as under:-

- To show cause within 30 thirty days of the service of summons as to why relief prayed for should not be granted.
- To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial Number 3(A) of the Original Application.
- You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under serial Number 3(A) of the Original Application, pending hearing and disposal of the application for attachment of the properties.
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which security interest is created and/or other assets and properties specified disclosed under Serial no. 3A of the Original Application without the prior approval of the Tribunal.
- You shall be liable to account for the sale proceed realized by sale of secured assets or other assets and properties in the ordinary course of business, and deposit such sale proceeds in the account maintained with bank of financial institution holding security interest over such assets.
- You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-II on 22/09/2026 at 11:00 a.m. failing which the application shall be heard and decided in your absence.

Given/Issued under my hand and seal of this Tribunal on this 9th day of February, 2026

To,
1. KETAN MIRANI
Son of Givardhan Mirani Principal Borrower, an Indian Inhabitant having his address at Flat No 404 J Wing 4th Floor Building Neelam Nagar Building, No 11 J CHS Ltd Neelam Nagar Phase II Ganpanda, Mumbai, Mulund East, Mumbai 400081, Maharashtra
Also at : House No 4 K, Wrd No 06, Jnanadeo Cinema Road, Jnanadev, Jamal Chindwara, Madhya Pradesh 480551
Working at : Eagle Trans Shipping & Logistics India Pvt Ltd
having address at Unit No 1, 2nd Floor Kailas Corporate Lounge, Park Site Godrej Hiranandani, Link Road Vikhroli, Mumbai-400078, Maharashtra

Sd/-
Registrar,
DRT- II, Mumbai



NOTICE

NOTICE is hereby given to the public at large that Late Mrs. Bharati Narendra Shah ("Member") was the holder and member in respect of 5 (Five) fully paid-up shares of Hind Co-operative Housing Society Limited, represented by Share Certificate No. 247, dated 13th Feb 1961 (Member Registration No. 247), bearing Distinctive Nos. 1231 to 1235 (both inclusive) ("Share Certificate"), pertaining to Flat No. E-43, admeasuring approximately 537 sq.ft. carpet area, situated in the building known as "Highway Apartments" of Hind Co-operative Housing Society Limited, located at Sion (East), Mumbai-400022 ("said Flat").

Late Mrs. Bharati Narendra Shah died intestate on 8th November 2020 and was survived by her legal heirs and representatives, namely, (i) Mr. Nimesh Narendra Shah (son); (ii) Ms. Pinal Narendra Shah (daughter); and (iii) Mr. Ashish Narendra Shah (son) (collectively "Legal Heirs").

The aforesaid Legal Heirs have represented that the original Share Certificate in respect of the said Flat is lost/ misplaced and could not be traced despite diligent search and the same has not been pledged with any bank and/or financial institutions nor is the said Flat mortgaged. A police complaint for lost Share Certificate has also been lodged with Sion Police Station on 25th June 2026. The Members have applied for issuance of duplicate Share Certificate and the Society is in the process of issuing the same.

In the event any person/s is having any claim or interest of any kind whatsoever in the said Flat and or the said Share Certificate are hereby required to intimate in writing to Chairman / Secretary, of Hind Co-operative Housing Society Limited, "Highway Apartments" located at Sion (East), Mumbai-400022, within 14 days from the date of this advertisement, failing which the Society will proceed to issue duplicate share certificate and complete the process, based on the representation made by the aforesaid Legal Heirs, believing the same to be true. Any representation /claim/ objection made thereafter will neither be entertained nor binding on the Society.

For, Hind Co-operative Housing Society Limited.

Place: Mumbai
Dated 1st July 2026
Sd/-
Hon. Secretary

GRIHUM HOUSING FINANCE LIMITED (FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohgaon, Pune, Maharashtra 411014 Branch Off Unit: Shivkala Arcade, 1st Floor, Shivkala Arcade, Tarapur Road, Boisar, Mumbai, Maharashtra-401501

E-AUCTION - SALE NOTICE

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 17-07-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com.

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	10MD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. LAP0491 200000005049617 & 200000005049618 in LAP0491200000005049617 & 16656302/- in LAP0491200000005049617 & 16656302/- in LAP0491200000005049617 & 16656302/- (I) payable as on 07-06-2025 along with interest @15.35 & 10.65% p.a. till the realization.	Notice date: 07-06-2025 Total Dues: Rs. 1,814,222.00/- which includes Outstanding of 225,592/- in LAP0491200000005049617 & 16656302/- in LAP0491200000005049617 & 16656302/- (I) payable as on 07-06-2025 along with interest @15.35 & 10.65% p.a. till the realization.	Physical	All That Piece And Parcel Of The Flat No. 103, On First Floor, Wing E, Admeasuring 380 Sq. Fts (Built Up Area) In The Buildin Known As "Aashita Samruddhi" After Registration Of Society Named As "Aashita Samruddhi Co-operative Housing Society Limited", Constructed On Plot A Land Bearing Survey No. 37, Hissa No. 1, Plot No. 20 Laying Being Situated At Village- Sopara Taluka- Vasai & District-Palghar, And Boundaries Of The Plot: East- Na West- Na North- Na South- Na	Rs. 750000/- (Rupees Seventy Five Thousand Only)	Rs. 75,000/- (Rupees Seven Thousand Only)	16-07-2026 Before 5 PM	10,000/-	08-07-2026 (11AM – 4PM)	17-07-2026 (11 AM- 2PM)	NIL
2	Loan No. HL00491100000005041775 SHASHI KIRAN PANDEY (CO BORROWER)	Notice date: 09-07-2025 Total Dues: Rs. 2294386/- (Rupees Twenty Two Lakh Nine Four Thousand Three Hundred Eighty Six Only) payable as on 09-07-2025 along with interest @12.35% p.a. till the realization.	Physical	All The Piece Or Parcel The Flat No. 304, A/Wing, On Third Floor, Area Admeasuring 40.42 Sq. Mtrs. (Built Up) Type 1 Building Known As "Balaji Enclave", Constructed On Land Bearing Survey No. 1053 Old Survey No.831/2 Part, Plot No. 2 And 3 Lying Being And Situated At Village Mahim, Taluka And District- Palghar And Boundaries Of The Plot: Not Mentioned In The Documents. East- West-North-South-	Rs. 1200000/- (Rupees Twelve Lacs Only)	Rs. 120000/- (Rupees One Lacs Twenty Thousand Only)	16-07-2026 Before 5 PM	10,000/-	08-07-2026 (11AM – 4PM)	17-07-2026 (11 AM- 2PM)	Sale transaction as per SRO record / Agreement to Sale dated 10/03/2025 Registration number before Palghar-2 SRO 1868/2025

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/ herself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (C) AIT PVT LTD. Address- Plot No.68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7261981124. Support Email id – Support@bankauctions.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS. DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD, Account No-091551000028 and IFSC Code- ICICI0000915, ICICI Bank Ltd, Panchsith Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 16-07-2026 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: Shivkala Arcade, 1st Floor, Shivkala Arcade, Tarapur Road, Boisar, Mumbai, Maharashtra-401501 Mobile no. +91 8281138143 e-mail ID padith@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction. This notice should also be considered as 15 DAYS (Fifteen) notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Free Press Journal shall be prevail Date: 01.07.2026 Place: MUMBAI Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)

punjab national bank Together for the better

ARMB Mumbai Western PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai – 400051. Email: cs4444@pnb.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No.	Name of the Branch Name of the Account	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic /Physical/ Constructive	A) Reserve Price B) EMD (Last date of deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person	Property ID QR code
1	ARMB Mumbai Western Mr. Sanjay Vashishtmuni Dhusiya(Borrower) Ms. Latika Sanjay Dhusiya (co-Borrower)	Flat No. 2C-1006, 10th Floor, 2 C Wing, JP North Estella, JP North Garden City Complex, Vinay Nagar, Next to RNA Kashimira Road, Mira Road East, Thane – 401107. 2-BHK, Area adm. 520 sq. ft. along with 1 car parking in the name of Ms. Latika Sanjay Dhusiya and Mr. Sanjay Vashishtmuni Dhusiya.	A) 18.08.2025 B) Rs. 1,43,23,865.68 as on 16.08.2025 + Further intt & other charges C) 15.12.2025 D) Symbolic	A) Rs. 72,25,200/- B) Rs. 7,22,520/- C) Rs. 10,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
2		Flat No. 201, 2nd Floor, Wagholkar House CHSL, Chendani, R S Road, Thane – 400061. Built Up Area adm. 665 sq. ft. in the name of Mr. Sanjay Vashishtmuni Dhusiya and Ms. Latika Sanjay Dhusiya.	A) 18.08.2025 B) Rs. 1,83,51,355.82 as on 16.03.2022 + Further intt & other charges C) 13.03.2024 D) Physical	A) Rs. 75,41,100/- B) Rs. 7,54,110/- C) Rs. 10,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
3	ARMB Mumbai Western M/s. Fair Deal Enterprises (Prop. Mr. Parth Sanghvi A-603, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai-400067 Mr. Milan Sanghvi (Guarantor) A-603, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai-400067	Merged Commercial Shop Nos. L-12/L-15/L-17 situated at Lower Ground Floor, "Prime Mall", in Irla CHSL, Vile Parle West, Mumbai – 400056, bearing Survey No. 191-a, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433,433/1, to 57, Landmark behind HP Petro Pump. Area of shop No. L-17 admeasuring 172.95 sq. ft. build up in the name of Mr. Parth Sanghvi	A) 16.03.2022 B) Rs. 1,83,51,355.82 as on 16.03.2022 + Further intt & other charges C) 13.03.2024 D) Physical	A) Rs. 88,65,000/- B) Rs. 8,86,500/- C) Rs. 10,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
4		Merged Commercial Shop Nos. L-95 situated at Lower Ground Floor, "Prime Mall", in Irla CHSL, Vile Parle West, Mumbai – 400056, bearing Survey No. 191-a, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433,433/1, to 57, Landmark behind HP Petro Pump. Area of shop No. L-17 admeasuring 172.95 sq. ft. build up in the name of Mr. Parth Sanghvi	A) 16.03.2022 B) Rs. 1,83,51,355.82 as on 16.03.2022 + Further intt & other charges C) 13.03.2024 D) Physical	A) Rs. 88,65,000/- B) Rs. 8,86,500/- C) Rs. 10,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
5	ARMB Mumbai Western All legal Heirs of Late Dashrath Bhola Prasad Gupta	Flat No -302 3rd Floor A Wing Sal Paradise CHSL Sector 8 Near Vibgyor International School Airoli Navi Mumbai 400708 BUA 570 Sq ft	A) 29.04.2026 B) Rs. 71,50,268.57 as on 29.04.2024 + Further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 80,80,200/- B) Rs. 8,08,020/- C) Rs. 25,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381	
6	ARMB Mumbai Western Mr. Bhushan Bhikaji Sawant (Borrower) Ms Anubha Bhushan Sawant (Co-Borrower)	Flat No 702 7th floor Shree Gurukrupa CHSL Near The Row Hotel Gangawadi LBS Marg Ghatkopar (West) Mumbai 400086 area 630 sq ft Carpet in the name of Mr. Bhushan Sawant and Ms Anubha Bhushan Sawant.	A) 08.12.2025 B) Rs. 1,75,07,490.01 as on 08.12.2025 + Further intt & other charges C) 24.02.2026 D) Symbolic	A) Rs. 1,42,20,000/- B) Rs. 14,22,000/- C) Rs. 50,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381	
7	ARMB Mumbai Western Mr. Ritin Raghunath Shetty (Borrower) Mrs. Nikita Ritin Shetty (Co-Borrower)	Flat 14, 1st Floor, Building No 1 Vijay Garden Lotus CHSL Ghodunagar Road Near Suraj Water Park Village Kavesar Thane West - 400615, BUA - 510 sqft	A) 20.04.2021 B) Rs. 25,58,755.50 as on 20.04.2021 + further interest & other charges C) 06.07.2021 D) Symbolic	A) Rs. 49,73,000/- B) Rs. 4,97,300/- C) Rs. 25,000/-	17.07.2026 11:00 AM to 4:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381	
8	ARMB Mumbai Western M/S SHYAM SUNDAR ESTATES PVT LTD (OFFICE ADDRESS) 501, Dareshev Chambers, S V Road, Khar West, Mumbai 400052 MR. MAHBOOB USMAN DARVESH (Director) MR. MAHBOOB USMAN DARVESH (Director) MR. USMAN ABUBAKAR DARVESH 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052	All that part and parcel of the property consisting of land at Plot No. A3, Plot No. A4 & Plot No. A5 adm. 862 sq. yards equivalent to 720.74 sq.mtrs. and a strip of land adm. 176.66 sq. yards equivalent to 147.74 sq. mtrs, western side of Plot No. A3 & A4 and abutting along S.V Road, CTS No.220/8, Survey No.7, Hissa No. 3, 5 and 1(part) and Survey No. 33(part), City Survey Bandivali, Taluka Andheri, Village: Bandivali, Taluka: Andheri, Mumbai Suburban District "excluding Plot on which Ayesha Tower is constructed" in the name of M/s Shyam Sunder Estates Pvt. Ltd..	A) 13.02.2020 B) Rs. 23,16,03,921.00 plus Interest & charges since date of NPA C) 20.12.2025 D) Symbolic	A) Rs. 7,30,00,000/- B) Rs. 73,00,000/- C) Rs. 1,03,50,000/- D) Rs. 1,00,000/-	17.07.2026 11:00 AM to 04.00 PM	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
9	ARMB Mumbai Western M/s. National India Contractors & Engineers (Borrower) Commercial Unit on 1st Floor, South Corner, Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar (West), Mumbai – 400025. Mr. Farukh Khatri (Partner & Guarantor), Mr. Zuber Khatri (Partner & Guarantor) & Mr. Rizwan Khatri (Partner & Guarantor) 628, U K Tower, H J Khatri House, 13th Road, Near Khar Telephone Exchange, Khar (W), Mumbai - 400052	Entire 1st Floor Commercial Premises (Excluding Bank Premises) building known as Mantri Corner CHSL, situated at C S No. 1138 of Lower Panel Division, Plot No. 1027, TPS No. IV, Junction of Gokhale Road, Sayani Road, Dadar (W), Mumbai - 400025 admeasuring 6000 sq. ft. in the name of M/s National India Contractors and Engineers through its partner Mr. Farukh Usmanigani Khatri.	A) 11.08.2025 B) Rs. 5,87,79,979.86 plus Interest & charges since date of NPA C) 30.10.2025 D) Symbolic	A) Rs. 10,35,00,000/- B) Rs. 1,03,50,000/- C) Rs. 1,00,000/-	17.07.2026 11:00 AM to 04.00 PM	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://banknet.com> and www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://banknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9. All statutory dues/tenant's charges/other dues including registration charges, stamp duty, taxes etc, shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc

Date: 01.07.2026
Place: Mumbai
Sd/-
Authorised Officer,
Punjab National Bank

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 provision to rule 8(6)]

Notice for sale of immovable assets

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
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