

PUBLIC NOTICE

Notice is hereby given that we have been instructed by our client to investigate the right, title and interest of the persons/entities 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, its-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 persons 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 24,200 square metres equivalent 5.98 acres of holder's entitlement lying, being and situate within the limits of village Kanhe, taluka Maval, district Pune, comprised in 3 Gat numbers 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.	196	16900	Akshay Developers and builders through its partners a) Deepak Madanlal Dakale b) Riaan Med-Pharma Private Limited (8900)	8900	On or towards the North : By Railway Line On or towards the South : By Gat No. 197 On or towards the East : By Gat No. 215 On or towards the West : By part of Gat No. 195 and 197
2.	197	11600	Akshay Developers and builders through its partners a) Deepak Madanlal Dakale b) Riaan Med-Pharma Private Limited (6400)	6400	On or towards the North : By Gat No. 196 On or towards the South : By Gat No. 198 On or towards the East : By Gat No. 215 On or towards the West : By Gat No. 195 and 197
3.	198	18000	Akshay Developers and builders through its partners a) Deepak Madanlal Dakale b) Riaan Med-Pharma Private Limited (8900)	8900	On or towards the North : By Gat No. 197 On or towards the South : By Gat No. 199 On or towards the East : By Gat No. 214 On or towards the West : By Gat No. 194 and 192
Total		46,500		24,200	
Area in Acres	11.49		5.98	5.98	

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

Sd/-
Sushant Shetty
Partner
FoxMandal
Bhatnagar & Associates

9A, Sports Field CHSL, Khan Abdul Gaffar Khan Road, Worli Sea Face, Mumbai 400030
(Dist No 3740) Tel No 022-24922939 FAX 24953852, E-Mail : bo3740@pnb.bank.in

Auction Ref No. SAJ/08/2026 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Date:- 30.06.2026



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

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

SCHEDULE OF THE SECURED ASSETS					
Name of the Branch	Description of the Immovable Properties Mortgaged	A) D. Of Demand Notice u/s 13(2) of Sarfesi Act 2002 B. Outstanding Amount as on 11.07.2022 C. Possession Date u/s 13(4) of Sarfesi Act 2002	A) Reserve Price (Rs. in Lakhs) B) EMD (last date of deposit of EMD) C) Bid Increase Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
Name of the Account	Name of Mortgagor / Owner of property	D) Nature of Possession Symbolic/Physical/Constructive	C) Bid Increase Amount		
Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors					
PNB - BO : Worli Seaface (374000) Mr. Mahesh Balkrishna Raut Address: Flat No.305, A Wing, Mahashakti CHSL, Nearby Virar Nala Sopara Link road, Jay Shree Jagannath Nagar, Virar (East), Tal-Vasai, Dist- Palghar- 401305 Owned by Mr. Mahesh Balkrishna Raut Boundries as:- North: Open Plot South: Shambhu Krupa Building East: Jai Shri Jivdanti Krupa Building West: B Wing	Description of Property- Flat No.305, A Wing, Mahashakti CHSL, Nearby Virar Nala Sopara Link road, Jay Shree Jagannath Nagar, Virar (East), Tal-Vasai, Dist- Palghar- 401305 Owned by Mr. Mahesh Balkrishna Raut Boundries as:- North: Open Plot South: Shambhu Krupa Building East: Jai Shri Jivdanti Krupa Building West: B Wing	A) 13/11/2017 B) HL- Rs. 9,52,588.00 + further interest & Charges ODHL - Rs. 3,55,622.25 + further interest & Charges C) 27/01/2020 D) Physical	A) Rs. 9.00 Lakh B) Rs. 0.90 Lakh C) Rs. 0.25 Lakh		Not Known to Us

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
1. The auction sale will be "online through e-auction" portal <https://www.baanknet.com>. 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 17.07.2026 before the e-Auction date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>)) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (<https://www.baanknet.com>) for e-Auction will be provided by e auction service provider M/S PSB Alliance Pvt. Ltd having its Registered office at Unit 1, third Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai. 400037 Help Desk: No +912291220220. Email id- support.baanknet@psballiance.com The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal. (1) www.pnbindia.in (2) <https://www.baanknet.com> 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from -e-Auction portal (<https://www.baanknet.com>). B Bidder's E-Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.0.25 Lakh to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. 10. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt Ltd. Details of which are available on the e-Auction <https://www.baanknet.com> Portal. 11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (37400037118A) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of Bid amount. 15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 16. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act. 17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS" 18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing officer as per the details provide. 20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 21. The Authorized Officer or the Bank shall not be responsible for any change, 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 power tax, electricity dues, GST etc. 22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 23. It is open to the Bank to appoint a representative and make self bid and participate in the auction. (1) For detailed term and conditions of the sale, please refer www.pnbindia.in, <https://www.baanknet.com>.

Date :30.06.2026 Place : Worli Seaface
Name: Kundan Kumar Thakur
Authorized Officer, Secured Creditor, Punjab National Bank

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom
Santacruz (East), Mumbai - 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Mumbai



PUBLIC NOTICE FOR SALE OF MORTGAGED PROPERTY

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 Of 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession taken	Earnest Money Deposit 10% or more of RP (In ₹)	Secured Debt	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Nimesh Diyora 2. Mukti Bheda	Schedule-I All That Piece And Parcel Of 'Premises Bearing Flat No. 401, Admeasuring 625 Sq. Ft. (Carpet) Area On 4th Floor, In The 'May Fair Co-operative Housing Society Ltd.', Standing On The Plot Of Land Bearing C.T.S. No. 54, Tika No. 11, Village-Charai, Thane, Lying Being And Situated At Edulajji Road, Charai, Thane (W), Maharashtra 400601	H02470090 922045403	20-05-2026	Rs. 11,40,000/-	As per Demand Notice dated 11/07/2025 Total outstanding dues is Rs. 11,992,284.92 /- As On Date 05/07/2025	Rs. 1,14,00,000 /- (BID Increments 1 Value Rs. 1,00,000/-)	On 29/07/2026 from 10.00 A.M to 5.30 P.M with prior appointme nt.	05/08/2026 from 11:00 A.M To 12:00 P.M

TERMS AND CONDITIONS OF PUBLIC AUCTION

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public E-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured asset/s mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10 % of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 04/08/2026 TILL 6.00 P.M.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 05/08/2026 i.e., day of e-auction or on the next working day i.e., 06/08/2026, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. Name Mr. Vikas Singh, Contact No. 8669189048 and Mr. Dilip Mishra, Contact No. 7575021496, L&T Finance Ltd, Brindavan, Plot no. 177, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI Act, 2002.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s)/public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 01.07.2026
Place: Mumbai
Sd/-
Authorized Officer
For L&T Finance Limited



Saraswat Co-operative Bank Ltd.

Centralised Recovery Department : 6th Floor, Hill Top Building, A.V. Nagvekar Marg, Babasaheb Worlikar Chowk, Prabhadevi, Mumbai-400025 Tel. No. :-91 8828805609/13/14/15

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd., has taken over physical possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that common e-auction (under SARFAESI) Act, 2002 of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

Sr. No.	Name of the Borrower/Co-Borrower/ Guarantor/Mortgager.	A. Date of Demand Notice B. Amount of Demand Notice C. Possession Type / Date	Description of Assets	I. Reserve Price II. EMD III. Bid Increment Amount
1.	Borrower & Mortgager: Mr. Ombale Samadhan Ramchandra Guarantor: Mrs. Ombale Surekha Ramchandra	A. 23-06-2022 B. Rs.11,66,193/- (Rupees Eleven Lakhs Sixty Six Thousand One Hundred Ninety Three Only) as on 17.06.2022. plus interest thereon C. Physical: 29.12.2025.	Flat No.0101, on the 1st floor, (adm about 25.81 sq. Mtrs. Carpet area, in the Building No. E/02, Type - EWS, in Mass Housing Scheme, Situated at Kalamoli, Navi Mumbai, Raigad - 410 218, on land bearing Sector-15, Plot No. 09, At Village Kalamoli, Taluka - Panvel, Dist. Raigad.	I. Rs. 28.63 Lakhs II. Rs. 2.86 Lakhs III. Rs. 0.50 Lakhs Date / Time of Inspection 18/07/2026 01.00 p.m to 02.00 p.m. Last Date / Time for EMD & KYC submission 05/08/2026 Up to 5.00 p.m. Date / Time of E-Auction 06/08/2026 11.00 a.m. to 12.00 p.m.
2.	Borrower: Mr. Gosavi Mansingh Maruti. Co-Borrower : Mr. Gosavi Maruti Nivrutti. Guarantor: Mrs. Gosavi Bhagyashree Mansingh	A. 23.06.2022. B. Rs.72,26,803/- (Rupees Seventy Two Lakhs Twenty Six Thousand Eight Hundred and Three Only) as on 19.05.2023 C. Physical: 19.05.2026	Flat No.602 [adm area: 700 sq.ft. Carpet Area], 6th Floor in the Society known as "RAJESH RESIDENCY CO-OP HSG. SOC. LTD.," Situated at Kamoth, Panvel, Navi Mumbai - 410 209, on Land Baring Sector-36, Plot No-26, Village Kamoth, Taluka- Panvel, Dist. Raigad	I. Rs. 19.23 Lakhs II. Rs. 9.93 Lakhs III. Rs. 0.50 Lakhs Date / Time of Inspection 18/07/2026 03.00 pm to 04.00 pm Last Date / Time for EMD & KYC submission 05/08/2026 Up to 5.00 p.m. Date / Time of E-Auction 06/08/2026 02.00 p.m. to 03.00 p.m.

The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies limited (Auction Tiger). Bid Form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/Offer, are available from their website at <https://sarfaesi.auctiontiger.net> and Recovery Dept.

STATUTORY NOTICE AS PER RULE 8(6) OF SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Partners, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date.

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



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

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

(See proviso to Rule 8(6))
Notice for sale of immovable asset(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. Devendra Rajendra Potdar (Borrower) Mrs. Aishwarya Brigopal Saraf (Co Borrowers) Loan Account No. LBMUM00005689499	Flat No. 501, 5th Floor, "Amar Pride", Room No. 1, Bearing City Survey No. 21543, Room No. 2, Bearing City Survey No. 21544 And 30638, Half Portion of Room No. 3, Bearing City Survey No. 21541 And Room No. 4, Bearing City Survey No. 21542 Of Brk. No. 1585, Section- 27, Ulhasnagar- 4, Near Baba Tulsidas Darbar And Gurudwara And Satramdas Hospital, Maharashtra, Thane- 421001., Admeasuring An Area of Admeasuring Built Up Area 808 Sq.ft.	Rs. 62,78,467/- As on June 24, 2026	Rs. 53,00,000/- From Rs. 5,30,000/-	July 22, 2026 From 02:00 PM To 05:00 PM	August 06, 2026 From 11:00 AM Onward
2.	Mr. Santosh Ramsahay Shrivastav (Borrower) Mr. Pankaj Pandey (Gurrantor) Loan Account No. LBMUM00004916805 LBMUM0000550661 LBMUM00006056540 LBMUM00006527687 LBMUM00006737445	Flat No. 305, 3rd Floor, Wing H, Building Knows As "Aquamarine", Project Know As- Jewel Arista, Survey No. 25/1A, 25/1B, 25/2, 67/3A, 67/3B, 67/4, 25/3, Plot No.1, Village Sonivali, Taluka Ambarnath, Thane-421503., Admeasuring An Area of Admeasuring About 643 Sq Ft Carpet Area.	Rs. 32,55,800/- As on June 24, 2026	Rs. 27,00,000/- From Rs. 2,70,000/-	July 23, 2026 From 02:00 PM To 05:00 PM	August 06, 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/ notice are given a last chance to pay the total dues with further interest till August 05, 2026 before 05:00 PM failing which, these secured assets 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 August 05, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before August 05, 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 August 05, 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 7304915594/9004392416. Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augco Assets Management Private Limited 3. Matex Net Pvt. Ltd, 4. Finvin Estate Deal Technologies Pvt Ltd 5. Ginarsoft Pvt Ltd 6. Hecta Pro Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd. 10. Navodayan 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/n4p45

Date : July 01, 2026
Place: Mumbai
Authorized Officer,
ICICI Bank Limited

MUMBAI DISTRICT CO-OPERATIVE HOUSING FEDERATION LTD. MUMBAI.

Special Recovery and Sales officer, Maharashtra Co-operative Societies Act 1960 Rule 156 & Rule 107 of Maharashtra Co-operative Societies Rule 1961, Attached to Mumbai District Co-operative Housing Federation LTD. 19, Bell Building, 2nd Floor, Opp. Laxmi Building, Sir. P. M. Road, Fort, Mumbai - 400001 Tel. No. -022-22660068/22661043/8419988279
Recovery Dept. Kannamwar Nagar No.2, Next to Building No.77, Near Old Police Station, Opp. ICICI Bank, Vikhroli (East), Mumbai- 400 083 Tel. No.-919967846859

NOTICE OF AUCTION SALE

The Special Recovery and Sales officer invites offers in sealed envelopes from the interested parties in respect of below mentioned immovable Property put up for auction sales on "As is where is basis and as is what is basis".

DISRIPTION OF PROPERTY

Sr. No.	Defaulter Name	Recovery Certificate issued by Deputy Registrar "MMRDA" Ward Co-Op. Soc. Mumbai	Property Details	Area of property	Reserve Price/ Up set Price (Rs.)	E.M.D. (Rs.)
1	Shri. Shrirang Shivram Jagtap	Order No. 977 dated 05/04/2021	Flat No.303, Building No.80, Saptasangam SRA Co-op. Hsg. Soc. Ltd., New MHada Colony, Dr. Ambedkar Nagar, Mankhurd (W), Mumbai - 400 043	225 Sq. ft. Carpet	28,12,000/-	4,21,800/-
2	Shri. Vitthal Bandu Gholap	Order No. 977 dated 05/04/2021	Flat No. 312, Building No.80, Saptasangam SRA Co-op. Hsg. Soc. Ltd., New MHada Colony, Dr. Ambedkar Nagar, Mankhurd (W), Mumbai - 400 043	225 Sq. ft. Carpet	28,12,000/-	4,21,800/-
3	Shri. Chandrakant Nivruti Mane	Order No. 977 dated 05/04/2021	Flat No. 412, Building No.80, Saptasangam SRA Co-op. Hsg. Soc. Ltd., New MHada Colony, Dr. Ambedkar Nagar, Mankhurd (W), Mumbai - 400 043	225 Sq. ft. Carpet	28,12,000/-	4,21,800/-

The Tender Form, terms and condition of auction and other information can be obtained from the Special Recovery and Sales officer office on any working day on payment of Rs.1000/- The inspection of the property may be taken on Dated - 10-07-2026 between 11:00 A.M. to 1:00 P.M. except recovery certificate dues all taxes, levies, or any other liabilities incurred on the property shall be born and paid by the Purchaser. The sealed bid should be accepted with interest free earnest money deposit (E.M.D.) mentioned herein above for each property separately by Demand Draft / pay order on favoring Saptasangam SRA Co-op. Hsg. Soc. Ltd., The Special Recovery and Sales officer on or before Dated - 29-07-2026 before 5:00 P.M. at the office of Special Recover & Sales officer, Kannamwar Nagar No.2, Next to Building No.77, Old Police Station, Opp. ICICI Bank, Vikhroli (East), Mumbai - 400 072 must receive the bids. The sealed tenders received will be open on dated 30-07-2026 at 11:30 A.M. in the office of Special Recovery and Sales officer, The Mumbai District Co-operative Housing Federation Ltd. Kannamwar Nagar No.2, Near Building No.77, Old Police Station, Opp. ICICI Bank, Vikhroli (East), Mumbai 400 072. The bidders present will be given and opportunity to improve upon their bids. The successful bidder will have to pay 30% of the bid amount (Inclusive of EMD), immediately upon acceptance of his bid and balance amount of the finalized bid should be pay within 30 days from the date of auction.

The tenders received after the prescribed date, time will not be accepted. The Special Recovery and sales officer reserves the rights to Cancel process of Auction for any reason and accept or reject any tenders without assigning any reason whatsoever and to conduct negotiation, if necessary.
Sd/-
Shri. Shankar Y. Parab