PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Office: 2nd Floor, Office 204, Junction 406, Plot no.406/1B, Takka Road, Panvel West- 410206

Whereas

The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Home Finance Company Limited.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Kiran Ramesh Deshmukh (Borrower), Supriya Kiran Deshmukh (Co-Borrower), LHPVL00001393469.	Flat No. G1, Ground Floor, A Wing, In The Building Known As Hill View Complex, Plot No. 23/2 Village Valap Taluka Panvel- 410206 Panvel Na Panvel Maharashtra- 410206./ Date of Possession- 10-Jul-26	29-06-2024 Rs. 27,18,238.9/-	Panvel
2.	Kiran Ramesh Deshmukh (Borrower), Supriya Kiran Deshmukh (Co-Borrower), LHPVL00001393616.	Flat No. G1, Ground Floor, A Wing, In The Building Known As Hill View Complex, Plot No. 23/2 Village Valap Taluka Panvel- 410206 Panvel Na Panvel Maharashtra- 410206./ Date of Possession- 10-Jul-26	29-06-2024 Rs. 1,17,530.09/-	Panvel
3.	Sanna Sameer Gauri (Borrower), Nasim Sarojadin Gauri (Co-Borrower), Huzefa Ayaz Gori (Guarantor), Flat No. 502 Pine Wood Towe Plot No. 5 5th Floor Secto, Kharghar, Flat, Kharghar, Kharghar Maharashtra- 410210. LHPVL00001651309.	Flat No. 502 5th Floor Pinewood T Ower Chsl Plot No. 5 Sector 09 Phas E 1 Taloji Pachanand Panvel- 41021 Kharghar Maharashtra- 410210, Bounded By- North: Ground, South: Road, East: Plot No. 6, West: Road./ Date of Possession- 10-Jul-26	14-11-2025 Rs. 40,48,294/-	Panvel

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

Date : July 15, 2026
Place: Panvel, Kharghar

Authorized Officer
ICICI Home Finance Company Limited

ABHYUDAYA CO-OR BANK LTD.

(Multi-State Scheduled Bank)
Legal & Recovery Dept., Sharam Safalya Bldg., 63, G.D. Ambekar Marg, Parel Village, Mumbai- 400 012. Tel. 8591948712;8169452713, 2719 Email:recovery@abhyudayabank.net

[Under Rule 8 (1)]

POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of the Abhyudaya Co-op Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the **Security Interest (Enforcement) Rules, 2002** issued a **Demand Notices** to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s), having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken **Physical** Possession of the properties described herein below in exercise of powers conferred under sub section (4) of the section 13 of the said Act read with rule 8 of the security interest enforcement rules 2002. The borrower's attention is invited to the provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower(s) in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Abhyudaya Co-op. Bank Ltd.**

Sr. No.	Name of the Borrower(s)	Date of Demand Notice & O/s. Amount.	Date of Possession	Description of Immovable Properties
1	M/s.Nidhi Enterprises, Prop.Mr.Rajesh Premnarayan Trivedi (Borrower) M/s.Anil Hardware & Electric Store Prop.Mr.Premnarayan Kunjbihari Trivedi, (Guarantor) Mrs.Vijaya Rajesh Trivedi (Guarantor) Mrs. Rekha Jitendra Tripathi (Guarantor & Owner) Mr.Vivekkumar Ramakbal Singh, (Guarantor) Mr.Manihar Akhtar Ali Vali Mohd., (Guarantor) Mrs.Krishnadevi Premnarayan Trivedi, Since deceased through her legal heirs : a) Shri.Premnarayan Kunjbihari Trivedi – Husband b) Shri.Rajesh Premnarayan Trivedi – Son c) Shri.Anil Premnarayan Trivedi – Son d) Shri.Manoj Premnarayan Trivedi – Son e) Mrs.Rekha Jitendra Tripathi – Daughter (Guarantor) M/s.Neha Enterprise, Prop. Mr.Manoj Premnarayan Trivedi, (Guarantor)	26.04.2021 Rs.17,29,52,518.13/- + further interest from 01.04.2021	10.07.2026 (Physical Possession)	Flat No. A/203, 2nd Floor, adm.680 sq.ft.built up along with fixtures, furniture and fittings thereon Padmaraog CHS Ltd., Near Jain Temple, Behind Manish Darshan, J.B.Nagar, Andheri (E), Mumbai – 400 059. a self contained flat consisting of 1 Bedroom Hall Kitchen, (Guarantor) Mrs.Vijaya Rajesh Trivedi (Guarantor) Mrs. Rekha Jitendra Tripathi (Guarantor & Owner) Mr.Vivekkumar Ramakbal Singh, (Guarantor) Mr.Manihar Akhtar Ali Vali Mohd., (Guarantor) Mrs.Krishnadevi Premnarayan Trivedi, Since deceased through her legal heirs : a) Shri.Premnarayan Kunjbihari Trivedi – Husband b) Shri.Rajesh Premnarayan Trivedi – Son c) Shri.Anil Premnarayan Trivedi – Son d) Shri.Manoj Premnarayan Trivedi – Son e) Mrs.Rekha Jitendra Tripathi – Daughter (Guarantor) M/s.Neha Enterprise, Prop. Mr.Manoj Premnarayan Trivedi, (Guarantor)

Date : 15.07.2026
Place : Andheri, Mumbai

Sd/-
(J.J.Duraphe)
Authorised Officer,
Abhyudaya Co-op Bank Ltd.,

punjab national bank

...the name you can BANK upon!

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra(East), Mumbai-400051, **Email: zs8356@pnb.bank.in**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower and Mortgagee(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **04.08.2026 from 11:00 AM to 4:00 PM** with 10 minutes extension if necessary, through e-auction for recovery of dues due to the Bank/ Secured Creditor from the below mentioned borrower(s) and Mortgager(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 / Name & addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagers of Property(ies))	A) DL Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 30.06.2014. C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (INR) B) EMD (INR) C) Bid Increase Amount (INR)	Date/Time of E-Auction
1.	**Stressed Asset Management Branch, Mumbai** **M/s. Dania Oro Jewellery Pvt. Ltd. Address :** 601/602, Block No. 1, Seepz++, Seepz-Sez, Andheri (East), Mumbai - 400096	Unit no. 601/602 on 6th floor of the Tower No. I in SEEPZ++ on the piece or parcel of land known as SEEPZ++ in the SEEPZ Special Economic Zone admeasuring saleable built up area of 12890.48 Sq Ft. (1198.00 Sqr Mtrs) Andheri (East), Mumbai 400096 **- (Subleased to Dania Oro Jewellery for a term of 95 years computed from the date of possession i.e. 19 day of June Year 2006)**	**A) 12.07.2016 B) Rs.26.92 Crore plus further interest & charges thereafter. C) 16.06.2017 D) Physical**	**A) Rs.11,98,19,250.00 B) Rs.1,19,81,925.00 C) Rs.5,00,000.00**	**04.08.2026 11.00 am to 4.00 pm**

Details of the encumbrances known to the secured creditors - To the best of our knowledge and information of the authorized officer, there are encumbrances as mentioned below,

Sl No.	Description of the external outstanding regulatory/ statutory dues	Reference	Amount
1	Property Tax due towards Brihanmumbai Mahanagarpalika.	SEEPZ letter SEEPZ-SEZ/ E& R/ DOJ/77/2018-19/07301/09024 dated 05.05.2022	**Rs. 1,43,52,805.00**
2	General Maintenance & Service Charges @ Rs. 10 per Sq. Ft Rs. 3,86,714.00 per month	Invoice no. 0127 dated 07 Feb 2026 of SEEPZ Block-I premises Co-operative Society Ltd. till March 2026 Inc. of Interest and GST)	**Rs. 5,37,78,166.00**
3	Repair & Maint Fund (Plumbing) -	As per Email dated 05.03.2026 of SEEPZ Block 1 Premises	**Rs. 4,78,002.00 Plus Interest and bills towards water Meter(2Nos) at Actual.**
4	Outstanding Government Rental Dues as on 08.02.2022	SEEPZ Andheri (East) letter dated 18.02.2022	**Rs. 64,11,562.42**

Note: Above mentioned encumbrances are not full and final. For Full and Final Amount of encumbrances, interested buyer may contact Seepz, Andheri East, Mumbai.

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", "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://Baanknet.com** on date and time mentioned in the above table.
4. The Authorised Officer reserves the right to accept or reject any / all bids, 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.
5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
6. Account is Open for Bidding.
7. For detailed term and conditions of the sale, please refer **https://Baanknet.com, www.pnbindia.in**

Sd/-
(P K Bhisikar)
Chief Manager & Authorised Officer
Punjab National Bank, Secured Creditor

Date: 14.07.2026
Place : Mumbai

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

PUBLIC NOTICE

Notice is hereby given to the public at large that my client, M/s. Hi Tech Chemo Equip Pvt. Ltd., has acquired the rights, title and interest in respect of Plot No. B-41, Anand Nagar Industrial Area, Additional Ambernath, Thane, allotted by the Maharashtra Industrial Development Corporation (MIDC), and that the following original documents pertaining to the said plot have been lost/misplaced and are not traceable despite diligent search:

1. Original Offer Letter along with the original Payment Receipt issued by MIDC to original allottee i.e., M/s. Rockdyne Technologies
2. Original Plot Possession Receipt dated 27/01/2005
3. Original Sub-Division Order dated 13/04/2006

The aforesaid original documents have been lost/misplaced and are not traceable despite diligent search. A complaint regarding the loss of the aforesaid original documents has been lodged with the concerned Police Station and necessary steps are being taken for obtaining certified/duplicate copies from the concerned authority, wherever applicable.

Any person/s, bank, financial institution, or authority having any claim, right, title, interest, or objection in respect of the aforesaid documents or the above-mentioned property is hereby requested to intimate the undersigned in writing along with documentary proof within 14 (Fourteen) days from the date of publication of this notice, failing which it shall be presumed that no such claim or objection exists and the same, if any, shall be deemed to have been waived.

Date: 15.07.2026 **sd/-**
M/s. NJW LEGAL Office No. 2008, 20th Floor, Kamdhenu 23 West, Thane Belapur Road, Beside White House, Koparkhairane, Navi Mumbai-400710 **(Mr. Nitin J. Wathore) Advocate**

Public Notice

Take notice that Flat No. A/202 and Stilt Parking No. 2, Shubham Dharmaji Thakur Park Chs Ltd, Dattatray Mhatre Marg, Sainath Nagar, Eksar, Borivali (W), Mumbai 400 091, are owned and possessed by Mr. Vaibhav Bhalchandra Thakur and Mrs. Pallavi Vaibhav Thakur. Pallavi died on 20.11.2015. She had 50% share in the said Flat. Her Legal heirs Vaibhav (Husband) and daughter Miss Anandi Vaibhav Thakur have applied to the said society for transfer of her membership in their favour in ratio of 50:50. If anybody has objection to above, it can be raised within 14 days in writing from the date of publication with the undersigned otherwise, it will be presumed that nobody has any objection and the said 50% share of the deceased shall be transfered as mentioned above. It means Vaibhav shall have 75% and Anandi shall have 25% Share in the said Flat which everybody may note

Address :212/A, Unique Rashni Agashi Road, VIRAR (West)
Mob: 9764326675 **Sd/-**
Adv. Pradip S. Mhatre

Motilal Oswal Home Finance Limited

Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025, **Email :** hfquery@motilaloswal.com, **CIN Number :**- U65923MH2013PLC248741

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of **Motilal Oswal Home Finance Limited,** (Formally known as **Aspire Home Finance Corporation Ltd.**), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within **60 days from the date of receipt** of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has **taken possession** of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr. No.	Loan Agreement No. / Name of the Borrower /Co-Borrowers/ Guarantors	Date of Demand Notice & Outstanding	Date of Possession Taken	Description of the Immovable Property All that part and parcel of property consisting of
1.	**LXVA50031/-180057253 Borrower : Omkar Rokade Co-Borrower : Gauri Omkar Rokade**	**22.06.2020 For Rs. 14,79,322/-**	**09.07.2026**	Flat No. 005, Ground Floor, A Wing, Building No. 2, Bhagwat Siya Survey No. 39/1B, Vichumbe, Panvel, Raigad, Navi-Mumbai, Maharashtra-410 206.
2.	**LXKAL00114-150001884 Borrower : Karthik Arunachalam Nadar Co-Borrower : Nalatat Arunachalam Nadar**	**07.12.2020 For Rs. 8,60,146/-**	**09.07.2026**	Room No. 309, 3rd Floor, Keru Plaza, Kongaon, Bhiwandi, Thane, Maharashtra-421 302.
3.	**LXMOTHANE5424-250795924 Borrower : Rajendra Sarjerao Kapase Co-Borrower : Meera Rajendra Kapase**	**27.12.2025 For Rs. 27,89,472/-**	**09.07.2026**	Grampanchayat House New No. 1191, Old No. 1316, Amdeasuring 3840 Sq. ft., Including Construction Thereon, Mouje Umapur, Tal. Gevrai, ZP School, Beed, Maharashtra-431 130. **East :** Bandu Shankar; **West :** Sindhubai Kapse; **North :** Lane Road; **South :** Road
4.	**LXPEN00116-170047959 Borrower : Makrand Motiram Prabhu Co-Borrower : Jaishree Motiram Prabhu**	**11.11.2025 For Rs. 7,06,616/-**	**13.07.2026**	Flat No. 001, Admeasuring 350 Sq. ft., Ground Floor, Keru Apartment, Survey No. 20, Hissa No. 1, Mouje Adivali Dholi, Tal. Ambernath, Dist. Thane, Maharashtra-421 301. **East :** Pachmukhi Construction; **West :** Bhawani Construction; **North :** Patel Construction; **South :** Deepak Gaikwad

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of **Motilal Oswal Home Finance Limited** for an amount mentioned herein above and interest thereon.

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

Place: Maharshtra **Sd/-**
Date : 15.07.2026 **Authorised Officer**
Motilal Oswal Home Finance Limited

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jamnalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 below mentioned Borrower(s), Co-Borrower(s) Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/ charged to the Secured Creditor, **Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus),** having been assigned the debts of the below mentioned Borrower along with underlying securities interest by **Jana Small Finance Bank Ltd. ("Jana Bank")** vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is"** and **"Whatever there is"** basis along with all known and unknown liabilities on **05.08.2026.**

The Authorized Officer of **Pegasus** has **taken possession** of the below described secured assets being immovable property on20/01/2026under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	**1) Uvaish Khan (Borrower & Mortgagor) 2) Fareen Uvaish Khan. (Co-Borrower/ Mortgagor)**
Outstanding Dues for which the secured assets are being sold:	**Rs.28,99,374/-** (Rupees Twenty Eight Lakhs Ninety Nine Thousands Three Hundred and Seventy Four Only) **as on 04/01/2024** together with further interest, cost, charges and expenses thereon w.e.f. **05/01/2024** to **till** the date of payment and realization as per notice under section 13(2) of SARFAESI Act. **(Rs.39,47,115/-** (Rupees Thirty-Eight Lakhs Eighty Two Thousand Ninety Eight Only) outstanding **as of 12/07/2026** together with further interest, cost, charges and expenses thereon w.e.f. **13/07/2026** till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	**Mortgaged by: Mr. Uvaish Khan & Mrs. Fareen Uvaish Khan.** All that piece and parcel of the immovable property situated at Flat No.204, admeasuring area 40.09 Sq.mtr. carpet area, at 2nd Floor, Devilaxmi CHSL, Constructed by M/s. Vispa Infra at Plot No.5, Survey No.158, Hissa No.2/N, Bearing CTS No.1499 to 1509 Village Khoj Khuntavali, Ambernath Thane-421505. **Bounded by: At East:** Sai Kripa Building, **At West:** Karim Building, **At North:** Building, **At South:** Road. **LAN: 30999610000021;**
Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs.18,90,000/- (Rupees Eighteen Lakh Ninety Thousand Only)**
Earnest Money Deposit (EMD):	**Rs.1,89,000/- (Rupees One Lakhs And Eighty Nine Thousand Only)**
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	**Not Known**
Inspection of Properties:	**24.07.2026 between 11.30 A.M. to 03.00 P.M.**
Contact Person and Phone No:	**Mr. Pramod Jadhav - Sr. Manager - Mob:No.9923680690**
Last date for submission of Bid:	**03.08.2026 till 04.00 P.M.**
Time and Venue of Bid Opening:	E-Auction Bidding through website **(www.auctionbazaar.com) on 05.08.2026 from 11.00 A.M. to 12.00 Noon**

This publication is also a **Fiftee (15) days' notice** to the aforementioned Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and Mortgagor(s) under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. **http://www.pegasus-arc.com/assets-to-auction.html** or website **(www.auctionbazaar.com)** or contact service provider E-Auction Support: **Contact Number: 8370969696 & 7997043999. Email id: contact@auctionbazaar.com/ support@auctionbazaar.com** before submitting any bid.

Place: Thane **Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,**
Date: 14.07.2026 **(Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10)**

PIRAMAL FINANCE LIMITED.

CIN: L65910MH1984PLC032639
Registered Office: Unit No.401 8th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070 –T +91 22 3802 4000
Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivali (West), Mumbai 400067

Contact Person: 1. Piramal Finance Ltd- 022-69462444

E-Auction Sale Notice- Fresh Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.), and under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrowers, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis',** Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (08-07-2026)
Loan Code No.:- 04500000715, Thane-Naupada (Branch), Kamlesh Rameshlal Udasi (Borrower) Aasha Rameshlal Udasi (Co Borrower 1)	Dt: 23-07-2021, Rs. 9,90,160/- (Rs. Nine Lakh Ninety Thousand One Hundred Sixty Only)	All The piece and Parcel of the Property having an extent:- Shop No.4, Gr Floor, Bldg No 3 New Hill View Chsl, Khuntavali, Govind Nagar, Near Ayyappa Mandir Ambarnath (e) Thane Maharashtra:- 421503	Rs. 15,00,000/- ,(Rs. Fifteen Lakh Forty Thousand Only)	Rs. 1,54,000/- ,(Rs.one Lakh Fifty Four Thousand Only)	Rs. 19,54,760/- ,(Rs.Nineteen Lakh Fifty Four Thousand Seven Hundred Sixty Only)
Loan Code No.:- 04500000778, Mumbai-Mira Bhayandar (Branch), Rajesh Chauhan (Borrower) Latika Rajesh Chavan (Co Borrower 1)	Dt: 04-11-2022, Rs. 48,72,045/- (Rs. Forty Eight Lakh Seventy Two Thousand Forty Five Only)	All The piece and Parcel of the Property having an extent:- Flat No.101,1St Floor,Green Heaven,Plot No.37 A,Sector 35 E ,Owe Kharghar,Nr. Ganesh Mandir (One Of Case) Kharghar ,Panvel Raigad Maharashtra:- 410210 Boundaries As:- North:- Plot No-37/B West:- Plot No-37 East:- Road South:- Road	Rs. 38,00,000/- ,(Rs. Thirty Eight Lakh Only)	Rs. 3,80,000/- ,(Rs. Three Lakh Eighty Thousand Only)	Rs. 80,55,282/- ,(Rs.Eighty Lakh Fifty Five Thousand Two Hundred Eighty Two Only)
Loan Code No.:- 28400000073, Thane-Kalyan (Branch), Balmukund S Mishra (Borrower), Rajender Parshad Mishra (Co Borrower 1)	Dt: 07-05-2021, Rs. 21,02,844/- (Rs. Twenty One Lakh Two Thousand Eight Hundred Forty Four Only)	All The piece and Parcel of the Property having an extent:- Flat No. 103, 1st Floor, D4 Wing, Royal City Phase 2, Near Asangaon Station, Asangaon East, Thane Thane Maharashtra:- 421601	Rs.13,63,725/- ,(Rs. Thirteen Lakh Sixty Three Thousand Seven Hundred Twenty Five Only)	Rs. 1,36,372.5/- ,(Rs.One Lakh Thirty Six Thousand Three Hundred Seventy Two Only And Fifty Paise)	Rs. 42,13,553/- ,(Rs.Forty Two Lakh Thirteen Thousand Five Hundred Fifty Three Only)
Loan Code No.:- 26000000048, Mumbai-Mira Bhayandar (Branch), Hitesh Laxmikant Joshi (Borrower), Anita Kamble (Co Borrower 1)	Dt: 24-10-2018, Rs. 19,40,317/- (Rs. Nineteen Lakh Forty Thousand Three Hundred Seventeen Only)	All The Piece And Parcel Of The Property Having An Extent:- Flat No.303, 3rd Flr. Wing- A1, Jidnyasa Chsl, Near Shiv Mandir, Mumbra Road, Shilphata Dist, Thane Thane Maharashtra:- 400612 Boundaries As:- North:- A2 Building West:- Shri Pati Buildin East:- Open Plot South:- Open Plot	Rs. 2,14,650/- ,(Rs.Two Lakh Fourteen Thousand Six Hundred Fifty Only)	Rs. 21,46,500/- ,(Rs.Twenty One Lakh Forty Six Thousand Five Hundred Only)	Rs. 43,92,969/- ,(Rs.Forty Three Lakh Ninety Two Thousand Nine Hundred Sixty Nine Only)
Loan Code No.:- 05000000373, Mumbai- Bandra (Branch), Santosh Thakur (Borrower), Sarita Santosh Thakur (Co Borrower 1)	Dt: 19-12-2019, Rs. 15,33,268/- (Rs. Sixteen Lakh Thirty Three Thousand Two Hundred Sixty Nine Only)	All The Piece And Parcel Of The Property Having An Extent:- Flat No. 01, Gr. Flr. A Wing Bldg No. 3 Nageshwar Chsl, Nr. Sai Baba Temple Sai Nagar Rd , Nilemore Nallasopara West, Palghar Thane Maharashtra:- 401203 Boundaries As:- North:- Internal Rd West:- Kunj Vihar Bldg East:- Sai Samarth Chsl South:- Residential Bldg	Rs. 25,39,000/- ,(Rs. Twenty Five Lakh Thirty Nine Thousand Only)	Rs. 2,53,900/- ,(Rs.Two Lakh Fifty Three Thousand Nine Hundred Only)	Rs. 39,69,364/- ,(Rs.Thirty Nine Lakh Sixty Nine Thousand Three Hundred Sixty Four Only)

DATE OF E-AUCTION: 18-08-2026, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).
LAST DATE OF SUBMISSION OF BID: 17-08-2026, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in **www.piramalfinance.com/e-Auction.html** or email us on **piramal.auction@piramal.com**

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.
The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.
Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date: July 15, 2026,
Place: Mumbai

Sd/- (Authorised Officer),
Piramal Finance Limited

AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)

Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai -400025. **www.axisbank.com**

POSSESSION NOTICE (Forimmovable property)
As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002

Whereas, The undersigned being the Authorised Officer of the Axis Bank Limited under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("SARFAESI Act") and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under section 13(2) of the SARFAESI Act dated 22nd April 2026 bearing reference No. AXIS/ASO/S/2026-27/38 calling upon **Mr. Chetan Bhushabali (Borrower), Hypothecator & Mortgagor)** to pay the amount of **Rs. 16,06,15,076.07 (Rupees Sixteen Crore Six Lakh Fifteen Thousand Seventy-Six and Seven Paise Only) outstanding as on 31st March 2026, together with further interest w.e.f. 01st April, 2026** at contractual rate, compounded with monthly rests, along with penal interest and other charges as applicable, within a period of 60 days from the date of demand notice.

The Borrower/Guarantor/Mortgagor mentioned hereinabove having failed to repay the amount, notice is hereby given to the Borrower/guarantor/mortgagor and the public in general that the undersigned has taken Symbolic/Physical Possession of the mortgaged property described herein below in exercise of power conferred on him under sub-section (4) of section 13 of the SARFAESI Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the **09th July 2026.**

The Borrower/guarantors/mortgagors (mentioned hereinabove in particular) and the public in general are hereby cautioned not to deal with the property or create any third-party rights or interest in the said immovable property mentioned hereunder and any dealings with property will be subject to the charge of the Axis Bank Limited for the amount as mentioned in our Demand Notice as mentioned above, together with further interest thereon at contractual rates, costs, charges, other monies until payment or realization in full

The Borrower/guarantors/mortgagors attention is invited to provision of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE PROPERTY

Commercial Property situated at Unit No 1201 admeasuring 4075 sq ft carpet area on 12th Floor alongwith 3 car parking spaces bearing No. 56 in upper basement and bearing Nos. 62 & 63 in lower basement. Unit No.1203 admeasuring 1756 sq ft carpet area on 12th Floor alongwith 3 car parking spaces bearing No. 55 in upper basement and bearing Nos. 52 & 53 in lower basement and 1204 admeasuring 1367 sq ft carpet area on 12th Floor alongwith 3 car parking spaces bearing No. 57 in upper basement and bearing Nos. 67 & 68 in lower basement at building named Hallmark Business Park of land bearing CTS No. 628(part) bearing corresponding CTS No. 1277/A, 1277/B, 1277/C, 1277/E of Village-Bandra, Jagat Vidya Marg, Saint Dnyaneshwar Nagar, Bandra East, Mumbai – 400051, Maharashtra **owned by Mr. Chetan Bhushabali bounded by : On or towards the East :** By 18.3 mtrs wide D.P. Road, **On or towards the South :** By 25 mtr wide D.P. Road, **On or towards the West :** By 25 mtr wide D.P. Road, **On or towards the North :** By SRA Building. With buildings constructed thereon along with other assets such as furniture and fixtures, equipments, machinery – fixed and movable, structures and any other assets situated thereon.

Date - 09.07.2026, Place - Mumbai **Sd/- Authorized officer, Axis Bank Ltd.**

RECOVERY OFFICER, NAV JEEVAN CO-OP. BANK LTD.,

Head Office: Bhawani Saw Mills Compound, Ulhasnagar-421003

AUCTION NOTICE (Subsequent Sale)

Auction of following movable machineries is scheduled by way of Public Auction on the date mentioned against it for recovery of dues payable to Nav Jeevan Co-op. Bank Ltd., Ulhasnagar-1 and in accordance to Recovery Certificate No. 101/123/2021 dated 22/06/2021 (Case No. 264/2021) obtained by Nav Jeevan Co-op. Bank Ltd., Ulhasnagar-3 from Asst. Registrar, Co-op. Societies, Ulhasnagar Taluka, Kalyan u/s, 101 of the MCS Act, 1960 & machineries are duly attached and under Symbolic Possession of the Recovery Officer.

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit (EMD)	Date of Auction Time & Place
1.	**Movable Machinery:** 16 Nos. of Automatic Shuttle Flexible Rapier Looms (China made) QA738 width 230 CMS with accessories thereto along-with 1 Warping Machine (Indian Warping Machine with accessories). Above all Machineries are in Working conditions	Rs. 34,75,000/-	Rs. 3,50,000/-	**01.08.2026 @ 12.30 p.m. onwards** **Place:** Nav Jeevan Co. Op. Bank Ltd., Bhawani Saw Mills Compound, 2nd floor, Furniture Market, Ulhasnagar-421003

Borrower : M/s. Ramesh Textile Proprietor, Mr. Ramesh Motiram Jeswani Guarantors: 1) Mr. Prakash Sitaldas Jeswani 2) Mrs. Anita Ramesh Jeswani Amount Due: As on 30/06/2026 is Rs. 76,26,937.60 (Rupees Seventy Six Lakh Twenty Six Thousand Nine Hundred Thirty Seven & Paise Sixty Only) + further interest & charges at applicable rate till its closure.

Above Machineries shall not be sold below the Reserve Price and it shall be on "As is where is basis, As is what is basis, Whatever there is basis and Without Recourse Basis".

Terms and Conditions of Auction:

1. The bidder shall depos