E-auction Sale Notice

Exh. 25
Form No. 22
[See Regulation 37(1)]

By Regd. A/D/Dasti/Affixation/Beat of drum/Paper Publication notice board of DRT,

OFFICE OF THE RECOVERY OFFICER-II,
DEBTS RECOVERY TRIBUNAL, AURANGABAD
GOVT. OF INDIA, MINISTRY OF FINANCE
(Department of Financial Services)
"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad - 431 003
Phone : (0240) 2473162, 2473163, **Fax :** (0240) 2483668,
E-Mail : ro1drtaub-dfs@nic.in **Website:** http://www.drtaurangabad.gov.in

PROCLAMATION OF SALE UNDER RULES 38, 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS ANDFINANCIAL INSTITUTIONS ACT, 1993

I.R.C. No. 01/2024 **Date : 15.06.2026**

Date and Time of Auction: 24/07/2026 between 01.00 pm to 02.00 pm.
Last Date and Time of EMD: 22/07/2026 up to 04.00 pm.

Bank of India
V/s
M/s. Abhishek Krishi Seva Kendra.

To,
(CD 1) M/s. Abhishek Krishi Seva Kendra
Through its Proprietor
Daulat Ramkishna Dangat
Ro/ Post Karegaon, Taluka Shrirampur,
District Ahmednagar.

Whereas Recovery Certificate **No. IRC/01/2024** in **OA/479/2018 (MA/38/2023)** drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL AURANGABAD** for the recovery of the sum of **Rs. 3,90,00,000/- (Rupees Three Crore Ninety Lakhs Only)** from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And whereas a sum **Rs. 2,43,14,871.69/-** payable to the applicant/Certificate Holder.

And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be Sold on **24-07-2026** between **01.00 P.M. to 02.00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "Online Electronic Bidding" through the website** https://baanknet.com of **BAANKNET, Contact No. +91 8291220220. E-mail: support.baanknet@psballiance.com**
support.baanknet@procure247.com

The intending bidders shall register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the online public e-auction. The interested bidders may avail online training of e-auction, after payment/deposit of EMD **from BAANKNET.**

For further details contact:

Mr. Rohit Raj, Chief Manager, Bank of India, ARB Branch, Nashik, at 1st Floor, Plot No. G-1, MIDC Area, Main Trimbak Road, Satpur Nashik-422007 **Contact No.:** 9525539994
E-mail Id: arb.nasik@bankofindia.in

DESCRIPTION OF PROPERTY

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:

Lot No	Details of property	EMD Amount (Rs.)	Reserve Price (Rs.)	Bid Increase in the multiple of (Rs.)
1	**All the piece and parcel of land and building in Gut No. 452/A, admeasuring area 10718 sq. Meet (0 H 11 R), situated at House Gram Panchayat Milkat No. 1444 at Post Karegaon Tal. Shrirampur Dist. Ahmednagar which is bounded as under: East :** Padhegaon-Bel Pimpalgaon road West: Gut No. 452/A(P) Rambhau Nana Dhakne **South:** Ashoknagar, Karegaon Road **North:** Thakaji Pathare.	7,29,000/-	72,90,000/-	50,000/-
2	**All the piece and parcel of land and building on Plot No. 1 in old Survey No. 104/1/5 new Survey No. 16/27, admeasuring area 342.375 sq. mtrs, situated at Dattanagar Tal. Shrirampur Dist. Ahmednagar which is bounded as under: East :** 12 meter wide road **West:** open space **South:** 9 meter wide road **North:** Gut No. 104/P	2,37,700/-	23,77,000/-	20,000/-

TERMS AND CONDITIONS

1. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) online through 'wallet' on the website of auction conducting agency. The proof of online payment qua EMD, alongwith self-attested copy of identity (voter card/driving license/passport), E-mail Id, Mobile Number, address for future communication, and self-attested copy of PAN card, and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, **must reach the Office of the Recovery Officer, DRT, Aurangabad latest by 22.07.2026 before 4.00 PM.** In the case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. The EMD or original proof of EMD received thereafter shall not be considered.
2. The envelope containing proof of EMD, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed **"IRC No. 01/2024".**
3. The property is being sold on **"as is where is basis" & "as is what is basis".**
4. The physical inspection of the property/properties may be taken between 11.00 a.m. to 4.00 p.m. on **09/07/2026.**
5. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
6. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.
7. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form.
8. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.
9. Once the bid is submitted it is mandatory for the bidder (s) to participating in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
10. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes.
11. The Reserve Price below which the property shall not be sold and the amount by which the bidding is to be increased is as mentioned in the schedule.
12. The Successful/highest bidder shall have to pay 25% of his final bid amount after adjustment of EMD amount by next Bank working day in the form of Demand Draft/Pay order in favour of the "Recovery Officer, DRT, Aurangabad", in I.R.C. No. 01/2024 or directly by way of RTGS/NEFT in the Account **No. 4291020000007** with Bank of Baroda, CIDCO Branch, Aurangabad, **IFSC Code: BARB0CIDAUR** of Recovery Officer, DRT, Aurangabad. If the next day is Holiday or Sunday, then on next first office day.
13. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also **deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL AURANGABAD @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL AURANGABAD.**
14. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.
15. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DRT, Aurangabad.
16. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.
17. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with sale either directly or indirectly bid for acquire or attempt to acquire any interest in the property sold.
18. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Activities, 1961 and the rules made there under and to the further following conditions.
19. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in the proclamation.
20. The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.
21. The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

Schedule of Property:

Lot No	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1	**All the piece and parcel of land and building in Gut No. 452/A, admeasuring area 10718 sq. feet (0 H 11 R), situated at House Gram Panchayat Milkat No. 1444 at Post Karegaon Tal. Shrirampur Dist. Ahmednagar which is bounded as under: East :** Padhegaon-Bel Pimpalgaon road **West:** Gut No. 452/A(P) Rambhau Nana Dhakne **South:** Ashoknagar, Karegaon Road **North:** Thakaji Pathare.	Not known	Not known	Not known
2	**All the piece and parcel of land and building on Plot No. 1 in old Survey No. 104/1/5 new Survey No. 16/27, admeasuring area 342.375 sq. mtrs, situated at Dattanagar Tal. Shrirampur Dist. Ahmednagar which is bounded as under: East :** 12 meter wide road **West:** open space **South:** 9 meter wide road **North:** Gut No. 104/P	Not known	Not known	Not known

Given under my hand and seal of the Tribunal on this 15th Day of June, 2026 at Aurangabad.

SEAL

Sd/-
(Chetan Warudkar)
Recovery Officer-II,
Debts Recovery Tribunal, Aurangabad.

झारखंड सरकार
कार्यपालक अभियंता का कार्यालय, ग्रामीण कार्य विभाग, कार्य प्रमंडल, गुमला

अल्पकालीन ई– पुनर्निविदा आमंत्रण सूचना

–निविदा संख्या:- 12/R1/2024-25/RWD/W/EE/GUMLA दिनांक:–17-06-2026

कार्यपालक अभियंता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, गुमला द्वारा निम्न विवरण के अनुसार e-procurement पद्धति से निविदा आमंत्रित की जाती है।

क्र0 सं0	आई0ई0टी फिकशन संख्या/ पैकेज संख्या	कार्य का नाम	प्राक्कलित राशि अंक में (लाख)	प्राक्कलित राशि अक्षर में	कार्य समाप्ति की अवधि।	टेण्डर कॉल सं0
1	RWD/W/EE/ GUMLA/ 18/ 2024-25	फरंज से मालादोन होते हुए नरसिंहपुर तक पथ निर्माण कार्य । (लं0–5.100 किलोमी0)	560.038	पाँच करोड़ साठ लाख तीन हजार आठ सौ रूपया मात्र।	18 माह	द्वितीय

2 वेबसाईट में निविदा प्रकाशन की तिथि:– 22.06.2026
3 ई– निविदा प्राप्ति की अंतिम तिथि एवं समय:–01.07.2026 अपराहन 05.00 बजे तक।
4 निविदा खोलने की तिथि एवं समय:– 03.07.2026 अपराहन 05.05 बजे।
5 निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता:– कार्यपालक अभियंता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, गुमला, विकास भवन, गुमला के बगल में, पिन–835207
6 ई–निविदा प्रकोश्ठ का दूरभाश सं0–06524–465040 ।
विस्तृत जानकारी के लिए वेबसाईट jharkhandtenders.gov.in में देखा जा सकता है।

ह0/–
कार्यपालक अभियंता
PR 382709 (Rural Work Department)26-27^D ग्रामीण कार्य विभाग कार्य प्रमण्डल, गुमला

Motilal Oswal Home Finance Limited

Corporate Office : Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. **Email :** hfsupery@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 proprty consiting of
1	**LXMOKALY5424-250773432 Borrower: Santan Kumar Raghuvansh Singh Co-Borrower: Chinta Devi**	**09-01-2026/ For Rs. 2243572/-**	**13-06-2026**	Flat No. 305 3rd Floor A Wing Sprm Dreamcity Phase 1 Survey No.52, Hissa No.4/5 Village - Pale Tal. Ambernath Badlapur - Katai Road Ambernath East Near Precious Empire Behind Anandsagar Water Resort 421501 Kalyan Thane Maharashtra. **Boundries : East :** Property Of Survey No 52,Hissa No 4/2 & Hissa No 5, **West :** Property Pof Survey No 45, **North :** Property Of Survey No 52,Hissa No 4/1, Hissa No 6, **South :** Remaining Part Of Survey No 52, Hissa No 4/5
2	**LXVIR00317-180066978 Borrower: Sharath Narayan Shetty Co-Borrower: Priya Seena Shetty**	**11-11-2025/ For Rs. 1846980/-**	**13-06-2026**	Flat No. 304, Admeasuring 58.70 Sq.mtrs, Survey No.2, Hissa No.6, Building Known As Shree Ganesh Apartment, Village- Umelman, Dist- Palghar, Vasai, Maharashtra-401203. **Boundries : East :** Building, **West :** Bungalow, **North :** Bungalow, **South :** Entrance Road
3	**LXNAI0216-170038133 Borrower: Divya Harish Soni Co-Borrower: Harishbhai Mohanlal Soni**	**28-05-2018/ For Rs. 676418/-**	**15-06-2026**	Flat No. 8 Ground Floor Sr No.gadhan Houseno 250, Survey No 1 Hiss No 1/A Shiv Aradhana Apt Chandrapada Naigaon (E),Dist-Palghar Near Chandika Mata Mandir 401208 Thane Maharashtra
4	**LXMOKALY222-230647576 Borrower: Shamu Venktesh Goparedy Co-Borrower: Ananthamma Venktappa Goparedy**	**06-09-2024/ For Rs. 1118998/-**	**16-06-2026**	Flat No. 201 3rd Floor D Wing Building S S Apartment S No. 233 H. No.4 Mankoli Village Mankoli Alringhar Road Tal. Bhiwandi 0 0 Next To Lodha Gate No 2 Mankoli Bhiwandi 421302 Thane Maharashtra

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 : Maharashtra Sd/-
Date : 19.06.2026 **Authorised Officer**
Motilal Oswal Home Finance Limited

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT

SALE PROCLAMATION

EXH.-62

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-II, MUMBAI
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P. No. 453/2017 **DATED: 05.06.2026**

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

BANK OF BARODA, MULUND (W) BRANCH]... CERTIFICATE HOLDER
V/S
MR. CAJITAN THOMAS D'SOUZA & ANR]... CERTIFICATE DEBTOR

CD-1: Mr. Cajitan Thomas D'souza, Flat No 204, Anand Smruti, Tembinaka, Dhobi Ali, Charai, Thane 400 601.
CD-2: Mr. Kailash K Nautiyal, Flat No 101/C, Matoshri Apartment, Karwalo Nagar, Thane (West), Mumbai 400 606.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the **Recovery Certificate in Original Application No. 358 of 2017 for recovery of Rs.12,37,581/-** with interest and cost from the Certificate Debtors and a sum of **Rs. 21,47,203.00 (upto 04.07.2025)** is recoverable together with further interest and charges as per the Recovery Certificate Certificate.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 12,37,581/-** along with pendent-lite and further interest @ 9% p.a. simple from the date of filing of application till payment and/or realization from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **21.07.2026 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "On line Electronic Bidding" through website (https://drt.auctiontiger.net) of M/s. e-procurement Technologies Ltd, having address at B-704, Wall Street-II, Opp Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad 380 006, Gujarat (India). Phone Nos. 079-68136841 /55 /51, 079-68136800. Contact Person : Mr. Praveen Kumar Thevar (Mobile +91 9722778828), email praveen.thevar@auctiontiger.net or support@auctiontiger.net. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.**

For further details contact - Tripti Yadav, Branch Manager. Mobile-8697772686

The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

1. The reserve price below which the property shall not be sold is **Rs. 33,00,000/- (Rupees Thirty Three Lakhs only)**
2. The amount by which the bid is to be increased shall be **Rs. 30,000/- (Rupees Thirty Thousand only).** However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to **Rs.3,30,000/- (Rupees Three Lakhs Thirty Thousand only), is payable by way of RTGS/NEFT in the Account No.: 0416001320100 5, IFSC Code No: BARB0MULUND, of Bank of Baroda, Mulund (W) Branch.**
5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing **R.P.No. 453 of 2017** only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., self attested copies of PAN/PIN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards **EMD Amount of Rs.3,30,000/- (Rupees Three Lakhs Thirty Thousand only)** should be deposited with the undersigned not later than by **4:00 P.M. on 16.07.2026.**
6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person.In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
7. The bidder (s) shall also upload online on the website of the aforesaid e- auction agency, after registering themselves on the website of the aforesaid e- auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in **para 5 & 6** here in above. The last date for submission of online bid is **16.07.2026 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 13.07.2026** at the property site.
8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
9. The successful bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD by next bank working day **i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.**
10. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
11. In addition to the above, the successful highest bidder shall also deposit poundage fee with **Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/-** through DD in favour of **Registrar, DRT-II, Mumbai,** within 15 days from the date of auction sale of the property.
12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
13. The property is being sold on **"AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".**
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No of Lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property of any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	2	3	4	5
1	Flat No. 204, admeasuring 375 sq ft carpet area on the 2nd Floor, Anand Smruti, constructed on a piece and parcel of land or ground being immovable property Gaotha Land admeasuring about 331.30 sq mtr bearing C.T.S. No. 39, Tikka No. 11, situate lying and being at Tembi Naka Dhobi Ali Charai, Thane Tal & Distt. Thane and now within the limits of Thane Municipal Corporation, Thane Registration and Sub Registration District Thane.	**Not Available**	**Mortgaged Property**	**Not Available**

Given under my hand and seal on this 05th on day of June, 2026

SEAL

Sd/-
Bhavishya Kumar Azad
Recovery Officer,DRT-II, Mumbai

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

LCRD Mumbai Division
Federal Bank Loan Collection & Recovery Department - Mumbai Division, 134, 13th Floor, Joy Maker Chamber II,
Nariman Point, Mumbai-400021
Phone : 91-8828226729, E-mail : mumlcrd@federal.bank.in,
Website : www.federal.bank.in, CIN : L65191KL1931PLC000368

Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules,2002

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), **will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 29/07/2026, for recovery Rs.3,12,16,991.71 (Rupees Three Crore Twelve Lakhs Sixteen Thousand Nine Hundred Ninety One and Paise Seventy one Only), claim amount as on 18/07/2025, as per Original Application filed before hon'ble Debts Recovery Tribunal – 2, Mumbai, vide OA No.798 of 2025) along with further interest, charges and cost thereon, due to The Federal Bank Limited (secured creditor) till realization from (1) Mr. Yatin S Deshmukh, carrying on the business in the name and style of M/s Siddhi Agency, (2) Mrs. Kumudini Yatin Deshmukh, (3) Mrs. Nilam Deshmukh, (4) Mr. Kailash Deshmukh and (5) Mrs. Minal Deshmukh.** The Reserve price below which property No.1 will not be sold is Rs.90,45,000/- (Rupees Ninety lakhs and Forty-Five Thousand Only) and the Reservice Price below which property No.2 will not be sold is Rs.84,40,000/- (Rupees Eighty-Four Lakhs and Forty Thousand Only) and the earnest money deposit for property No.1 is Rs.9,04,500 /- (Rupees Nine Lakhs Four Thousand and Five Hundred Only) and for property No.2 is Rs.8,44,000/- (Rupees Eight Lakhs and Forty-Four Thousand Only)

Schedule	Description of Mortgaged Immovable Properties
A)	**All the piece and parcel of Office No.103, on First Floor, admeasuring carpet 534 sq.fts i.e. 49.60 sq.mts and along with a Balcony area of 67 sq.fts i.e. 6.20 sq.mts, a cupboard space of 20 sq.fts i.e. 1.85 sq.mts, flowerbed of 47 sq.fts i.e., 4.36 sq.mts, in the building known as "Aaditya Sunder", situated at Village Panvel, Taluka-Panvel, District-Raigad-410206. The said building constructed on land bearing City Survey No.1245-B. Revenue Village-Panvel, Taluka-Panvel, District-Raigad, within Pavel Municipal Council, within the limits of Sub-Registrar, Panvel, bounded on East: Indraprasha Building, West: Panjarpole road, North: Parshuram apartment and South: Uran Road.**
B)	**All the piece and parcel of Office No.104, on First Floor, admeasuring carpet 463 sq.fts i.e. 43.01 sq.mts and along with a Balcony area of 90 sq.fts i.e. 8.36 sq.mts, a cupboard space of 15 sq.fts i.e. 1.36 sq.mts, flowerbed of 55 sq.fts i.e. 5.10 sq.mts, in the building known as "Aaditya Sunder", situated at Village Panvel, Taluka-Panvel, District-Raigad-410206. The said building constructed on land bearing City Survey No.1245-B. Revenue Village-Panvel, Taluka-Panvel, District-Raigad, within Pavel Municipal Council, within the limits of Sub-Registrar, Panvel, bounded on East: Indraprasha Building, West: Panjarpole road, North: Parshuram apartment and South: Uran Road.**

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. https://www.federalbank.co.in/web/guest/tender-notices

For The Federal Bank Ltd.
Assistant Vice President & Branch Head
Date : 18/06/2026 **(Authorised Officer under SARFAESI Act)**

DEMAND NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd, Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, ("the Act") read with rule 3 (1) of the Security Interest (Enforcement) Rules 2002.

That, Assignor mentioned herein below has assigned the financial assets to **Edelweiss Asset Reconstruction Company Limited** also acting on its own in its capacity as trustee of various trusts mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.
The undersigned being the Authorized Officer of the Edelweiss Asset Reconstruction Company Limited ("EARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, in exercise of powers conferred under the Section 13 (12) of the Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notice under section 13 (2) of The Act, calling upon the following borrower(s) of Assignor mentioned below, to repay the amounts mentioned in the respective Demand Notice issued to them. In connection with above, Notice is hereby given once again, to the Borrower(s) to pay EARC, within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice, from the date(s) mentioned herein till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As security for due repayment of the loan, the following asset have been mortgaged to EARC by the said borrower(s) respectively.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
1	**1.Mr Kanoje Vinayak Devendra (Borrower) 2.Mrs Kanoje Ashwini Vinayak (Co Borrower) LAN: 627688538 & 628963411**	**29-05-2026 & ₹ 33,40,307.90/- as on 28-05-2026**	**HDFC Bank Ltd & EARC TRUST SC 469**
2	**1. SAMANTARAY AMARENDRA ("Borrower") 2. CHAHATARAY PRAJNA PARAMITA ("Co - Borrower") LAN: 614920537**	**08-06-2026 & ₹ 27,43,512.37/- as on 09-06-2026**	**Hdfc Bank Ltd & EARC TRUST-SC 469**

DETAILS OF SECURED ASSETS : Flat No. A-205, 2nd Floor, Green Earth- Wing A, S No 89, Village Ummli, Near Shantivan Ashram, Panvel Dist Raigad 410206.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
3	**MR. SUNAGAD SAYYAD MURTUJA ("Borrower") MS. SUNAGAD HASEENA BANU ("Co - Borrower") LAN: 617801242, 617801417 and 632044200**	**08-06-2026 & ₹ 21,48,924/- as on 08-06-2026**	**Hdfc Bank Ltd & EARC TRUST-SC 469**

DETAILS OF SECURED ASSETS : Flat No.103,1st Floor, Poddar Sonnakshi Complex, Building-A-34, S No 63-64, Opp Bhivpuri Railway Staton, Village Garpoli, Tal Karjat, Dist Raigad- 410201. Area Of Flat- 295 Sq Ft Carpet Area.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
4	**MR. KAMBLE SANJAY KAMESH ("Borrower") MRS. KAMBLE RUPALI SANJAY ("Co - Borrower") LAN: 633170823, 633170926, 633820207**	**08-06-2026 & ₹ 15,99,806.96/- & as on 08-06-2026**	**Hdfc Bank Ltd & EARC TRUST-SC 469**

DETAILS OF SECURED ASSETS : Himalaya Complex-Bldg 5-Wg-21, Flat 101, Floor 1st, S No 148/3a, Vardhaman Residency-Part 1, Hissa No 167, Village Pashane, Near Pashane Road, Vangani-421503.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
5	**MR. SAWANT ANURAG BHARAT ("Borrower") MRS SAWANT NANDA BHARAT ("Co - Borrower") LAN: 640567609, 619754451, 619650791**	**08-06-2026 & ₹ 23,65,417,74/- as on 08-06-2026**	**Hdfc Bank Ltd & EARC TRUST-SC 469**

DETAILS OF SECURED ASSETS : Shubh Griha Complex, Building No- Oall, Unit No. 4, 3th Floor, S No Gut 339-342, 343p, 344, 306p, 310p, 312p, Village Khativali, Mumbai Nasik Highway, Vashind- 421601. Area Of Flat Admeasuring 363.46 Sq-Ft (33.77 Sq.Mtr) Carpet Area.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
6	**MR. SHELKE RANJEET SHANKAR ("Borrower") LAN: 627946850, 629448278**	**08-06-2026 & ₹ 4,67,450.94/- as on 08-06-2026**	**Hdfc Bank Ltd & EARC TRUST-SC 469**

DETAILS OF SECURED ASSETS : Shop No. 002, Sitiit Floor, "Sai Dwaraka", S No. 107d, 107 E, Village Shirgaon, Tal – Mahad & District – Raigad – 402301. Built Up Area Admeasuring 13.93 Sq. Mt (I.E. 150 Sq. Ft) Or Thereabouts.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
7	**KHAN USMAN ABDUL RAHMAN ("Borrower") LAN: 612215659**	**04-06-2026 & ₹ 13,33,152,33/- as on 04-06-2026**	**Hdfc Bank Ltd & EARC TRUST SC - 469**

DETAILS OF SECURED ASSETS : Dharti Park-Type B, Wing E, Flat No. 104, Floor 1, Plot NO.85, Near Tata Housing, Behind Shriniwas Park, Village Maan, Boisar East-401501. Area Of Flat-418 Sq Ft Carpet.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details of the Trust
8	**MOHAPATRA DEVDASH RATIKANT ("Borrower") LAN: 615356496 and 615356489**	**04-06-2026 & ₹ 20,00,908.01/- as on 04-06-