SYMBOLIC 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: 301-A, Nikunj Signature, 3rd floor, Ambadi Road, Vishal Nagar, Vasai West, Maharashtra- 401202
Branch Office: Office No. FB-7, FB-117, FB-118, FB-119, 1st Floor, Highland Corporate Center, Kapurbawdi Junction, Majiwade Thane (W)- 400607.

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 8 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.	Dinesh Vithoba Chavan (Borrower), Darshani Dinesh Chavan (Co-borrower), Smq H 12 Air Force Station Kolshet Rd Sandoz Baug Thane West Thane 400607 Maharashtra,NHMUM00001264930	Flat No 303 3rd Floor E Wing Building Known As Sitini Complex, Village Kolher, Tal. Bhiwandi, Dist. Thane 421302 Maharashtra Bounded By- North By: Ramchandra Krupa, South By: Datta Chaya Bldg, East By: Road, West By: Siddhisiddhi Bldg./ Date of Possession 03-07-2026	13-04-2026 Rs. 10,38,720/-	Thane
2.	Rahat Ali (Borrower), Sabana Khatun Khan (Co-Borrower), Flat No 603 C Wing 6th Floor Rashmi Classic New Link Road Nallasopara E Palghar 401209 Maharashtra, LHVS00001322640	Flat No, 503 5th Floor L Wing, Building Known As Rashmi Residency G To N Chsl, Village Achole, Nallasopara East, Tal. Vasai Dist. Palghar 401209 Maharashtra Bounded By- North By: Residential Building, South By: Road, East By: Residential Building, West By: Residential Building./ Date of Possession 03-07-2026	13-04-2026 Rs. 32,01,499/-	Vasai
3.	Nemin Kirit Dani (Borrower), Krit Bhalal Dani (Co-Borrower), Neha Nemin Dani (Co-Borrower), Sona Kirit Dani (Co-Borrower), Flat 601 G Wing Groove Aaradhya One Earth Ghatkopar A, Ghatkopar East, Flat, Pant Nagar, Mumbai- 400075 Maharashtra, LHTNE00001645691	Flat No. 802 8th Floor, Ambal Parijath Chsl,15th Road Chembur West- Mumbai 400071 Maharashtra Bounded By- North By: Road, South By: Internal Road, East By: Internal Road, West By: Internal Road./ Date of Possession 02-07-2026	18-04-2026 Rs. 28,71,5732/-	Thane
4.	Nemin Kirit Dani (Borrower), Krit Bhalal Dani (Co-Borrower), Neha Nemin Dani (Co-Borrower), Sona Kirit Dani (Co-Borrower), Flat 601 G Wing Groove Aaradhya One Earth Ghatkopar A,ghatkopar East, Flat, Pant Nagar, Mumbai 400075 Maharashtra, LHTNE00001645707	Flat No. 802 8th Floor, Ambal Parijath Chsl,15th Road Chembur West- Mumbai 400071 Maharashtra Bounded By- North By: Road, South By: Internal Road, East By: Internal Road, West By: Internal Road./ Date of Possession 02-07-2026	18-04-2026 Rs. 1,16,438/-	Thane
5.	Harsh Bharat Chothani (Borrower), Bharat Vithaldas Chothani (Co-Borrower), Hansa Bharat Chothani (Co-Borrower), Flat No 102 Nandaja Chsl B D Cross Road No 2 Mulund West Mulund Mumbai 400080 Maharashtra, LHTNE00001276841	Flat No.402, 4th Floor, B Wing, Building Number 1, Shree Balajeshwar, Ashtavinayak Residency, Kalshet Road, Dhokali, Thane West, Dist. Thane 400607 Maharashtra./ Date of Possession 02-07-2026	22-04-2026 Rs. 34,12,416/-	Thane
6.	Harsh Bharat Chothani(Borrower), Bharat Vithaldas Chothani (Co-Borrower), Hansa B Chothani (Co-Borrower), Flat No 102 Nandaja Chsl B D Cross Road No 2 Mulund West Mulund Mumbai 400080 Maharashtra, LHTNE00001276842	Flat No.302, 3rd Floor, B Wing, Building Number 1, Shree, Building Known As Shree Balaleshwar, Housing Complex Known As Ashtavinayak Residency, Kalshet Road, Dhokali, Thane West, Dist. Thane 400607 Maharashtra./ Date of Possession 02-07-2026	22-04-2026 Rs. 34,12,416/-	Thane

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 08, 2026 Authorized Officer
Place: Thane, Palghar, Mumbai ICICI Home Finance Company Limited

Public Notice

Notice is hereby given that 1)Mr. Lavesh Baliram Choudhari 2)Mr. Vilas Dattu Choudhari 3)Mr. Vishwas Dattu Choudhari 4)Mr. Subhash Baliram Choudhari & 5)Mr. Nagesh Baliram Choudhari are the Co-owners of land area admeasuring about 0-20-00 H-R-Sq.Mtrs out of the total area of undivided land admeasuring about 1-22-00 H-R-Sq.Mtrs of all that piece and parcel of Land being, lying and situate at Village Lonad, Taluka Bhiwandi, Dist. Thane bearing Survey No. 215, Hissa No. 1, Assessment Rs. 11-91 Ps. My client intends to purchase this undivided share of land from the above mentioned owners and has instructed me to investigate the title of the above mentioned piece of undivided land to the said owners. All Persons having any claim, right, title or interest in the said property by way of sale, mortgage, charge, lien, gift, use, trust, possession, inheritance or whatsoever are hereby requested to make the same known in writing with supportive proofs to the undersigned at our below mentioned office address, within Fourteen (14) days from the date hereof, otherwise the investigation and the said purchase transaction shall be completed by our client, without any reference to such claim/s and the same if any shall be considered as waived.

Office Address:- 1)Gala No. 1, First Flr, Suresh Smruti Bldg. Beside Harbor Police Chowky, Kharbao, Tal. Bhiwandi, Dist. Thane.
2)Shop No. 96, 2nd Fir, Haridhara Complex, Anjur Phata, Bhiwandi - 421302. Dist. Thane

Signature/-
Adv. Ganesh K. Kathe
B.A., L.L.B., M.B.A. (9822102435)

PUBLIC NOTICE

NOTICE is hereby given that **Mr. Anil Chandrakant Kulkarni** and **Mrs. Shailaja Anil Kulkarni, the Owners** of the property mentioned in the Schedule here-below have agreed to sell the said property.

All persons claiming an interest in the said property or any part thereof by way of sale, gift, lease, inheritance, exchange, mortgage, charge, lien, trust, possession, easement, attachment or otherwise, howsoever are hereby required to make the same known to the undersigned within 15 days from the date hereof, failing which, said Sale will be completed, without any reference to such claim and the same, if any, shall be considered as waived.

Schedule

All that residential premise bearing Flat No 5 belonging to Anil Chandrakant Kulkarni and Flat No. 6 belonging to Shailaja Anil Kulkarni both situated in Vitthal Co-operative Housing Society Ltd., Ground Floor, Sant Janabai Marg, Hanuman Road, Vile Parle (East), Mumbai—400 057

Omkar V. Wani
Advocate, High Court
Office No. 11, Rohit Chambers, 1st floor, Janmashtami Marg, Fort, Mumbai 400 001
Email: omkarwani@gmail.com
Mob: +91 9372406190
Bar Council ID: MAH/6983/2024

PUBLIC NOTICE

Notice is hereby given to the public at large that our client, being desirous of purchasing the Flat and Car Parking Spaces (collectively referred to as **"said Premises"**) more particularly described in the **Schedule** hereunder written along with all incidental, benefits, rights and interests attached thereto including the right to become a member of **81 Aureate Co-Op Housing Society Limited**, free from all claims, litigations, encumbrances etc. Our client has instructed us to investigate the title of Smt. Shruti Mayank Shah (**"Owner"**) to the said Premises.

All person(s)/entities including any banks, financial institutions etc., having any claim against the title of the Owner to the said Premises or having any right, title, benefit, interest, share, claim, objection and/or demand in respect of the said Premises or any part thereof either by way of any sale, transfer, exchange, agreement for sale, memorandum of understanding, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, devise, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, care-taker basis, occupation, possession, family arrangement/ settlement, lispendens, decree or order of any court of law, contract, partnership, any other writing/arrangement or otherwise howsoever into or upon or in respect of the said Premises or any part thereof or on the basis of holding and/or possessing any of the title documents in respect of the said Premises are hereby called upon to make the same known in writing, to the undersigned within a period of **15 (fifteen) days** from the date of publication of this notice at **M/s. Raj & Associates, 002/B, Bldg No. C-26, Bhakti, Opp. Unity Bank, Gokuldham, Gen A. K. Vaidya Marg, Goregaon (E) Mumbai - 400063** together with documents on the basis of any such alleged right, title, benefit, interest, share, claim, objection and/or demand, if any, shall be deemed to have been waived/ abandoned and not binding.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said Premises)

A. Apartment No. 1003 admeasuring 205.20 sq. mtrs. (carpet area) together with the benefit of (i) Balcony Terrace area admeasuring 21.16 sq. mtrs, (ii) Niche area admeasuring 4.86 sq. mtrs, (iii) Terrace area admeasuring 96.38 sq. mtrs, (iii) Paddle Pool Terrace area admeasuring 35.69 sq. mtrs, (iv) Lobby area admeasuring 19.69 sq. mtrs, (v) AHU area admeasuring 5.28 sq. mtrs, (vi) Servant's Toilet area admeasuring 2.54 sq. mtrs., in aggregate admeasuring 391.2 sq. mtrs. (**"said Flat"**) situate on the 10th Floor of the building known as "81 Aureate" (**"said Building"**) constructed on land bearing Cadastral Survey No. 791-A (part) admeasuring 18,142.20 sq. mtrs. situated at K.C. Road, Near Rangsharda, Bandra Reclamation, Bandra West, Mumbai -400050.

B. 03 (Three) car parking spaces in the said Building.

Dated this 8th day of July 2026.

M/s. Raj & Associates
(Advocates)
Sd/-
Saurabh Mishra
Email: legalhelp_raj@yahoo.co.in

SBI भारतीय स्टेट बैंक State Bank of India

SARB Thane (11697)
Stressed Assets Recovery Branch, 1st Floor, Karom Building, Circle Road No 22, Wagle Industrial Estate, Thane (West) 400604. E-mail: sbi.11697@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IV-A - [See Provisio to rule 8(6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) 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 **physical possession** of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and Whatever there is" basis on **12.08.2026**, for recovery of **Rs. 24,91,322.94 (Rupees Twenty Four Lakh Ninety One Thousand Three Hundred Twenty Two and Paise Ninety Four Only) as on 08.01.2025**, with further interest incidental expenses and costs there on due to the secured creditor from **Mr. Ananda Bajji Kadam & Mrs. Vijayamala Ananda Kadam.** The reserve price will be **Rs. 26,00,000/- (Rupees Twenty Six Lakh Only)** and the earnest money deposit will be **Rs. 2,60,000/- (Rupees Two Lakh Sixty Thousand Only).**

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.

Date & Time of public E-Auction 12.08.2026 from 12.00 Noon to 4.00 PM with unlimited extensions clause of 10 minutes each.

Property ID No	Detail of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)	Date & time of inspection
SBIN 200076 304005	**Flat No. 211, admeasuring 570 sq. ft. i.e. 52.97 sq. mtrs. built up area, on 2nd Floor, Wing-C, in the building known as Vallabh Apartment of society known as Vallabh A, B & C CHS. LTD. lying and situated on N.A. Plot of land bearing Survey No. 170, Hissa No. 1/2, Village- Badlapur, Taluka Ambarnath, Dist. Thane – 421503.**	26,00,000/-	2,60,000/-	10,000/-	06.08.2026 12.00 Noon to 4.00 PM

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor" Website - **https://sbi.bank.in**, https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others **and** https://baanknet.com, or contact to MR. PRANESH THAKUR, CLO Mob. No. 7087438999 & MR. HARSHAD ALGOTAR, CCO Mob. No. 9833554226

Date: 07.07.2026
Place: Thane

Pranesh Thakur
Chief Manager & Authorised Officer

बैंक ऑफ इंडिया Bank of India BOI

Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M. G. Road, Fort, Mumbai - 400 001, **Tel** 022-22673549
E-mail: SARM.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

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 provison 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 Creditors, the possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on **28.07.2026,** for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No.	Name of the Borrowers/ Guarantor and Amount outstanding	Description of the mortgaged properties	Reserve price (Rs. In lakhs)	EMD of the Property (Rs. In lakhs)	Contact Number
1	**M/s H M Megabrands Pvt Ltd. Partner/ Guarantor – Mr. Arif Esmail Merchant Mr. Hashim Arif Merchant Mrs Sahima Hashim Merchant Amt O/s – Rs.264.66 Lakhs + Interest + Expenses/Charges**	All that piece and parcel of land admeasuring 800 sq. mtrs. built up area, on 2nd floor, A-wing, Building No 02, Dudhwala Aqua Pearl, Bellasis Road, Mumbai Central - 400008. (Symbolic Possession)	218	21.80	**9819403549 / 022-22673529**
2	**M/s S. H. Metal Works Private Limited Mrs.Rukshanabanu Shakirali Khan Mr. Shakirali Haiderali Khan Mrs. Maglaguri Pranlal Rupareliya Amount O/s – Rs. 571.34 Lakhs + Interest + Expenses/Charges**	Plant & Machinery and Land & Building Plot no.4,Gut no.49 5,498(P), village-Kondle, Post-Kudus, Bander Pada, Tal-Wada, Dist-Palghar (Physical Possession)	132.41	13.241	**9819403549 / 022-22673529**
3	**M/s Omega Oils (Proprietor - Borrower / Guarantor- Mr. Rajesh Kumar, Mr. Vanaja Ramchandran Amt. O/s Rs. 471.02 Lakhs + Interest + Expenses + Charges.**	Residential Premises, VIVAN, Rank- 31, VP XI/7 & 8 Near Nambavankanu, Jn. Kondungannoor P O Kulasekharam Road, Survey No 355/4 & 355/7-2, Vattiyoorkavu Village, Trivandrum. Taluka Pin - 695013 (Physical Possession)	194	19.40	**9819403549 / 022-22673529**
4	**M/s K N Fashions Borrower/Guarantor – Mr. Ashwin P Varde, Mrs Madhuri P Varde,Nayan N Mody. Amt O/s – Rs 718.44 lakhs + Interest + Charges+ Expenses**	Flat no 001, Ground Floor, Meherabad CHSL, Bhulabhai Desai Road, Malabar Hills, Mumbai – 400006. (Symbolic Possession)	546.5	54.65	**9819403549 / 022-22673529**

Terms and Conditions of the E-auction are as under:

1. The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
2. **Bidder will have to visit PSB Alliance (https://baanknet.com) for registration and participation in E auction. Receipt of EMD (Earnest Money Deposit) cut-off date and time will be 28.07.2026 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.**
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. **The date of on-line E-auction for properties listed at serial no. 1 to 5 will be between 11.00 AM to 5.00 PM on 28.07.2026.**
5. **Date of Inspection for the property listed at Serial No.1,4 and 5 will be on 21.07.2026 between 02:00 PM to 04:00 PM and for Serial No. 2 will be on 22.07.2026 between 02:00 PM to 04:00 PM and serial no. 3 will be on 20.07.2026 between 02:00 PM to 04:00 PM.**
6. To better facilitate the inspection, interested buyers are requested to inform the branch through e-mail at sarm.mumbaisouth@bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-22673529 / 9819403549 to better facilitate the inspection.
7. Bid shall be submitted through online procedure only.
8. The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs.25000/- (Rupees Fifty Thousand only) for property listed at Serial no. 1 to 4.
9. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
10. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
11. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
12. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
13. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next Working day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
14. Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
15. The successful bidder/highest bidder shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
16. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
17. The Sale Certificate will be issued in the name of successful bidder/highest bidder only and will not be issued in any other name(s).
18. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days from receipt of the said notice. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date: 06.07.2026
Place: Mumbai

Sd/-
Bank of India
Authorized Officer

Tyger Capital Private Limited

TYGER CAPITAL

Registered Office : Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellisbridge, Ahmedabad, Gujarat – 380 006 **Corporate Office :** 1004/5, 10th Floor, C-Wing, One BKC, C-66, G- Block, Bandra Kurla Complex, Bandra (E),Mumbai-400051.Maharashtra,India,
CIN: U65990GJ2016PTC093692, Web : www.tygercapital.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **Tyger Capital Pvt. Ltd. (formerly Known as M/s. Adani Capital Pvt. Ltd.** vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "TCPL") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrower/s, in the following loan accounts right to sale on **'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'Whatever Is There Is Basis'.,** The sale will be done by the undersigned through e-auction platform provided at the website: **https://tygercapital.procure247.com/** Particulars of which are given Under:

Sr. No.	Loan Agreement No /Borrower(s) /Co-Borrower (s) / Guarantor(s)	Description of Immovable property	Demand Notice Date / Outstanding Amount (Secured debt)	Reserve Price (RP) / EMD / Bid Increase Amount
1.	**102MSM00103095 / 101MSM00102520 / CHANDRAKANT KALU PATIL LALITA CHANDRAKANT PATIL**	All that piece and parcel of known as plot no.42 in village Kamothe Sector-9 12/12% scheme containing by measurement 750 sq.mtrs. Or their about and **Bounded as:** East- Plot No.41, West-20M. Wide Road, North- 15M. Wide Road, South-Plot No.43	**19-Apr-25** **Rs. 2497671.89/- As On Date 19-Apr-25**	**Rs. 1890000/- EMD Rs. 189000/- Rs. 1000/-**
EMD Submission Account details (10% of RP) NEFT / RTGS		A/c No.: ADANIC100EMDCAP001, Bank Name: ICICI BANK LTD Name of Beneficiary: Adani Capital Private Limited, IFSC Code: ICIC0000106		
Date/ Time of e-Auction		28-July-26, 11.00 AM TO 4.00 PM		
Authorised Office		Ajay Kumar • 9619661491 / Gauresh Manjrekar • 9870586490		

TERM TERMS & CONDITIONS:

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

1. Inspection at Site on **14-07-2026 & 21-07-2026 at 11:00 am to 4:30 pm**
2. Online BID (EMD) / Offer start on **08/07/2026 and end on 23/07/2026 before 5:30 PM**
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies & to inspect and satisfy themselves.
4. The intended bidders who have deposited the EMD and required assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009.Gujarat, India E-mail ID : Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers Rajesh Chauhan – 6354910183 Karan Modi - 7016716557. Enquiries : Helpdesk@procure247.com, and for any property related query may contact **Authorised Officer: Ajay Kumar • 9619661491, e-mail ID:ajay.kumar2@ tyger.in & Gauresh Manjrekar • 9870586490 e-mail ID: gauresh.manjrekar@tyger.in during the working hours from Monday to Saturday.**

(FOR DETAILED TERM AND CONDITIONS PLEASE VISIT WEBSITE https://adanicapital.procure247.com/)

Note : THIS NOTICE IS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Place: MUMBAI
Date : 08.07.2026

Sd/- Authorised Officer
For Tyger Capital Private Limited

AXIS FINANCE LIMITED

(CIN No. U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of **30 /15 days** for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Axis Finance Ltd. (AFL), the Possession of which has been taken by the Authorised Officer of AFL, will be sold on **24.07.2026** on **"As is where is" "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 24.07.2026. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the AFL on or before **23.07.2026** till 5.00 PM at Branch address **AXIS FINANCE LIMITED,** Office (Axis Finance Limited) **At C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025.**

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 04th May 2026
1.	**0456AHA 00002485**	**Aniket Vinayak Palkar Seema Mahadev Velunde**	**04th July 2025 issued u/s 13(2) of SARFAESI Act Rs 46,93,217 (Rupees Forty Six Lakhs Ninety Three Thousand Two Hundred and Seventeen only)** as on 04th July 2025	24.07.2026 **Possession: Symbolic**	**Rs 5842935** (Rupees Fifty Eight Lakhs Forty Two Thousand Nine Hundred and Thirty Five only) **EMD: Rs 584293** (Rupees Five Lakhs Eighty Four Thousand Two Hundred and Ninety Three only)	**Rs 51,29,930 (Rupees Fifty One Lakhs Twenty Nine Thousand Nine Hundred and Thirty Only) due as on 04th May 2026**
2.	**0456AHA 00009760, 0456BLA 00008507**	**Mohd Lucky Nasrin**	**18th November 2025 issued u/s 13(2) of SARFAESI Act – Rs 10474923 (Rupees One Crore Four Lakhs Seventy Four Thousand Nine Hundred and Twenty Three only)** due as on 17th November 2025)	24.07.2026 **Possession: Symbolic**	**Rs 9369108** (Rupees Ninety Three Lakhs Sixty Nine Thousand One Hundred and Eight only) **EMD:): Rs 936910** (Rupees Nine Lakhs Thirty Six Thousand Nine Hundred and Ten only)	**Rs 11080081 (Rupees One Crore Ten Lakhs Eighty Thousand and Eighty One only) due as on 28th May 2026**

All that piece and parcel of the property Residential Premises being UNIT NO.803 admeasuring area 621 SQ. FT. (CARPET) equivalent to 57.69 SQ. MTS. (CARPET) + 38 SQ. FT. equivalent to 3.53 SQ. MTS. "Exclusive Balcony/Varandah/Open Terrace Area" or "EBVT Area" Totaling to 659 SQ. FT. equivalent to 61.22 SQ. MTS. Net Area (Carpet Area + EBVT Area) ON THE EIGHTH FLOOR OF TOWER-2 KNOWN AS CASA MAXIMA TOWER 1 TO 4 CO-OPERATIVE HOUSING SOCIETY LTD. situated at SURVEY NO.90/38, 91/2, 98/2, VILLAGE: GHODBUNDER, MIRA ROAD(EAST), TAL- & DIST:THANE-401107 along with 1 (One) Alotted Car Parking Space ON ALL THAT PIECE OR PARCEL of land or ground lying being and situated at Village Ghodbunder and within the limits of Mira Bhayander Municipal Corporation and in the registration District and Sub-District of Thane and bearing Survey No.90/3B, 91/2, 98/2

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation. Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and the terms and conditions prescribed

The E-auction of the properties will take place through portal on Auction Tiger _between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Place: Mumbai
Date : 07.07.2026

Sd/- Authorised Officer
Axis Finance Ltd.

Form No. 3
[See Regulation-13 (1)(a)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703

Case No.: OA/950/2025 Exh. No.:09

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

CENTRAL BANK OF INDIA
vs
AJAY KUMAR CHAUHAN CHAUHAN

To,

(1) AJAY KUMAR CHAUHAN CHAUHAN D/W /S/O- Gyandas
Flat No. 303, Ekdant Apartment, Plot No.439, Sector-24, Ulwe, Panvel, Dist.- Raigad- 410206, Raigarh ,Maharashtra-410206

(2) ARP IT DIPAK SHAH
AX-501, Siddhi Eco Save, Nanda Patkar Road, Vile Parle East Mumbai, Maharashtra -400057, **Also At:-** Shop No.3, Bliss Residency, Plot No.218 Sector-25, Ulwe, Taluka- Panvel, Raigad Raigarh ,Maharashtra -410206 **Also At:-** Room No.705, Green Woods Chs Ltd., Sn 24 HNN2, Kalyan-Silphata Road, Vill- Daighar, Kalyan, Thane, Thane ,Maharashtra-421204

SUMMONS

WHEREAS, **OA/950/2025** was listed before Hon'ble Presiding Officer/ Registrar on **22/10/2025**

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs.2665817/-** (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application pending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on **21/08/2026 at 10:30 A.M** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: **02/07/2026**

Sd/-
Signature of the Officer Authorised to issue summons.

Seal

(S.S. Talashilkar)
Assistant Registrar
DRT- III, MUMBAI

Note :Strike out whichever is not applicable.

केनरा बैंक Canara Bank

Syndicate

A Government Of India Undertaking

STRESSED ASSET MANAGEMENT BRANCH : Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block Bandra-Kurla Complex, Bandra East, Mumbai-400 051.,Tel. : +91 22-26726198 **Email :** co15350@canarabank.com

FORM B

(See rule 7(1)) FORM OF DEMAND NOTICE

[Under rule 7(1) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Insolvency Resolution Process of Personal Guarantors to Corporate Debtors) Rules, 2019]

Date : 01.07.2026

To

Mr. Rajesh Kumar Jain, 1101/1102, Beverly Hills, Royal Empire CHS. Ltd., Plot No. T-36, Opp. Shastri Nagar,