ARMB, MUMBAI CITY

punjab national bank

6th Floor, United Bank Of India Tower, Sir P M Road, Fort, Mumbai-400 001 E-mail: cs6041@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable 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 Movable property mortgaged/charged to the Secured Creditor, the constructive/SYMBOLIC/ PHYSICAL possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on As is where is, As is what is, and Whatever there is on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No	Name of Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A). Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A). Reserve Price B) EMD (last Date of EMD Deposit) C)Bid increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Property ID QR CODE
1	**ARMB, Mumbai City M/S Jainam Traders (Borrower) Mr. Sanjay Kapoor (Proprietor/ Guarantor) Mr. Santosh Shringarpure (Guarantor/Mortgagor)**	Residential Bungalow No. 302, Swami Sakshi Matru Chaya, Ward no. 2, Prabhu Ali Road, CTS No. 974/6, Village – Pen, Dist – Raigad – 402107 admeasuring about 3252.00 Sq Ft	A) 08.06.2017 B) Rs. 2,38,22,301.44 as on 08.05.2017 + further interest & other charges C) 25.10.2017 D)Symbolic	A)Rs. 1,61,20,000/- B) Rs. 16,12,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
2	**ARMB, Mumbai City M/s NGL Fabrics Pvt Ltd. (Borrower) Mr. Majid Jahangir Jaan Mohd. Momin (Director & Guarantor)**	Industrial Gala No. 1161/1,1161/2, &1161/3, Ground Floor, New Good Luck Compound, Near Govt. Animal Hospital and Pranay Medical and General Store, Village Shelar, Mithpada, Bhiwandi, Tal Bhiwandi, Dist. Thane 421302. Area- 11,300sq ft	A) 25-11-2020 B) Rs. 3,35,76,196.79 as on 28.02.2020 + further intt & other charges C) **26-03-2021** D) **Symbolic**	A) Rs. 1,14,66,000/- B) Rs. 11,46,600/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
3	**Mr. Saqib Alam Jaan Mohd. Momin (Director & Guarantor)**	Industrial Gala No. 1162/3 Ground Floor, New Good Luck Compound, Near Govt. Animal Hospital and Pranay Medical and General Store, Village Shelar, Mithpada, Bhiwandi, Tal Bhiwandi, Dist. Thane 421302. Area-2240sqft		A) Rs. 50,00,000/- B) Rs. 5,00,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
4		Industrial Gala No. 1162/4 Ground Floor, New Good Luck Compound, Near Govt. Animal Hospital and Pranay Medical and General Store, Village Shelar, Mithpada, Bhiwandi, Tal Bhiwandi, Dist. Thane 421302. Area-2240sqft		A) Rs. 50,00,000/- B) Rs. 5,00,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
5		Industrial Gala No. 1161/6, Ground Floor, New Good Luck Compound, Near Govt. Animal Hospital and Pranay Medical and General Store, Village Shelar, Mithpada, Bhiwandi, Tal Bhiwandi, Dist. Thane 421302. Area-1800.60sqft		A) Rs. 40,19,000/- B) Rs. 4,01,900/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
6	**ARMB, Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt Ltd (Borrower) Mr. Rishabh Ravinder Gupta (Director/Guarantor) Mr. Abhinav Sanjiv Gupta (Director/Guarantor) Mr. Charanjit Mehta (Director/ Guarantor) Mr. Dilip Verma (Director/ Guarantor)**	All that pieces and parcel of Land & Factory Shed at Gut no. 336, 337,408 & 409 of Village -Biloshi, Post- Khanivali, Taluka- Wada, Dist –Palghar-421303 Plot Area- 16100 Sq Mt Built Up Area 2145.95 Sq Mt.	A) 11/12/2017 B) Rs8,37,73,850.71 as on 30/11/2017 + further intt & other charges C)16/09/2019 D)Physical	A) Rs. 2,71,10,000/- B) Rs. 27,11,000/- 24.08.2026 (Upto 11.00AM) C) **Rs.**25,000/-	24.08.2026 11.00 AM to 04.00 PM	1) Electrical Dues 2) Taxes of Local bodies 3) Other dues not known to us	
7	**ARMB, Mumbai City Mr. Ashok Chhotalal Gandhi (Borrower) Mr. Vinod Chhotalal Gandhi (Co-Borrower)**	Flat no. 2B, 1st Floor, Building Known as "Prabhjot" situated at Sher-e-Panjab Society, Mahakali Caves Road, Village Mogra, Andheri (East), Mumbai - 400093 (Super Built up Area - 850 Sq Ft)	A) 28.05.2021 B) Rs. 1,71,36,529.00 as on 31.03.2021 + further interest & other charges C) 03.01.2022 D)Symbolic	A) Rs.2,14,20,000/- B) Rs.21,42,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
8	**ARMB, Mumbai City M/s Shree Balaji Teleservices (Borrower) Mr. Nitin Shashikant Mathkar (Proprietor) Mrs. Chaitrali Nitin Mathkar (Guarantor)**	Flat No. 501, 5th Floor, Building No. C-4, Lok Everest Mansarover Complex, Cement Company, Jata Shankar Dosa Road, S. No. 295, 274 (part), 275 (P), CTS No. 661/9, 1113, 16, 17, Mulund (West), Mumbai-400080 (BUA- 890.00 Sq Ft)	A) 27.09.2023 B) Rs. 1,95,06,578.72 as on 30.06.2023 + further interest & other charges C) 20.01.2024 D) Symbolic	A)Rs.1,52,20,000/- B) Rs.15,22,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
9	**ARMB, Mumbai City M/s Green Earth Recycling Company (Borrower) Mr. Ajey Bhimraj Beriwal (Proprietor)**	Flat No. 102 1st Floor, Building No.1, Dattatray Residency, situated at Gut No. 195 of Village Kudus, Bhiwandi Wada Road, Bhiwandi, Tal Wada, Dist Palghar Pin- 421312 (BUA -697 Sq ft)	A) 31.05.2021 B) Rs. 2,26,64,896.53 as on 01.05.2021 + further interest & other charges C) 30.11.2022 D) Physical	A) Rs. 20,10,000/- B) Rs. 2,01,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
10	**ARMB, Mumbai City Mr. Afaque Ahmed Nasir Ahmed (Borrower) Mrs. Farida Bano Afaque Ahmed (Co-Borrower)**	Flat no.304, 3rd Floor, Holy Residency, situated at Land Bearing Survey no. 110, Hissa No.1 of Village Temghar, Beside Suryodaya Green, Temghar Naka, Sonale-Bapgaon Road, Bhiwandi, District - Thane. Pin - 421302 BUA - 1086 Sq Ft.	A) 03.08.2019 B) Rs. 34,98,000.00 as on 31.07.2019 + further interest & other charges C) 20.03.2026 D) Physical	A) Rs. 41,04,000/- B) Rs. 4,10,400/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
11	**ARMB, Mumbai City M/S Arasana Farms And Foods Pvt Ltd (Borrower) Mr. Amol Sampatrao Nimbalkar (Director/Guarantor)**	Land & Factory Building at Survey no. 21/9 Village: Thakurki, Taluka - Phaltan, Dist Satara Pin-415523 Plot Area - 2126.25 Sq Mt BUA - 824.42 Sq Mt	A) 06.09.2018 B) Rs. 308.56 Lakhs as on 05.09.2018 + further interest & other charges C) 22.05.2026 D) Physical	A) Rs. 1,61,10,000/- B) Rs. 16,11,000.00 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
12	**Mrs. Priyanka Amol Nimbalkar (Director/Guarantor)**	*Plant and Machinery situated at Survey no. 21/9 Village: Thakurki Taluka - Phaltan, Dist Satara Pin-415523 purchased out of Bank's Finance	A) 06.09.2018 B) Rs. 308.56 Lakhs as on 05.09.2018 + further interest & other charges C) 22.05.2026 D) Physical	A) Rs. 13,95,000/- B) Rs. 1,39,500.00 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
13	**ARMB, Mumbai City Mr. Sudhir Anandrao Chavan (Borrower) Mrs. Priyanka Sudhir Chavan (Co-borrower)**	All that piece & parcel of Residential Bungalow type No. 4BHK Classic, Ground Floor + First Floor, total area adm. 156 Sq mtrs, equivalent to 1678 Sq ft. Carpet area, constructed on the land bearing Plot No. 41 area adm. 285 Sq mtrs equivalent to 3066.6 Sq ft out of Old Survey No. 13,14,15,16,17 (New) Survey no. 40, lying being situated at Village Ambivali, Tal. Khalapur & Dist Raigad and within the limits of Registration District Raigad & Sub-registration District Khalapur Plot Area- 3066.6 Sq ft, BUA - 1678 Sq ft	A) 05.02.2026 B) Rs. 4,31,38,461.66 as on 31.01.2026 + further interest & other charges C) 03.06.2026 D) Physical	A) Rs. 1,07,20,000/- B) Rs. 10,72,000/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
14		All that piece and parcel of Residential Bungalow type No. 4BHK, Classic, Ground Floor + First Floor, total area adm. 156 Sq mtrs, equivalent to 1678 Sq ft. Carpet area, constructed on the land bearing Plot No. 98 area adm. 255 Sq mtrs equivalent to 2743.8 Sq ft out of Old Survey No. 13,14,15,16,17 (New) Survey no. 40, lying being situated at Village Ambivali, Tal. Khalapur & Dist Raigad and within the limits of Registration District Raigad & Sub-registration District Khalapur Plot Area – 2743.80 Sq ft, BUA – 1678.00 Sq ft		A) Rs. 97,90,000/- B) Rs. 9,79,000/- 24.08.2026 (Upto 11.00AM) C) 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
15	**ARMB, Mumbai City Mrs. Rupali Ravindra Bapat (Borrower & Mortgagor) Mr. Sudhakar Govind Deshpande (Co-borrower) Mr. Deepak Dilip Soni (Guarantor)**	Flat No. 602, 6th Floor, Building No.11, Krishna Green Land Park Chs Ltd., Kasaravadavli, G.B. Road, Thana (West), Thane-400615 (Carpet Area – 406 Sq Ft)	A) 28.01.2026 B) Rs. 65,14,075.16 as on 31.12.2025 + further interest & other charges C) 27.05.2026 D) Symbolic	A) Rs. 43,85,000/- B) Rs. 4,38,500/- 24.08.2026 (Upto 11.00AM) C) 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
16	**ARMB, Mumbai City M/s KESHAR STEEL (Borrower) Mr. KAMLESH SHETH (Proprietor) Mr. CHAMPALAL SHETH (Guarantor)**	Godown premises at B-9, Balaji Plaza, Usatane, Taluka Ambernath, Dist Thane, BUA 968 Sq Ft.	A) 08.01.2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) 12.01.2017 D) Physical	A) Rs. 18,73,000/- B) Rs. 1,87,300/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
17		Godown premises at D-02, Gr Fl, Survey No. 37/1, Balaji Plaza, Usatane, Taluka Ambernath, Dist- Thane, BUA 1393 Sq Ft.		A) Rs. 17,55,000/- B) Rs. 1,75,500/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
18	**ARMB, Mumbai City M/s Lucky Lark Integrated Textile & Garments Hitech Cluster Welfare (Borrower/ Mortgagor) Ms. Kalpana Dhondiram Jadhav (Promoter/Guarantor) Ms. Shalan Jyotiram Mali (Promoter/Guarantor) Ms. Sadhna Ramkumar Jadhav Mr. Dhondiram T. Jadhav (Guarantor) M/s Lucky Lark Textiles Park Pvt. Ltd. (Guarantor/Mortgagor) Kusumtai Rajaram (Bapu) Patil Mahila Sah. San. Ltd. (Guarantor/ Mortgagor)**	Plot Bearing Survey No. 83/2 & 83/3, Lucky Lark Textile Park Pvt Ltd Vita Mayani Road, Village Gardi, Taluka- Khanapur, Dist-Sangli (Plot area - 2200 Sq Mtrs)	A) 09.01.2017 B) Rs. 5,96,28,000.00 as on 30.12.2016 + further interest & other charges C) 14.09.2017 D) Symbolic	A) Rs. 47,52,000/- B) Rs. 4,75,200/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
19		Plot Bearing Survey No. 83/2 & 83/3, Lucky Lark Textile Park Pvt Ltd Vita Mayani Road, Village Gardi, Taluka- Khanapur, Dist-Sangli (Plot area - 26100 Sq Mtrs)		A) Rs. 5,75,51,000/- B) Rs. 57,55,100/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
20	**ARMB, Mumbai City Mr. Santosh Dattatray Pashilkar**	Flat No 7, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road,Savroli Village, Budruk, Shahpur, Thane – 421601	A) 09.12.2020 B) Rs.24,20,617/- as on 30.11.2020 +further intt & other charges C) 07.11.2025 D) Physical	A) Rs.18,43,000/- B) Rs.1,84,300/- 24.08.2026 (Upto 11.00AM) C) Rs.25000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
21		Flat No 8, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road,Savroli Village, Budruk, Shahpur, Thane – 421601		A) Rs.18,12,000/- B) Rs.1,81,200/- 24.08.2026 (Upto 11.00AM) C) Rs.25000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
22	**ARMB, Mumbai City Mr. Prashant Panditrao Zope Mrs. Varsha Prashant Zope**	No 301, 3rd floor, Bldg No. 2, B Wing, Rahul Excellence, Gut No.11, Plot no 98, 10, Morivali Village, Cabin road, Ambernath-(East), Thane- 421503	A) 02.03.2024 B) Rs.66,68,334.29as on 29.02.2024 + further interest & other charges C) 18.09.2025 D)Physical	A) Rs. 35,73,000/- B) Rs.3,57,300/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
23		No 302, 3rd floor, Bldg No. 2, B Wing, Rahul Excellence, Gut No.11, Plot no 98, 10, Morivali Village, Cabin road, Ambernath-(East), Thane- 421503		A) Rs.25,58,000/- B) Rs.2,55,800/- 24.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	
24	**ARMB,Mumbai City Mr. Madhusudhan Ghanshyam Parida**	Flat No 102, Mahalakshmi Complex,Sector 26A,Palm Beach Road, Kopripada,Vashi, Dist- Thane-400703	A) 05.04.2017 B) 36,43,562 as on 06.07.2017 + further interest & other charges C) 06.07.2017 D) Symbolic	A) Rs.60,13,800/- B) Rs.6,01,380/- 24.08.2026 (Upto 11.00AM) C) Rs.Rs. 25,000/	24.08.2026 11.00 AM to 04.00 PM	Not Known	
25	**ARMB, Mumbai City Mr. Manesh C Dode**	Flat No 201, Mahalakshmi Complex,Sector 26A,Palm Beach Road, Kopripada,Vashi- 400 703	A) 05.07.2017 B) Rs.69.55.725.50 as on 30.06.2017 + further interest and other harges C) 01.01.2018 D) Symbolic	A) Rs. 48,93,300/- B) Rs.4,89,330/- 24.08.2026 (Upto 11.00AM) C) Rs. Rs. 25,000/-	24.08.2026 11.00 AM to 04.00 PM	Not Known	

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
2. The properties are being sold on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS and WHATEVER THERE IS BASIS
3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, buthe Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
4. The Sale will be done by the undersigned through e-auction platform provided at the **Website https://baanknet.com** as per above..
5. For detailed term and conditions of the sale, please refer **www.baanknet.com, www.pnbindia.in,**
6. **Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudadhe - Mob 9423743110, Mr. Kashif Zubair Mob 8425981733, Mr. Rijvan Ali Mob 7768941256**
7. **For Sr no. 11& 12 pertaining to M/s ARASANA FARMS AND FOODS PVT LTD.The bidders should bid for both, Land & Factory Building and Plant & Machinery.** Standalone bids for Land & Building will not be accepted.
8. **The bidder bidding for any of the above IP has to bid by adding minimum incremental amount over and above the Fixed Reserve Price.**
9. **Note-Further any statutory dues of Central Govt/State Govt/Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues Past/Present/Future.**

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OT THE SARFAESI ACT ,2002

Place : Mumbai
Date:- 06.08.2026

Sd/-
Authorized Officer, Punjab National Bank

GARNET CONSTRUCTION LIMITED

CIN: L45200MH1992PLC069044
Regd. Office: 501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400053

PUBLIC NOTICE

Notice is hereby given that the meeting of the board of directors of the company will be held on **14th Aug, 2026** at the registered address **501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai – 400053** to consider and take on record the Unaudited Standalone Financial Results for the Quarter ended 30th June, 2026.

For Garnet Construction Limited
Arun Kumar Kedia
Director
DIN No. 000205183

Place: Mumbai
Date: 05th Aug 2026.

यूनियन बैंक ऑफ इंडिया **Union Bank** of India
भारत सरकार का उपक्रम A Government of India Undertaking
Asset Recovery Branch,
Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001,
Web : **https://www.unionbankofindia.co.in** Email – **ubin0553352@unionbankofindia.bank.in**

Appendix IV **POSSESSION NOTICE** [Rule-8 (1)] (For Immovable Property).

Whereas, The Authorized Officer of **Union Bank Of India** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 notice dated **19.05.2026** calling upon the Borrowers – **Mr. Ajaykumar Parshottamdas Pabari and Radha Sandeep Thakur also Known as Ms. Radha Ajaykumar Pabari** to repay the amount mentioned in the notice aggregating to **Rs. 63,31,084.71 (Rupees Sixty Three Lakhs Thirty One Thousand and Eighty Four Rupees and Seventy One Paise only)** as on **30.04.2026** plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of final payment is made to the Bank. In spite of notice issued by us, you have failed to discharge your liability even after the expiry of 60 days' notice period.

The Borrower & Guarantor having failed to repay the amount, notice is hereby given to the Borrower & Guarantor and the public in general that the undersigned being the Authorized Officer of Union Bank Of India Asset Recovery Management Br., Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 has taken possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002 on this **3rd day of August of the year 2026.**

The Borrower & Guarantors 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 the Union Bank Of India Asset Recovery Management Br., Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 for an amount of **Rs. 63,31,084.71 (Rupees Sixty Three Lakhs Thirty One Thousand and Eighty Four Rupees and Seventy One Paise only)** as on **30.04.2026** plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of final payment is made to the Bank.

The borrower's attention is invited to provisions of sub-Section 8 of Section13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
MORTGAGE LAND/BUILDING

As per agreement of sale dated 15.01.2026 between Mrs. Prableen Kaur J. Bhasin & Mrs. Vaishali N. Patil (Vendor) and Mr. Ajaykumar P. Pabari & Mrs. Radha S. Thakur (Purchaser) Flat No.002, Ground Floor, B Wing, Gopal Darshan Building, Indralok Phase-II, Gopal Darshan Co-op Housing Society Ltd, New Navghar Road, Village- Ghoddev, Thane 401107 in the name of Mr. Ajaykumar Parshottamdas Pabari and Ms. Radha Sandeep Thakur, built up area area 60.22 Sq. mtrs.

Sd/-
Vikash Kumar Upadhyay
Chief Manager & Authorized Officer
Union Bank of India

Date : 03.08.2026
Place: Mumbai

FORM NO. 14
[Regulation 33 (2)]
Though Regd. AD/ Speed Post, affixation, Dasti
DEBTS RECOVERY TRIBUNAL NO.2
AT MUMBAI
Ministry of Finance, Government of India
3 rd floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba Mumbai- 400005
DEMAND NOTICE
NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANK RUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961
Exh. No. 4

R P NO. 179 of 2026
Next Date:20.08.2026
BANK OF INDIA
...CERTIFICATE HOLDER

VERSUS
MR. MAHESH DHIRAJLAL SHAH
PROPRIETOR OF M/S. HETVI FOOD PRODUCTS
...CERTIFICATE DEBTORS

To,
MR. MAHESH DHIRAJLAL SHAH
PROPRIETOR OF M/S. HETVI FOOD PRODUCTS)
Plot No.23, Industrial Area, Near Kajal Petrol Pump, Behind Chimar Garage, Vithalwadi Station Road, Taluka –Kalyan, Thane - 421 002.
And also at
Flat No.22, Vaishnavi Apartment, 3rd floor, 'B' Wing, Hanuman Nagar, Katemanivali, Kalyan (East), District Thane - 421 306. **...(CO NO.1)**

This is to notify that sum of **Rs. 41,13,017.81 (Rupees Forty One Lakhs Thirteen Thousand Seventeen and Paise Eighty One Only)** has become due from you as per the Recovery Certificate drawn up in O.A. No. 306 of 2022 by the Hon'ble Presiding Officer, Debts Recovery Tribunal – II, Mumbai. The Applicant is entitled to recover the sum **Rs. 41,13,017.81 (Rupees Forty One Lakhs Thirteen Thousand Seventeen and Paise Eighty One Only)** with further interest @ 12.00% per annum with monthly rest from the date of presentation of Original Application that is 24.12.2021 till payment / realisation in full, jointly and severally from Certificate Debtor.

You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts and Bankruptcy Act, 1993 and Rules there under.

In addition to the sum aforesaid you will be liable to pay:

(a) Such interest as is payable for the period commencing immediately after this notice of the execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this Notice and warrants and other processes and all other proceedings taken for recovering the amount due.

You are hereby ordered to appear before the undersigned on **20.08.2026** at **12.05 pm.** for further proceedings.

Given under my hand and the seal of this Tribunal on 28th day of July, 2026.

(BHAVISHYA KUMAR AZAD)
RECOVERY OFFICER,
DRT-II, MUMBAI

PHYSICAL POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604.

The Authorised ICICI Bank Officer 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 to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising 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 are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Pravin Soma Jogadiya & Hansa Jogadiya / LBVRR00006837397	Flat No. 604, 6th Floor, E Wing, 'Agarwal Solitaire" Building No. 02, Sector 2, "Agarwal Solitaire Co-operative Housing Society Ltd", Hdil Township, Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No. 70, Hissa No. 4, 5/1, Virar West, Village Dongare (Old Naringi), Tal- Vasai, Palghar- 401303/ 31st Jul 26	July 30, 2024 Rs. 1,02,908/-	Palghar
2.	Pravin Soma Jogadiya & Hansa Jogadiya / TBVRR00006819040	Flat No. 604, 6th Floor, E Wing, 'Agarwal Solitaire" Building No. 02, Sector 2, "Agarwal Solitaire Co-operative Housing Society Ltd", Hdil Township, Survey No. 9, Hissa No. 1, 2, 3/1, 3/2, 4, Survey No. 70, Hissa No. 4, 5/1, Virar West, Village Dongare (Old Naringi), Tal- Vasai, Palghar- 401303/ 31st Jul 26	July 30, 2024 Rs. 31,30,823/-	Palghar
3.	Mohit Manik Bhandwalkar & Manda Manik Bhandwalkar / LBMUM00005416941	Flat No. 205, 2nd Floor, Building-B, "Ramchandra Complex", "Sai Shrushti Valley Phase-1", Near Sai Baba Mandir, Off Divo Shill Road, Survey No. 208, Hissa No. 8/8, Village Dawale, Khardi Diva East, Thane - 400612 / 1st Aug 26	May 07, 2024 Rs. 22,85,669/-	Thane

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

Date: August 06, 2026 Place: Palghar & Thane Sincerely Authorised Officer, For ICICI Bank Ltd.

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

JM Financial
Corporate Identity Number: U67190MH2007PLC174287
Registered Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025
Contact Person: 1. Piramal Finance Ltd - 022-69482444, 2. Yash Oza - 022 - 6224 1676. Website – www.jmfinancialarc.com

E-Auction Sale Notice-Fresh Sale

That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFARC (JM) (herein referred as Assignee) acting in its capacity as trustee of JMFARC – Aranya – Trust. It is to notify that PCHFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the **SARFAESI Act, 2002** for the recovery of amount due from borrower/s, 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 (25-07-2026)
Loan Code No.: 015000143205, Pune - Bibvewadi (Branch), Arjun Shamrao Pawar (Borrower), Shakuntala Arjun Pawar (Co-Borrower 1)	Dt: 14-06-2021, Rs. 17,59,903/- (Rs. Seventeen Lakh Fifty Nine Thousand Nine Hundred Three Only)	All The Piece and Parcel of The Property Having an Extent:- Flat No 1 Sanctioned Plan It Is 2.1st Flor Kedarnath Residency S No. 224B Plot No. 37 and 39 Vadgaon Maval Nr Old Mumbai Pune Road Pune Maharashtra- 410506	Rs. 21,30,000/- (Rs. Twenty One Lakh Thirty Thousand Only)	Rs. 2,13,000/- (Rs. Two Lakh Thirteen Thousand Only)	Rs. 21,97,561/- (Rs. Twenty One Lakh Ninety Seven Thousand Five Hundred Sixty One Only)
Loan Code No.: 038000035515, Kolhapur (Branch), Kiran Maruti Kulkarni (Borrower), Reena Kiran Kulkarni (Co-Borrower 1)	Dt: 29-04-2021, Rs. 1,13,26,068/- (Rs. One Crore Thirteen Lakh Twenty Six Thousand Sixty Eight Only)	All The Piece and Parcel of The Property Having an Extent:- C T S No. 21950A B P No. 24 Milkat No. 181 182 Ganesh Nagar Lane No. 9 Shahapur Ichalkaranji Opp Metaczy Foundry Ichalkaranji Maharashtra- 416115	Rs.1,31,20,000/- (Rs. One Crore Thirty One Lakh Twenty Thousand Only)	Rs. 13,12,000/- (Rs. Thirteen Lakh Twelve Thousand Only)	Rs. 23,58,349/1-, (Rs. Two Crore Thirty Five Lakh Eighty Three Thousand Four Hundred Ninety One Only)
Loan Code No.: 062000004580, Ahmednagar (Branch), Sanjay Murlidhar Lotage (Borrower), Asha Sanjay Lotage (Co-Borrower 1)	Dt: 18-12-2021, Rs. 17,20,667/- (Rs. Seventeen Lakh Twenty Thousand Six Hundred Sixty Seven Only)	All The Pieceand Parcel of The Property Having an Extent:- F No. 104 1st Fir Extreme Elite P No. 27 To 42 41d S No. 43 3 Nr Gurukul School Tapovn rd Ahmed Nagar Maharashtra- 414003	Rs. 20,20,000/- (Rs. Twenty Lakh Twenty Thousand Only)	Rs. 202000/- (Rs. Two Lakh Two Thousand Only)	Rs. 32,76,430/- (Rs. Thirty Two Lakh Seventy Six Thousand Four Hundred Thirty Only)
Loan Code No.: 166000000567, Sangli (Branch), Nasir Abdulsubhan Magdum (Borrower), Rumana Nasir Magdum (Co Borrower 1)	Dt: 27-12-2022, Rs. 22,24,820/- (Rs. Twenty Two Lakh Twenty Four Thousand Eight Hundred Twenty Only)	All The Piece and Parcel of The Property Having an Extent:- S. No. 4102, Plot No. 36, Chand Colony NA Shastri Chowk Road, Shastri Chowk Road, Nr Jawaharnagar Urdu School Sangli Maharashtra IN- 416410	Rs. 22,90,000/- (Rs. Twenty Two Lakh Ninety Thousand Only)	Rs. 2,29,000/- (Rs. Two Lakh Twenty Nine Thousand Only)	Rs. 40,36,276/- (Rs. Forty Lakh Thirty Six Thousand Two Hundred Seventy Six Only)
Loan Code No.: 232000001320, Pune - Bibvewadi (Branch), Jamir Shabbirbhai Sayyad (Borrower), Tanjum Jameer Sayyed (Co-Borrower 1)	Dt: 21-10-2021, Rs. 20,83,778/- (Rs. Twenty Lakh Eighty Three Thousand Seven Hundred Seventy Eight Only)	All The Piece and Parcel of The Property Having an Extent:- Flat No. 18, 3rd Floor, Tushar Enclave, Gat No 833, Yevat Tal Daund, Nr Yavat Rail Way Station Pune Pune Maharashtra:- 412214	Rs. 21,50,000/- (Rs. Twenty One Lakh Fifty Thousand Only)	Rs. 2,15,000/- (Rs. Two Lakh Fifteen Thousand Only)	Rs. 31,42,314/- (