


MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034,
Corporate Office: 12/A 01, 13th cflr, Parinnee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G
Block (East), Mumbai-400051, Email Id: authorised.officer@muthoot.com

DEMAND NOTICE

Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002

Whereas the undersigned is the Authorised officer of Muthoot Housing Finance Company Ltd. ("MHFCL") under Securitisation 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 Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective Notices issued and the publication of the Notice as given below and as way of alternate service upon you. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to MHFCL by the said Borrower(s), Co-Borrower(s), Guarantor(s) respectively.

Sr. No.	Name of Borrower / Co-Borrower/ Guarantor	Date of NPA	Date of Demand notice	Total O/s Amount (Rs.) Future Interest Applicable
1.	Loan Account No. MHFLPRMUM000005026535 1.ACHARY BALA CHANDRAN 2.SANDHYA BALA CHANDRAN ACHARY	09-Jul-2026	15-Jul-2026	Rs.7,33,154.65/- (Rupees Seven Lakh Thirty Three Thousand One Hundred Fifty Four and Paise Sixty Five Only) as on 14/07/2026

Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.203, ADM. 365 SQ. FT. I.E. 33.92 SQ. MTRS., BUILT UP ON 2ND FLOOR, IN THE BUILDING KNOWN AS SHREE SAI APARTMENT, CONSTRUCTED ON LAND BEARING SURVEY NO.104, H. NO.1, SITUATED AT VILLAGE AZADE GOLVALI, TAL. KALYAN, DIST. THANE, WITHIN THE LIMITS OF KALYAN DOMBIVLI MUNICIPAL CORPORATION, DOMBIVLI DIVISION AND WITHIN THE REGISTRATION DIST. THANE AND SUB-REGISTRATION TAL-KALYAN, DIST. THANE. BOUNDED BY: EAST – SWAMI SAMARTH BUILDING, WEST – BANDU PATIL BUILDERS, SOUTH – BANDU PATIL BUILDING, NORTH – GANESH DARSHAN BUILDING.

2.	Loan Account No. MHFLRESMUM000005023799 1.ATMARAM GANAPAT VICHARE ALIAS ATMARAM GANPAT VICHARE 2.SAPNA ATMARAM VICHARE	09-Jul-2026	15-Jul-2026	Rs.8,89,345.65/- (Rupees Eight Lakh Eighty Nine Thousand Three Hundred Forty Five and Paise Sixty Five Only) as on 14/07/2026
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Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.305, ADM. 361 SQ. FT. BUILT UP I.E. 33.55 SQ. MTRS. ON 3rd FLOOR, BUILDING NO.1, KNOWN AS SAI DARSHAN CO-OP HSG. SOC. LTD., CONSTRUCTED ON LAND BEARING SURVEY NO.139, H. NO.1, 2, 3(P), 4(P), 5, 6, SITUATED AT VILLAGE PURNE, TAL. BHIWANDI, DIST. THANE.

3.	Loan Account No. 10102094211 1.PRASHANT TANAJI KAMBLE 2.MAYA PRASHANT KAMBLE	09-Jul-2026	15-Jul-2026	Rs.6,40,707.66/- (Rupees Six Lakh Forty Thousand Seven Hundred Seven and Paise Sixty Six Only) as on 14/07/2026
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Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.001, ADM. 540 SQ. FT. BUILT UP ON GROUND FLOOR, IN THE BUILDING KNOWN AS CHAVAN APARTMENT, CONSTRUCTED ON LAND BEARING GUT NO.138, (OLD S. NO.50, H. NO.10(P)), PLOT NO.66 SITUATED AT VILLAGE VANGANI, TAL. AMBERNATH, DIST. THANE.

If the said Borrower, Co-Borrower(s) & Guarantor(s) fails to make payment to MHFCL as aforesaid, MHFCL shall be entitled to take possession of the secured asset mentioned above and shall take such other actions as are available to the Company in law, entirely at the risks, cost and consequences of the borrowers. The said Borrower(s), Co-Borrower(s) & Guarantor(s) are prohibited under the provision of sub section (13) of section 13 of SARFAESI Act to transfer the aforesaid Secured Asset(s), whether by way of sale, lease or otherwise referred to in the notice without prior consent of MHFCL.

Place: MUMBAI; Date: 29 July, 2026 Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited


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

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

[See proviso to rule 8(6)]
Notice for sale of immovable assets

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

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr.Bharat Bhiku Pawar (Borrower) Mrs. Bhagyashree Bharat Pawar (Co Borrowers) Loan Account No. LBMUM00001866341	Flat No. 01, Ground Floor, B-Wing, Ganesh Baug Co-Operative Housing Society Ltd., Tembhi Naka, Dhoobi Ali (Opposite Civil Hospital), Tika No. 10, CTS Nos. 1556, 155B and 164, Mouje Panchpakhandi, Taluka and District Thane- 400601, Admeasuring an Area of Area 350 Sq Feet	Rs. 1,58,20, 365/- as on July 21, 2026.	Rs. 51,50, 000/- To Rs. 5,1, 000/-	August 17, 2026 From 11:00 AM To 02:00 PM	September 03, 2026 From 11:00 AM Onward
2.	Mrs. Taibai Balasaheb Ughade (Borrower) Mr. Balasaheb Bhikaji Ughade Mr. Prashant Balasaheb Ughade Mr. Amit Balasaheb Ughade (Co-Borrowers) Loan Account No. LBMUM00005209188	Flat No. 403, on 4th Floor, Building No. Type-3, Wing A, Vrundavan-I, Survey No. 94/21, 94/24, 94/2B, 107/1, To 8, Situated at Village Devnagar, Taluka-Bhiwandi District- Thane Thane- 421302, Admeasuring An Area of 38,978 Sq Mtr i.e. 419.414 Sq Feet Exclusive Terrace Area, Balcony Area, Cupboard, Flower Bed Collectively Admeasuring 9,746 Sq Mtr i.e 104, 8,77 Sq Feet	Rs. 22,63,782/- as on July 21, 2026.	Rs. 23,00, 000/- To Rs. 2,30, 000/-	August 17, 2026 From 02:00 PM To 05:00 PM	September 03, 2026 From 11:00 AM Onward
3.	Mr. Yashwant Dharma Patil (Borrower) Mrs. Nilima Yashwant Patil (Co-Borrowers) Loan Account No. LBTNE00005517462	Flat No. 810, 8th Floor, Tower No. 25, Runawal Gardens, Phase-3, Dombivli, Kalyan, Thane, Maharashtra, Thane- 421204, Admeasuring an area of 40.12 Sq.mtr. Carpet area + 2.02 Sq. Mtr, Deck area and 0.00 Sq.mtr. Utility area	Rs. 41,24,522/- As on July 21, 2026	Rs. 36,00, 000/- To Rs. 3,60, 000/-	August 17, 2026 From 02:00 PM To 05:00 PM	September 03, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link-https://BidDeal.in) of our auction agency ValueTrust Capital Services Private Limited The Mortgagors/ Notices are given a last chance to pay the total dues with further interest by September 02, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 02, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before September 02, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 02, 2026 before 05:00 PM, Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable to "Mumbai".

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8087215742/9004392416.

Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt Ltd 5. Gimarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arco Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd , have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/4p4s

Date : July 29, 2026 Place: Mumbai Sd/- Authorized Officer ICICI Bank Limited


बँक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
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Stressed Asset Management Branch, Mumbai:- 4th Floor, Janamangal, 45/47, Mumbai
Samachar Marg, Fort, Mumbai - 400001. Tele : 022-22630883
E-mail : bmr91447@bankofmaharashtra.bank.in, bom1447@bankofmaharashtra.bank.in
Head Office: Lokmangal,1501, Shivajinagar, Pune-5.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Physical/Symbolic Possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is What is" and "Whatever there is" basis in e-auction on 18.08.2026 between 11.00 a.m. to 3.00 p.m. for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Name of Borrower/ Co-Borrower	Name of Director/ Partners/ Guarantor	Amount Due in Actual	Short description of the Immovable Property with known encumbrances	Reserve Price Earnest Money (EMD) Bid Increment Amount
Borrower: M/s. Devansh Industries, (A partnership firm of Late Mr. Virendra H. Ganatra Namely: 1. Mrs. Yasuben Harilal Ganatra (Mother) 2. Mrs. Vijaya Jyoti Narsaya Murti (Wife) 3. Master Devansh Virendra Ganatra (Through his guardian Mrs. Vijaya Jyoti Narsaya Murti) Mr. Bharat Ganatra	Legal Heirs of Late Mr. Virendra H. Ganatra Namely: 1. Mrs. Yasuben Harilal Ganatra (Mother) 2. Mrs. Vijaya Jyoti Narsaya Murti (Wife) 3. Master Devansh Virendra Ganatra (Through his guardian Mrs. Vijaya Jyoti Narsaya Murti) Mr. Bharat Ganatra	Rs. 9,75,33,984/- plus unapplied interest w.e.f 31.07.2014 and expenses or other incidental charges thereof.	Shop No. 18, Ground Floor, DEEP LAKSHMI TOWER, Mumbai Central Red Cross Road, Bearing C.S. No. 1870 (pt), Byculla Division, Mumbai Central, Mumbai- 400 011. Built up Area: 762 sq. ft. (Encumbrances Not known) (Under Physical Possession)	Reserve Price: Rs. 171.45 lakh EMD: Rs. 17.15 lakh Bid increment Amount: Rs. 1.00 Lakh
M/s. Kraft Impex	Name of Partner & Guarantors 1. Mr. Ravindra Hastmal Jain 2. Mr. Rajiv Pramesh Yadav	Rs. 8,29,59,479.80/- plus interest and expenses w.e.f 31.05.2022; less recovery, if any	Industrial land and Building constructed on Ganapachayat House No 1132/B, Pit No. 7, S. No. 175, Village Asanagar, Tal-Shahapur, Dist Thane Pin - 421601. (adm-1000 Sq mtr) (Encumbrances Not known) (Under Physical Possession)	Reserve Price: Rs. 165.36 Lakh EMD: Rs. 16.54 Lakh Bid increment Amount: Rs. 1.00 Lakh
M/s. RHJ Tubes Pvt. Ltd.	1. Mr. Naresh Ramesh Dhakad 2. Poopa Naresh Dhakad 3. M/s. Krishna Associates (Corporate Guarantor)	Rs. 14,99,90,882.58/- plus interest and expenses w.e.f 28.09.2024; less recovery, if any	Entire 3 rd Floor of the building named "Kalina MCGM Market" admeasuring carpet area 2728 sq.feet situated at S.N.-448, CTS No. 5876, Kalina, Kurla Road, Village- Kola Kalyan, Santacruz (East), Mumbai - 400029 along with 6 demarcated allotted parking spaces in the name of M/s. Krishna Associates (Encumbrances Not known) (Under Symbolic Possession)	Reserve Price: Rs. 816.23 lakh EMD: Rs. 81.63 Lakh Bid increment Amount: Rs. 1.00 Lakh
M/s Phoenix Lifestyle (A partnership firm of Mr.Bharat Mukund Tated Mrs. Manisha Bharat Tated)	1.Mr.Bharat Mukund Tated 2. Mrs. Manisha Bharat Tated 3. Mr. Bhushan Mukund Tated 4. Mrs. Sharda Mukund Tated.	Rs 11,43,43,732.50/- plus unapplied interest wef 05.04.2024 and expenses or other incidental charges thereof	Bungalow Tenement No 1975, CTS No. 53/26, Goregaon, Yashwant Nagar CHS Ltd., Yashwant Nagar, Goregaon (West),Mumbai -400062 (Encumbrances Not known) (Under Symbolic Possession)	Reserve Price : Rs. 743.00 Lakh EMD : Rs. 74.30 Lakh Bid increment Amount : Rs.1.00 Lakh

Sr.	Particulars	Date & Time
1.	Date and time of E- Auction	18.08.2026 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD	Before commencement of E-auction (as per psbbaanknet rules)
3.	Inspection Date & Time	12.08.2026 between 11.00 pm to 05.00 pm (On Prior appointment)

Bank has Physical Possession with No known encumbrance. However, dues/charges/ encumbrances, if any, due on the respective property, shall be borne by the bidder. E-auction shall be conducted through the MSTE E-Bikray. Bidders must log in on the website – <https://baanknet.com/> in this regard, the Bidders may please register on psb alliance baanknet website well in advance to avoid last minute anxiety / rush. For detailed terms and conditions of the sale, please refer to the link https://www.bankofmaharashtra.in/properties_for_sale.asp provided in the Bank's website.

Date: 28.07.2026 Place: Mumbai Sd/- Chief Manager & Authorized Officer, SAM Branch, Mumbai


PIRAMAL FINANCE LTD.
CIN: L65910MH1984PLC032639
Registered Office: Unit No. 601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai- 400070 - T +91 22 3802 4000
Branch Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivli (West), Mumbai- 400067
Contact Person: 1. Piramal Finance Ltd - 022-69482444

E-Auction Sale Notice - Subsequent Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest 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 (24-07-2026)
Loan Code No.: 14300002790 & 14300003030, Thane- Dombivli (Branch), Viral Jagdish Pethani (Borrower), Bharat Jagdish Pethani (Co-Borrower 1) & Jagdish M Pethani (Co Borrower 2)	Dt: 29-04-2021, Rs. 38,31,621/- (Rs. Thirty Eight Lakh Thirty One Thousand Six Hundred Twenty One Only) & Dt: 24-07-2021, Rs. 8,45,680/- (Rs. Eight Lakh Forty Five Thousand Six Hundred Eighty Only)	All The Piece And Parcel of The Property Having An Extent- Flat No. 201, 2nd Floor, A Wing Jigar Chsl, At Tai Pingle Chowk Tikar Road, Nr Sveshsh Hall Dombivli East Thane Maharashtra- 421201 Boundaries As- Jagdish North- Road West- Building East- Road South- Building	Rs. 37,90,800/- (Rs. Thirty Seven Lakh Ninety Thousand Eight Hundred Only)	Rs. 3,79,080/- (Rs. Thirty Seven Thousand Eighty Only)	Rs. 75,09,494/- (Rs. Seventy Five Lakh Nine Thousand Four Hundred Ninety Four Only) & Rs. 18,65,027/- (Rs. Eighteen Lakh Sixty Five Thousand Twenty Seven Only)
Loan Code No.: Phltht1001140 & Phltht1001141, Thane (Branch), Vikas Vedprakash Aganwal (Borrower),	Dt: 28-05-2024, Rs. 1,21,85,739.63/- (Rs. One Crore Twenty One Lakh Eighty Five Thousand Seven Hundred Thirty Nine Only And Sixty Three Paise) & Dt: 28-05-2024, Rs. 3,12,586.88/- (Rs. Three Lakh Twelve Thousand Five Hundred Eighty Six Only And Eighty Eight Paise)	All The Piece And Parcel of The Property Having An Extent- Flat No. 1902, 19th Floor, B Wing, Casa Ecopolis upper Thane Nr. Lodha Dham Mumbai Nashik Highway Bhiwandi Thane- 421302	Rs. 64,31,400/- (Rs. Sixty Four Lakh Thirty One Thousand Four Hundred Only)	Rs. 6,43,140/- (Rs. Six Lakh Forty Three Thousand One Hundred Forty Only)	Rs. 1,48,68,623/- (Rs. One Crore Forty Eight Lakh Sixty Eight Thousand Six Hundred Twenty Three Only) & Rs. 4,15,712/- (Rs. Four Lakh Fifteen Thousand Seven Hundred Twelve Only)
Loan Code No.: 26400000251, Thane- Naupada (Branch), Vishal Machha (Borrower), Charan Mallesh Machha (Co Borrower 1)	Dt: 29-04-2021, Rs. 30,68,097/- (Rs. Thirty Lakh Sixty Eight Thousand Ninety Seven Only)	All The Piece And Parcel of The Property Having An Extent- Flat No.101, 1st Flr, Ashwatinayak Park Na Choudary Compound, Opp Varadevi Mangal Choudary Compound, Opp Varadevi Mangal Kanyalay, Kamaghat Thane Maharashtra In 421302	Rs. 40,00,000/- (Rs. Forty Lakh Only)	Rs. 4,00,000/- (Rs. Four Lakh Only)	Rs. 49,00,90,88/- (Rs. Forty Nine Lakh Nine Hundred Only And Eighty Eight Paise)

DATE OF E-AUCTION: 13-08-2026, From 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).
LAST DATE OF SUBMISSION OF BID: 12-08-2026, BEFORE 4.00 P.M.

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

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset.

Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : July 29, 2026, Place: Mumbai Sd/- (Authorised Officer), Piramal Finance Limited


Encore Asset Reconstruction Company Private Limited
Corporate Office : 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana, India, Phone: +91.124.4527200, Fax: +91.124.4527231, Email: contact@encorearc.com, Registered Office: Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India - 110037. CIN No: U74140DL2013PTC259641

Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002, read with Rule 3 of the security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorized Officer of Encore Asset Reconstruction Company Private Limited, ("Encore ARC") under the Securitization and Reconstruction of Financial Asset 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 demand notices under Section 13(2) of the said Act, on the last known addresses of the following Borrower(s) / Mortgagor(s) / Co-borrower(s) / Guarantor(s), however the same have been returned un-served/undelivered/unclaimed.

Notice is hereby given once again, to the following Borrower(s) / Co-Borrower(s) / Mortgagor(s) / Guarantor(s) to pay to Encore Arc, within 60 days from the date of publication of this notice, the amount indicated herein below, together with further interest, till the date of repayment, failing which Encore Arc shall proceed to take necessary steps towards possession of Secured assets/Mortgaged properties as per section 13(4) of SARFAESI Act 2002 and rules made thereunder.

Sr. No.	Loan Account No./Name of the Borrower(s)/Co-Borrower(s)/Guarantor(s) & Address	Address of the Secured /Mortgage Immovable Asset/ Property to be enforced	Demand Notice Date and Total Outstanding dues as on
1.	LAN No. - LSUMM05118- 190002999 LAN No. - LSUMM13920-210004306 1.Ms Fountain Food and Fun (Borrower) Grampanchayat Miklat No. 3179/2, At Post-Aale Khind, Junnar & Ambegao, Tal-Junnar, Pune-412411 Also At: Flat No. 4, 1st Floor, 71/A Fatima Lodge, Perry Road, Bandra (West) Mumbai-400050 2.Mehmoodhasan Haji Mohammed Kadri (Co-Borrower) Flat No. 4, 1st Floor, 71/A Fatima Lodge, Perry Road, Bandra (West) Mumbai, 400050 Also At: Flat No. 06, 71-A Fatima Lodge, Perry Cross Road Bandra (West) Mumbai-400050 3.Bilkis Usman Kadri (Co-Borrower) Flat No. 4, 1st Floor, 71/A Fatima Lodge, Perry Road, Bandra (West) Mumbai, 400050 Also At: Flat No. 06, 71-A Fatima Lodge, Perry Cross Road Bandra (West) Mumbai-400050 4. Faheed Mahamood Hasan Kadri (Co-Borrower) Flat No. 4, 1st Floor, 71/A Fatima Lodge, Perry Road, Bandra (West) Mumbai, 400050 Also At: Flat No. 06, 71-A Fatima Lodge, Perry Cross Road Bandra (West) Mumbai-400050 5. Farhad Mahamood Kadri (Co-Borrower) Flat No. 4, 1st Floor, 71/A Fatima Lodge, Perry Road, Bandra (West) Mumbai, 400050 Also At: Flat No. 06, 71-A Fatima Lodge, Perry Cross Road Bandra (West) Mumbai-400050	All That piece and parcel of land bearing Residential Flat No. 3 & 4 on First Floor, admeasuring 1100 sq. ft. at Fatama Lodge Building, Perry Cross Road, Bandra West, Mumbai-400050 and the said building consisting being at C.T.S. No. 345, 346 & 348 Village-Bandra, Taluka-Andheri, Dist-Mumbai Suburban, Owned By Mr. Farhad M Kadri	Notice dated - 07.07.2026 Rs. 6,47,35,577.41/- (Rupees Six Crore Forty Seven Lakhs Thirty Five Thousand Five Hundred Seventy Seven and Forty One Paise Only) as on 16/JUN/2026.

The said Borrower(s) / Co-Borrower(s) / Mortgagor(s) / Guarantor(s) are also hereby prohibited to alienate, create third party interest on the above-mentioned properties without prior written consent of Encore Arc.

Place: Mumbai Date: 07.07.2026 Sd/- Authorized Officer Encore Asset Reconstruction Company Private Limited


IDBI BANK
Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062.
M. No.-9430022540/ 9953581483/ 7800552000, Email : rahu.kulkarni@idbi.co.in & gupta.sanjeev@idbi.co.in
www.idbi.bank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION

See Proviso to Rule 8(6) or 9(1)
Sale of Immovable property mortgaged as security

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)/9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse Basis" on 20.08.2026. Inspection date: 12.08.2026 (From 12:00 pm To 04:00 PM) With Prior Appointment; Last date of Submission of Bid: 19.08.2026 (Till 4:00 PM); Date of E-Auction: 20.08.2026 (From 11:30 AM to 12:30 PM). Brief description of properties and other details are mentioned hereunder:

Sl. No.	Customer Name	Brief Description of Property	Possession Type	Reserve Price	EMD	Outstanding Balance
1	Sumit Pradip Mohite & Bhagyashri Sumit Mohite	Orchid Hill Front, Row house no. 01, 1st flr, Plot no. 11A, Cluster no. 11, Virar East, Palghar, Maharashtra - 401303, Area As per Index II - 64.12 Sq. Mtr.	Physical	Rs. 33.00 Lakh	Rs. 3.30 Lakh	Rs. 74.68 Lakh as on 01.07.2026
2	Sandeep S Sawant & Ashwini Sawant	C-304, 3rd Floor, Sumit Greendale Avenue B-2 CHSL, Chikhaldongar Road, Virar West, Palghar, Maharashtra - 401303, Carpet Area As per Index II - 393 Sq. Ft.	Physical	Rs. 25.00 Lakh	Rs. 2.50 Lakh	Rs. 46.95 Lakh as on 01.07.2026
3	Vikrant Harish Vasani & Nayana H Vasani	Flat No. 09, 1st Floor, Shree Navratra APT, Queta Colony, Lakadganj, Mouza, Nagpur - 440008. Area - 1238 Sq. Ft. Super Builtup	Physical	Rs. 65.00 Lakh	Rs. 6.50 Lakh	Rs. 74.00 Lakh as on 01.07.2026

Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz. IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs. 10,000/-
- The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on an e-auction platform at www.banknet.com and shall take place on 20.08.2026 at 11.30 am to 12.30 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai-400037. Contact Person Email: support.baanknet@psballiance.com, Phone no - 8291222222 (For Technical and Bidding Process).
- Bidders are advised to go through the www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money Deposit (EMD) shall be remitted into the e-wallet of the PSB Alliance portal after completion of one-time user registration by the interested bidders and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any means from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.
- The Secured Assets mentioned in the Bid Document are based on the details/mortgages created by the mortgagors in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc. in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc. for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, on M. No. -7800552009/943022540/9953581483, Email : rahu.kulkarni@idbi.co.in and can also be downloaded from www.idbi.bank.in
- Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552009/943022540/9953581483, Email: rahu.kulkarni@idbi.co.in at the above address in person during 2