pnb Housing Finance Limited Ghar Ki Baat

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. :- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Virar Branch:- 302, Third Floor, Riddhi Arcade, 100ft Narangi Bypass Road, Near Big Bazar, Virar (West) Maharashtra – 401303

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Limited (hereinafter referred to as 'PNBHFL') had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account No.	Name/ Address of Borrower and Co- Borrower(s)	Name & Address of Guarantor(s)	Property(ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
NHL/VR R/0623/1 130106, NHL/VR R/0623/1 130166, B.O.: Virar	**Mr. Arun Sheshdhar Mishra & Mrs. Bhanumati Sheshdhar Mishra (1)** 101E Building No.3,Samarth Nagar,Sant Janabai Road ,Shaniwas Sangh, Behind The Ckp Bank. Building Sant Vileprale East, Mumbai-400057 , (2) Flat No A 203, 2nd Floor, Shyam Kutir, Shyam Kutir A B C D Chsl, Samel Pada, Nalasopara West, Thane, Maharashtra, 401203 ,(3) Flat No A 204, 2nd Floor, Shyam Kutir, Samel Pada, Nalasopara West, Thane, Maharashtra-401203, **Mr. Arun Sheshdhar Mishra** (1) 206 Jhalawar E S Patanwala Estate L B S Marg Ghatkopar West, Opp Shreyas Theatre, Mumba-400086 Mrs. Bhanumati Sheshdhar Mishra (1) 110 Gram Vishnupati, Basthan Post,Mawaiya Vishnu Patti, Mirzapur, UP-231312	NA	1.Flat No A 203, 2nd Floor, Shyam Kutir, Shyam Kutir A B C D CHSL, Samel Pada, Nalasopara West, Thane, Mh, 401203 & 2. Flat No A 204, 2nd Floor, Shyam Kutir, Samel Pada, Nalasopara West, Thane, Maharashtra-401203	06-08-26	**Rs.1924960.60** (Rupees Nineteen Lakhs Twenty Four Thousand Nine Hundred Sixty and Sixty Paisa Only)
NHL/VR R/1222/1 062381, B.O.: Virar	**Mr. Dinesh Mansing Dhyan & Mrs. Minakshi Dinesh Dhyan (1)** 107,Saidham Apt Manvel Pada Naka, Manvel Pada Road, Virar East, Palghar, Mh,401303 , (2) Room No 776,Shantabai Chawl Pyari Nagar, Khar West, Khar Danda Khar Delivery, Mumbai-400052, (3) Shop No 001, Ground Floor, Amit Residency Chsl, Manvelpada Road, Virar East, Palghar, MH-401305 , **Mr. Dinesh Mansing Dhyan** (1)Shop No 1,Ground Floor,Amit Residency Next To Manali Bar,Manvel Pada Road,Virar East, Palghar, Maharashtra-401305	NA	Shop No001, Ground Floor, Amit Residency Chsl, Manvelpada Road, Virar East, Palghar, Maharashtra-401305	06-08-26	**Rs.3356072.45** (Rupees Thirty Three Lakh Fifty Six Thousand Seventy Two & forty Five Paisa only)

Place:- Mumbai, Dated:- 14.08.2026 **Authorized Officer, (M/s PNB Housing Finance Ltd.)**

IDBI BANK LIMITED

IDBI BANK CIN: L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005.
Branch Office: IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road,Deonar, Mumbai-400088. Tel No.9009911977, 8578003111.

E - AUCTION PUBLIC NOTICE
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A [See Proviso to Rule 8(6) & Rule 9(1)]

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) & Rule 9(1) 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 Secured Creditor, the **physical - possession** of which has been taken by the Authorised Officer of IDBI Bank Ltd. the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" AND "WITHOUT RECOURSE"** basis on **19-09-2026**, for recovery of dues **(details mentioned below)** due to IDBI Bank Ltd. Secured Creditor from the Borrowers/Guarantors (details mentioned below). The reserve price and the earnest money deposit (EMD) are mentioned against each immovable properties as mentioned under. **Brief description of properties and other details are mentioned hereunder:**

Sr No.	Borrower/Mortgagor & Loan A/c No.	Brief Description of Property (the secured asset)	Physical Possession date	Loan Outstanding	Reserve Price	EMD Rs.	Inspection Date
1	MR.CHANDRAKANT RAJARAM NIWATE & MS.ARYA CHANDRAKANT NIWATE (LAN : 1130675100006637, 1130675100006644)	Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1K, AT-LADVALI, TALUKA-MAHAD, DISTRICT-RAIGAD, MAHARASHTRA-402301. **Area- 1080 Sqft approx.**	15-07-2026	**Rs.39,67,043/-** (plus further interest and expenses thereon w.e.f. 10-08-2026)	**Rs.43,20,000/-** (Rupees Forty Three Lakh & Twenty Thousand Only)	**Rs.4,32,00/-** (Rupees Four Lakh & Thirty Two Thousand Only)	11-09-2026 (11 am - 2 pm)

1	**Sale of Bid/Tender Document :** 17-08-2026 to 18-09-2026
2	**Last date of submission of Bid along with EMD :** 18-09-2026 up to 4 pm
3	**Date and Time of e-Auction:** 19-09-2026 from 11 am to 4 pm

Gist of the terms & conditions appearing in Bid Document:

1.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",** and will be conducted **"online"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2.To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location & Identity of the property, Inspection of the public records in the Sub Registrar's Office / Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, income tax, excise duty, labor dues, electricity and maintenance dues etc. of the Secured Asset. The successful bidders shall have to bear all the outgoing i.e. municipal taxes, maintenance / society charges, electricity charges, water charges, Stamp duty, registration charges (if applicable), if any and all other incidental charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. IDBI Bank will not be held responsible for any charge, lien, liabilities etc. of whatsoever nature pending upon the properties as mentioned above.
3.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 e-auction platform at website: **www.baanknet.com** and shall take place on **19-09-2026** at **11.00 am to 4.00 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.8291220220** (For Technical and Bidding Process).
4.The aforesaid properties shall not be sold below the reserve price mentioned above.
5.Bidders are advised to go through the website: www. **www.baanknet.com** for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. Bid increase amount is **Rs.10000/-**
6.Earnest Money deposit (EMD) shall be remitted into the e-Wallet of PSB Alliance portal after completion of one time user registration by the interested bidders. The amount towards 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 after placing the bid.
7.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.
8.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 of the modes as prescribed in the SARFAESI Act.
9.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.
10.The Sale Certificate will be issued only in the name of successful bidder and only after receipt of entire Sale Price.
11.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.
12.The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road,Deonar, Mumbai-400088 , on Mobile No.: **9009911977 or** 8578003111 or 8544111711, Email : samir.malayaz@idbi.co.in and can also be downloaded from www.idbibank.in.
13.Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.8544111711, Email: samir.malayaz@idbi.co.in at the above address in person during **17-08-2026 to 18-09-2026** on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
This is 30 days notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan

Place: Mumbai
Date: 14-08-2026

Sd/-Authorized Officer,
IDBI Bank Limited

PUBLIC NOTICE

Notice is hereby given that my client, **AMLOONKER HUF**, through its Karta Mr. Abhishek Loonker **("Proposed Purchaser")**, intends to purchase from **MR. BHARAT NAVNITLAL DHARIA ("Vendor")** the residential premises being **Flat No. 3**, Ground Floor, in Jeevan Sahakar Co-operative Housing Society Ltd., Jeevan Vihar, 5, Manav Mandir Road, Malabar Hill, Mumbai – 400006 **("said Flat")**, together with all rights, title, interest, membership/share rights and appurtenances attached thereto.

The said Flat was originally allotted to Smt. Kamaladevi Gaggar by the Society vide Allotment Letter dated 14/06/1961. Thereafter, Smt. Kamaladevi Gaggar transferred/sold her rights, title and interest in the said Flat to Mr. Bharat Navnitlal Dharia and Smt. Leelaben (Leelavanti) N. Dharia under Articles of Agreement dated 13/03/1978. Subsequently, a Deed of Declaration was registered with the Sub-Registrar of Assurances, Mumbai – 1, under Serial No. BBE-1-00257-2010 dated 11/01/2010, along with/reference to the said Articles of Agreement dated 13/03/1978.

Smt. Leelaben (Leelavanti) N. Dharia thereafter expired, and her right, title, interest, share and membership rights in the said Flat devolved upon her legal heirs/successors in accordance with applicable law. Pursuant to the requisite legal and documentary formalities and in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960, Rules and the bye-laws of the Society, the Society has transferred/recorded her 50% share/membership and interest in favour of Mr. Bharat Navnitlal Dharia, who is presently claiming to be entitled to deal with and transfer the said Flat.

Any person or persons, including any legal heir, co-owner, member, bank, financial institution, company, firm, trust, society, government/statutory authority or any other person/entity having any claim, right, title, interest, share, objection, demand, lien, charge, mortgage or encumbrance of whatsoever nature in respect of the said Flat or any part thereof, whether by way of sale, agreement for sale, transfer, assignment, mortgage, charge, lien, lease, tenancy, leave and licence, easement, inheritance, succession, gift, trust, maintenance, possession, attachment, court order, decree or otherwise howsoever, are hereby called upon to notify the same in writing, together with documentary evidence in support thereof, to the undersigned at the address mentioned hereinbelow within 14 (Fourteen) days from the date of publication of this Notice.

If no such claim or objection is received within the aforesaid period, the **Proposed Purchaser** shall proceed with the **proposed purchase** of the said Flat from the **Vendor**, subject to applicable law and completion of the requisite legal, society and registration formalities, without any further reference to any such person, and any claim received thereafter shall be dealt with subject to the rights and remedies available in law.

SCHEDULE OF THE PROPERTY

Flat No. 3, Ground Floor, in Jeevan Sahakar Co-operative Housing Society Ltd., situated at Jeevan Vihar, 5, Manav Mandir Road, Malabar Hill, Mumbai – 400006, bearing CTS No. 164 of Village Malabar Cumballa Hill Division, Mumbai City, together with all rights, title, interest, shares, membership rights and appurtenances attached thereto.

Date : 14.08.2026 **Sd/-**
Place : Mumbai **M/s. LEGAL LOGIC**
Adv. Rajashree Padelkar
Enrollment No. MAH/5637/2024
Shop No. 1 & 2, Swayambhu Residency, Behind Gaondevi Mandir, Near BMC Hospital, Carter Road No. 2, Borivali (E),Mumbai – 400066.

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat".
Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400001.
EMAIL: tejas.joshi@cfmarc.in, viraj.katariya@cfmarc.in
CONTACT: 022-47831226, 8655921961, 89768 62751

CFM thoughtful regeneration
CIN: U67100GJ2015PTC083994

APPENDIX- IV-A
[Under Rule 8 (6) R/w 9(1) of Security Interest (Enforcement) Rules 2002]
E-auction Sale Notice for the 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)R/w 9(1) of the Security Interest Enforcement Rules, 2002.

GP Parsik Sahakari Bank Limited (hereinafter referred to as the "Assignor"), the original lender, assigned the debt owed by M/s Ban Parma Wires (hereinafter referred to as the "Borrower"), along with the underlying securities, in favour of CFM Asset Reconstruction Pvt. Ltd. (hereinafter referred to as "CF-MARC"), acting in its capacity as Trustee of CFMARC Trust–1 GPPSB, on 18th March 2020.
Notice is hereby given to the public in general and in particular to the Borrower/(s) /Mortgagor(s) and Guarantor/(s) that the below described immovable assets (Secured Asset) mortgaged/charged to CFM Asset Reconstruction Private Limited (the Secured Creditor), the physical possession of which has been taken by the Authorised Officer of the CFM Asset Reconstruction Pvt Ltd on 18th April, 2026, **will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 24.09.2026 to recover the total outstanding dues of Rs.1,63,00,414.13/-** (Rupees One Crore Sixty Three Lakh Four Hundred Fourteen and Paisa Thirteen only) as on 31.07.2026 together with further contractual interest and other legal costs & expenses thereon due to the Secured Creditor **from M/s. Ban Parma Wires (Borrower) through its prop. Mr. Ankit Subhaschandra Kedia, Mr. Subhaschandra Banwarilal Kedia - Guarantor and Mrs. Rinku Ankit Kedia – Guarantor.**

DESCRIPTION OF SECURED ASSET:	**1)** Factory Land & construction thereon factory shed No.161,162 & 435 at survey No.382 plot area admeasuring 2800 sq.mtrs and construction theron area admeasuring 11200 sq.ft at (Factory Shed No.161 admeasuring area 3600 sqft equivalent 334.45 sq.mt, Shed No.162 admeasuring area 3600 sq.ft. equivalent 334.45 sq.mtr., Shed No.435 admeasuring area 3000 sq.ft equivalent 278.81 sq.mtr. built up area with office admeasuring area 1000 sq.ft equivalent 92.93 sq.mtr., Murbad Shahapur Road, village Pawale, Tal. Murbad, Thane. **2)** Land Mouje Pawale Survey No 377/1 Area Admeasuring Total 0-11-0 Talathi Saja Kolthan Tal Murbad Dist Thane. *(The remaining secured assets which are under physical possession may be enforced subsequently, if required, for recovery of the balance outstanding under provisions of the SARFAESI Act, 2002)
SECURED DEBT:	**Rs.1,63,00,414.13/-** (Rupees One Crore Sixty-Three Lakhs Four Hundred Fourteen and paisa Thirteen only) as on 31.07.2026 together with further contractual interest, other costs & expenses thereon due and payable till the final payment.
DETAILS OF BANK ACCOUNT FOR REMITTING THE EMD	Account Holder: CFMARC Trust 1 GPPSB Account Number: 024011400000004 Bank: GP Parsik Sahakari Bank Ltd Branch: KALBADEVI BRANCH IFSC: PJSB0000023
RESERVE PRICE (RP):	**Rs.1,30,00,000/-** (Rupees One Crore Thirty Lakh Only).
EMD (10%) :	**Rs. 13,00,000/-** (Rupees Thirteen lakh Only).
INSPECTION	**11.00 AM TO 01:00 PM at 15.09.2026**
LAST DATE & TIME FOR BID SUBMISSION:	**On or before 5:00 PM on 23.09.2026**
DATE, TIME and PLACE For E-AUCTION	**E-Auction/Bidding through website (https://www.bankeauctions.com) Date: 24.09.2026 – Time: 11.00 AM to 12.00 PM.**
CONTACT:	**Viraj Katariya: 8655921961 & Tejas Joshi - 89768 62751**

Encumbrances if any: For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. **https://www.cfmarc.in** for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the **website https://www.bankeauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: gujarat@c1india.com/ Maharashtra maharashtra@c1india.com / support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.**
This notice of 30 days is being given to all of you in compliance of Rule 8(6) R/w 9(1) of Security Interest (enforcement) Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ties / Secured Assets at the aforementioned date and time. All the Secured Properties/Secured Assets shall be sold at the discretion of the Authorized Officer/Secured Creditor through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 14-08-2026 **Sd/- Authorised Officer**
Place: Tal. Murbad, Thane **CFM Asset Reconstruction Private Limited**
[Acting as trustee for CFMARC trust- 1 GPPSB]

FORM-G
INVITATION FOR EXPRESSION OF INTEREST FOR EXCEL OVERSEAS PRIVATE LIMITED -UNDER CIRP,
operating in manufacturing, imports and exports of rough and polish diamonds, having registered office at GW-6140, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra East Mumbai - 400051, Maharashtra and manufacturing unit at Plot no. 176-A, Surat Special Economic Zone, Sachin, Surat- 394230, Gujarat.
(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

Sl. No.	RELEVANT PARTICULARS	
1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	**Excel Overseas Private Limited.** CIN: U36910MH1992PTC065058 PAN: AAACE1857G
2.	Address of the registered office	GW- 6140, 6th floor, Tower-G, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra (East), Mumbai – 400051.
3.	URL of website	www.exceloverseas.co.in
4.	Details of place where majority of fixed assets are located	**Surat:** • Plot no. 176-A, Surat Special Economic Zone, Sachin, Surat- 394230. • Unit no-303, Krishna Diamond Part-B, of knowing Ganga Narottam Ni Wadi, F P No-25/A/1, Vastadevi Road, Gotalawadi, Katargram, Opp. Jariwala Compound, B/H, Gayatri Temple, Surat – 395006 **Mumbai:** • unit no-347, Panchratna Building, Plot No. 21, Mama Parmanand Marg, Opera House, Mumbai – 400004. • GW- 6140, 6th floor, Tower-G, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 (on lease basis) In terms of regulation 36A(1A) of CIRP regulations, "The resolution professional may, with the approval of the committee, invite expression of interest for submission of resolution plans for the corporate debtor as a whole, or for sale of one or more of assets of the corporate debtor, or for both."
5.	Installed capacity of main products/ services	Approximately 25,000 CTS per month
6.	Quantity and value of main products/ services sold in last financial year	The CD has started working on job-contract basis for which service charges is billed. In the Financial Year 2025-26, Goods Exported is valued at Rs.6.60 crores and services sold is valued at Rs.5.14 Crores.
7.	Number of employees/ workmen	Surat: 161 workmen & 3 employees Mumbai: 1 employee
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Details can be sought by sending email at cirp.excel2026@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Details can be sought by sending email at cirp.excel2026@gmail.com
10.	Last date for receipt of expression of interest	29-08-2026
11.	Date of issue of provisional list of prospective resolution applicants	03-09-2026
12.	Last date for submission of objections to provisional list	08-09-2026
13.	Date of issue of final list of prospective resolution applicants	14-09-2026
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	19-09-2026
15.	Last date for submission of resolution plans	19-10-2026
16.	Process email id to submit Expression of Interest	cirp.excel2026@gmail.com
17.	Details of Corporate Debtor's registered status as a MSME	Small Manufacturing Udyam registration No- UDYAM-MH-18-0024478 dated 09-11-2020.

Date : 14th August 2026 **Mahesh Chand Gupta**
Place : Kolkata **Resolution Professional**
In the matter of Excel Overseas Private Limited
E-mail ID: cirp.excel2026@gmail.com
Mobile number: 9831046652
IBBI Registration No.: IBBI/IPA-001/IP-P01489/2018-2019/12304
AFA No.: - AA1/12304/02/300627/109025 Valid Upto-30-06-2027

AXIS BANK LIMITED

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad-380006.
Branch Address:- Axis Bank Ltd. 5ft Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) Rule, 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 is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr. no	Name Of Borrower Mortgager	Description Of Property	Reserve Price / Emd Price	Auction Date & Time:	Outstanding Dues (In Rs.)	Contact Person Name
1	**SANTOSH YADAV** A Wing Flat Number 113 1st Floors Unimont Aurum Plot No 1 Karjat Murbad Road Dahivali Karjat Nr Hp Petrol Pump Karjat 410201 Also At Technowall Systems 11/11-C Thankar Industrial Estate Old Anjirwadi-A Mukta Lane Mazgaon- Dr. Maskacarehas Road- 400010	Flat No. 113, 1st Floor, A Wing Unimount Aurum, Plot No. 1 Gut No. 102, 140 & 141 Murbad Road Village Dahivali, Karjat, Raigad 410201. Admeasuring Area : 24.530	**Rs.2322000/-(Rupees Twenty-three Lakh Twenty-two Thousand Only)** / **Rs. 232200/-(Rupees Two Lakh Thirty-two Thousand Two Hundred Only)**	**16-Sep-26 Time 11am to 12 Pm** / **Last Date & Time for Bid Submission: 15-Sep-26**	**Rs. 1388638/- As On Date 21-Jul-26**	**Authorised Officer Name Hareesh Gowda/ Punit Kadam Mob.No-9594597555/ 918104743145 E-mail ID- hareesh.gowda@axis.bank.in/ Punit.Kadam@axis.bank.in**
2	**RAJASHREE RAJMOHAM NAMBIAR MR. SUNIL KUMAR JANARDHAN NAIR** Flat No. 306, 3Rd Floor, Emerald, Plot No. 118, Sector . 5, Ulwe, Navi Mumbai . 410206 Also At Flat No.5, Vasant Kunj, Chsl Plot No. 3, Survey No. 34, Mohopada, Navi Mumbai . 410212 Also At M/S Jay Thomas Engg Pvt Ltd, The Great Estern Summit. B, Sector .15, Cbd Belapur, Navi Mumbai. 400614	Flat No. 1401, 14th Floor,B . 2, Shreepati Residency Village, Desai Khidkali, Shil Phata Road, Dombivali . 421204 Admeasuring Carpet Area . 586.41 Sqft	**Rs. 5135294/-(Rupees Fifty-one Lakh Thirty-five Thousand Two Hundred And Ninety-four Only)** / **Rs. 513529.4/-(Rupees Five Lakh Thirteen Thousand Five Hundred Twenty-nine And Four Paise Only)**	**31-Aug-26 Time 11am to 12 Pm** / **Last Date & Time for Bid Submission: 29-Aug-26**	**Rs. 5647522/- As On Date 08-Aug-26**	**Authorised Officer Name HAREESH GOWDA/ PRINS PANDEY Mob.No-919594597555/ 917985526217 E-mail ID- Hareesh.Gowda@axis.bank.in/ prins.pandey@axis.bank.in**
3	**MAHESH RAVINDRA GAIKWAD MRS. SNEHA MAHESH GAIKWAD** Flat No 104, Kondale Ekdanta, Sankul Phase 1 Panvel, Navi Mumbai, 410206, Navi Mumbai Also At Flat No.104, First Floor, Building No.16, Eakadanta Sankul Phase 1, Sitautsted At Survey No. 27, Hissa No.2, Situated At Village Kondale, Taluka Panvel, Raigad. 410206 Also At Inspection Engineer, Olx, Shop Number-01, Ravechi Heights, Plot No.25, Next To Royal Hotel Sec.07, Kharghar, 410010, Navi Mumbai	All That Pieces And Percel Of Immovable Residential Property Flat No.104, First Floor, Building No.16, Eakadanta Sankul Phase 1, Sitautsted At Survey No. 27, Hissa No.2, Situated At Village Kondale, Taluka Panvel, Raigad. 410206 Admeasuring: 358 Sqr. Ft. East : Kondaleshwar Dham West: Village North:village South: Village Admeasuring: 358 Sqr. Ft	**Rs. 1503000/- (Rupees Fifteen Lakh Three Thousand Only)** / **Rs.150300 /-(Rupees One Lakh Fifty Thousand Three Hundred Only)**	**31-Aug-26 Time 11am to 12 Pm** / **Last Date & Time for Bid Submission: 29-Aug-26**	**Rs. 2662377/- As On Date 08-Aug-26**	**Authorised Officer Name PRINS PANDEY/ HAREESH GOWDA Mob.No-917985526217/ 919594597555 E-mail ID- prins.pandey@axis.bank.in Hareesh.Gowda@axis.bank.in/**

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. https://www.axisbank.com/auction-retail and the Bank's approved service provider **M/S C1 India Private Limited** at their web portal **https://www.bankeauctions.com**
The auction will be conducted online through the Bank's approved service provider **M/s.C1 India Private Limited** at their web portal https://www.bankeauctions.com. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, If any.
For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable.
Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account,
VENUE For Bid Submission: Axis Bank Ltd., 5th Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400708
Inspection will be subject to the prior Appointment
Date: 14.08.2026
Place: Thane
sd/- Authorised Officer, Axis Bank Ltd.

HINDUJA HOUSING FINANCE LIMITED

HINDUJA HOUSING FINANCE

Registered office at 27-A, Developed Industrial Estate, Guindy, Chennai 600 032, Tamil Nadu. **Branch:** No. 02, First Floor, C-wing, Raj Hills, Building No.2, Dattapada Road, Borivali East, Mumbai 400066. **E-mail: auction@hindujahousingfinance.com**

Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6) & 9(1))

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules"). 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 possession of which has been taken by the Authorized Officer of **Hinduja Housing Finance Limited (Secured Creditor)** having its **Corporate Office at 167-169, 2nd Floor, Little Mount, Saidapet, Chennai-600 015 and one of its Branch Office No. 02, First Floor, C-wing, Raj Hills, Building No. 2, Dattapada Road, Borivali East, Mumbai 400066**, will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers and guarantors. The sale will be done by the Authorized Officer through e-auction platform provided at the website: **auction@hindujahousingfinance.com and https://www.bankeauctions.com/.**

DATE OF INSPECTION OF PROPERTY: 21.08.2026 To 31.08.2026 | EMD LAST DATE: 09.09.2026 | DATE OF E-AUCTION: 10.09.2026| BID INCREASE AMOUNT RS. 10,000/-

1	LAN / BORROWER NAME / CO-BORRROWER: MH/MUM/VSVR/A000001118. Mr. Nitesh Singh Mrs. Sunita Singh	Demand Notice Date & Amount: 17-11-25 & Rs. 2234746/-	Reserve Price: Rs. 3314500/-
		Physical Possession Date: 04-05-2026	Total Outstanding Rs. 2234746/- as on 17/11/2025	Earnest Money Deposit (EMD) Rs. 331450/-
	Description Of The Immovable Property/ Secured Asset: All that Piece and Parcel of the Property bearing Flat No. 204, on the Second Floor, admeasuring area 40.89 Square meters (Carpet area) in the Building known as "ANANT VIJAY CO-OPERATIVE HOUSING SOCIETY LTD", constructed on NA lands, bearing Survey No. 1, HISSA NO. 1 (part), Plot No 5, admeasuring 864 sq. meters, lying being and situate at Village VIRAR, Virar West, Taluka Vasai, District Palghar-401303, within the area of Sub-Registrar Vasai No. 1 to 6. The said Property is bounded as under:- Towards North: ACCESS ROAD, Towards South: NEW PRASHANT BLDG. Towards East: DEV DATTA CHSL, Towards West: CHAWL		
2	MH/GHR/GHKP/A000000242. Mrs. NIKITA SAKHAT Mr. MANISH SAKHAT	Demand Notice Date & Amount: 07-11-25 & Rs. 1503586/-	Reserve Price: Rs. 1960200/-
		Physical Possession Date: 06-05-2026	Total Outstanding Rs. 1503586 as on 7/11/2025	Earnest Money Deposit (EMD) Rs. 196020/-
	Description Of The Immovable Property/ Secured Asset: All That Piece And Parcel Of The Property Bearing Flat No. 004, Ground Floor, C-wing, Building Name-poonam Autum, Complex Name-poonam Nagar, Society Name-poonam Autum Cooperative Housing Society Limited At Survey No. 355 Hissa No. 8 To 23 At Village Bolinj, Taluka-vasai, District-palghar, Maharashtra-401303		
3	MH/MUM/TIWL/A000000648. Mr. Kishor Chavan Mr. Roshan Chawan Mrs. Rashmi Chawan	Demand Notice Date & Amount: 07-11-25 & Rs. 1701682/-	Reserve Price: Rs. 2062800/-
		Physical Possession Date: 10-07-26	Total Outstanding Rs. 1701682 as on 07/11/2025	Earnest Money Deposit (EMD) Rs. 206280/-
	Description Of The Immovable Property/ Secured Asset: All that Piece and Parcel of Flat bearing No. 605 on Sixth Floor, Wing A2, of complex known as "VRINDAVAN HOMES, PHASE-2" which is to have Total carpet area of 28.33 Sq. Mtrs Carpet + Exclusive Area 1.95 Sq. Mtrs. Carpet, constructed on land bearing survey No. 5 Hissa No.1/A/1area Admeasuring OH-33R-80P, Asst 4Rs.-36Paise, situated at villageBandhivali, Taluka Karjat, District- Raigad.		

1. For details, help, procedure and online bidding on e-auction prospective bidders may **Contact the Service Provider M/s. C1India Pvt Ltd Head Office: Plot No. 68, 3rd Floor,