



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.8578003111, 9009911977

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, who is skd on 'AS IS WHERE IS', 'AS IS WHAT IS', and 'WHATEVER THERE IS' AND 'WITHOUT RECOURSE' basis on 08-09-2026, 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:

Sl. No.	Borrower/Mortgagor & Loan A/c No.	Brief Description of Property	Physical Possession date	Loan Outstanding	Reserve Price	EMD	Inspection Date
1	MR G HARUN RASHEED & MRS.ASTHANHA HARUN RASHEED (LAN : 0023675100039455, 0023675100039880,0023675100039516,0023778000000426)	Flat No.301, 3rd Floor, Wing-B, Building No-1, Bay View Residency, Village- Tuggaon, Khalapur, Raigad, Maharashtra 410206. Carpet Area- 570 Sqft approx.	05-07-2025	Rs. 4037812.77/- (plus further interest and expenses thereon w.e.f. 09-07-2025)	Rs. 25,70,000/- (Rupees Twenty Five Lakh Seventy Thousand Only)	Rs. 2,57,000/- (Rupees Two Lakh Fifty Seven Thousand Only)	05-09-2026 (11 am - pm)
3	Sale of Bid/Tender Document : 21-08-2026 to 07-09-2026						
4	Last date of submission of Bid along with EMD : 07-09-2026 up to 4 pm						
5	Date and Time of e-Auction: 08-09-2026 from 11 am to 4 pm						

Gist of the terms & conditions appearing in Bid Document:

- The said Secured Assets is on 'as is where is basis', 'as 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.10000/-.
- The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD for three bidders up to 3 months from the date of opening of the bids. The AO may permit interest-bidding among the top three bidders. The sale would be on e-auction platform at website: www.banknet.com and shall take place on 08-09-2026 at 11:00 am to 4:00 pm, unattended extension of 5 minutes each. Intending Bidders shall have a valid e-mail address. please contact MS P&B Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai-400037. Contact Person Email: support@banknet.com (p&b@alliance.com) Phone No.8291222122 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.banknet.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-NMIS 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.
- 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 of the modes as prescribed in the SARFAESI Act.
- The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor(s) 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. To the best of knowledge and information of the Authorised Officer, there are no other encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property prior to submitting their bid.
- 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., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088, on Mobile No.: 8578003111 or 9009911977 or Email: sanir.malayaz@dbi.co.in and can also be downloaded from www.dbi.bank.in.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.854411711. Email: sanir.malayaz@dbi.co.in at the above address in person during 21-08-2026 to 07-09-2026, 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 15 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.

Date: 21-08-2026, Place: Mumbai Authorized Officer, IDBI Bank Limited



यूनियन बैंक ऑफ इंडिया

Asset Recovery Branch-Mumbai

21, Veena Chambers, Mezzanine Floor, Dalal Street, Fort, Mumbai-400 001
Tel: 022-46025949 Web Address:- www.unionbankofindia.co.in,
E-mail:- Ubin0553352@unionbankofindia.bank

Appendix IV POSSESSION NOTICE [For Immovable Property] [See Rule 8(1)]

Whereas, The Then 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 31.12.2025 calling upon the Borrowers **M/s Laxminarayana** a proprietorship Firm By Mr Arvind Prabhakar Kulkarni Residing at 15/9, Parjat CHS, Opp Sudhika High School, Gori-Il, Borivali West, Mumbai-400092 and **Guarantors Ms. Vijaya Prabhakar Kulkarni and Mr Arvind Prabhakar Kulkarni** to repay the amount mentioned in the notice as the total amount of **Rs 1,37,91,900.03 (Rs One Crore Thirty-Seven Lakh Ninety-One Thousand Nine Hundred and Paiza Three Only) as on 30.11.2025** with further interest, incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the receipt of the said notice.

The Borrower & Guarantors having failed to repay the amount, notice is hereby given to the Borrower & Guarantors and the public in general that the undersigned being the Authorized Officer of Union Bank of India 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 **19th 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 21, Veena Chambers, Mezzanine Floor, Dalal Street, Fort Mumbai- 400001 for an amount of Rs 1,37,91,900.03 (Rs One Crore Thirty-Seven Lakh Ninety-One Thousand Nine Hundred and Paiza Three Only) as on 30.11.2025** 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 Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the pieces and Parcels of Room No B-9 on the ground floor measuring about 25 Sq. mtrs built up area in the building Known as Gori-I) Parjat CHS Ltd, at Plot No 5, RSC-17, Muni R ward, Gori, Borivali West, Mumbai- 400092, on Land bearing CTS No 19 Pl. Village Borivali, Mumbai Sub urban District.

Date : 19.08.2026 Place : Mumbai (Anil Kumar Boda) Chief Manager & Authorized Officer Union Bank of India

PUBLIC NOTICE

Notice is hereby given that we are investigating the title of Flat No. A3-1002 admeasuring about 1035.93 sq. ft. carpet area right to use an area of 363.07 sq. ft. including balcony, internal lobby, niche, internal staircase & flower bed on the 10th floor in Wing A3 of the Building known as "SKY FOREST" ("Said Flat") together with the benefit / privilege of common area and Facilities and limited common areas and facilities appurtenant to the said Flat together with right to 3 (Three) covered car Parking Spaces on Podium level in the building "Said Car Parking" situated at Senapati Bapat Road, Elphinstone Road West, Mumbai -400013 on portion of Land bearing C.S. No. 841 of Lower Panel Division, Mumbai (hereinafter the "Said Flat" and "Said Car Parking" together referred to as "the said Premises") which is presently owned by Mrs. Rina Pinal Shah. Former, Original document i.e. Agreement dated 31.12.2020 executed between M/S. Indiabulls Properties Private Limited (Promoter) and Mrs. Rina Pinal Shah (Purchaser) has been misplaced/ not traceable and not been found till date.

Any person who finds the aforesaid Original Agreement should intimate to the undersigned and if any person, Bank, Financial Institution having any claim or right in respect of the said Premises by way of inheritance, share, sale, mortgage, lease, lien, license, gift, possession or encumbrance howsoever or otherwise or having above or any other related agreement/s is hereby called upon to intimate to the undersigned within 14 (fourteen) days from the date of publication of this notice of his claim failing of any with all supporting documents such claim which the sale transaction in favor of our client shall be completed without reference to such claim & the claims, if any of such person shall be treated as waived and not binding on our clients.

Date: 21.08.2026 Place: Mumbai SD/- MR. RAVINDRA KUMAR S. YADAV M.A., LL.M. Advocate High Court C/o. Girish P. Jain & Co. 101-102 Peace Haven N. M. Kale Marg, Dadar (West), Mumbai-400028.

IN THE DEBTS RECOVERY TRIBUNAL NO. 2, MUMBAI

MTNL Building, 3rd Floor, Strand Road, Colaba Market, Colaba, Mumbai - 400 005 EXH No. 11

ORIGINAL APPLICATION NO. 632 OF 2025

Bank of Maharashtra ...Applicant

VERSUS

M/s Manohar Transport & Ors. ...Defendant

Whereas O.A. No. 632/2025 was listed before Hon'ble Presiding Officer on 03/08/2026.

Whereas this Hon'ble Tribunal is pleased to issue summons/Notice on the said application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 44,77,630/- (Rupees Four Forty Lakhs Seventy Seven Thousand Six Hundred Thirty Only)** (application along with copies of documents etc., annexed).

Whereas the service of summons could not be affected in ordinary manner and whereas the application for substituted service has been allowed by this Hon'ble Tribunal.

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

- To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- To disclose particulars of properties or assets other than properties and specified by the applicant under serial number 3A of the original application;
- You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
- You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before **DRT-II on 27/11/2026 at 11:00 a.m** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this tribunal on this 3rd day of August, 2026

SD/- Registrar DRT-II, Mumbai

Name & address of all the Defendants

- M/s Manohar Transport ,**
Prop. Mr. Manohar Pandurang Dhavde Gilbert Hill Road, Patkar Compound, Near baba Pan Shop, Andheri West, Mumbai - 400 058
- Mr. Manohar Pandurang Dhavde Gilbert Hill Road, Patkar Compound, Near Baba Pan Shop, Andheri West, Mumbai - 400 058**
Also at: Flat No. 1703, 17th Floor, Building 11 B. Scheme No. 274, Virar Boling Dist: Palghar- 400051
Also at: Building No. R14, Room No. 706, RNA Plaza, Ram Mandir Road, Somani Gan, Goregaon (West), Mumbai - 400 104.
- Mrs. Sarika Pandurang Dhavde Gilbert Hill Road, Patkar Compound, Near Baba Pan Shop, Andheri West, Mumbai - 400 058**

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)				
Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property / properties (B)	Date Of NPA (C)	Outstanding amount (Rs.) (D)
1.	LOAN ACCOUNT NO. HHLAND00546190 / HHEAND00546889 1. RAKESH NARAYAN SHINDE (PROPRIETOR) PRASAAR FOODS 2. SARITA RAKESH SHINDE	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. B-066, ON THE GROUND FLOOR, BUILDING NO. 20, ADMEASURING 40.14 SQ. MTRS. BUILD UP AREA, IN THE BUILDING KNOWN AS "SAI DEEP APARTMENT" IN SAI DEEP CO - OPERATIVE HOUSING SOCIETY LTD., CONSTRUCTED ON LAND BEARING SURVEY NO. 91, HISSA NO. 3 & 5, MADHUBAN TOWNSHIP, SITUATED AT REVENU VILLAGE GOKHWARE, VASAI EAST, TALUKA VASAI, WITHIN THE JURISDICTION OF VASAI - VIRAR SHAHAR MAHANAGARPALIKA IN THE LIMIT OF SUB - REGISTRATION OFFICE VASAI, DIST. PALGHAR - 401208, MAHARASHTRA.	04.07.2026 (against Loan Agreement No. 1 and 2)	Rs. 29,79,333.90/- (Rupees Twenty Nine Lakh Seventy Nine Thousand Three Hundred Thirty Three and Paize Ninety Only) (against Loan Facility No. 1) and Rs. 1,19,90,69/- (Rupees One Lakh Nineteen Thousand Nine Hundred Sixty Nine Only) (against Loan Facility No. 2) having total outstanding amount of Rs. 30,99,240.59/- (Rupees Thirty Lakh Ninety Nine Thousand Two Hundred Forty and Paize Fifty Nine Only) (against Loan Facilities No. 1 and 2) as on 20.07.2026
2.	LOAN ACCOUNT NO. HHLVSH00545242 / HHEVSH00546499 1. SADHAN RAMNAGINA YADAV ALIAS SADHAN NULL YADAV SADHAN VEGETABLE 2. RADHIKA SADHAN YADAV	APARTMENT NO. 1509, 15TH FLOOR, BUILDING NO. L01, (RERA CARPET AREA 29.00 SQ.MT.), MASS HOUSING SCHEME GENERAL, SECTOR 36, PLOT NO. 2, TALOJA, TALUKA PANVEL, NAVI MUMBAI DISTRICT RAIGAD, PANVEL, RAIGARH, RAIGAD, MAHARASHTRA - 410208.	04.07.2026	Rs. 30,99,698.60/- (Rupees Thirty Lakh Ninety Nine Thousand Six Hundred Ninety Eight and Paize Sixty Only) (against loan facility no. 1) and Rs. 2,95,633.37/- (Rupees Two Lakh Ninety Five Thousand Six Hundred Thirty Three and Paize Thirty Seven Only) (against loan facility no. 2) having total outstanding amount of Rs. 33,95,331.97/- (Rupees Thirty Three Lakh Ninety Five Thousand Three Hundred Thirty One and Paize Ninety Seven Only) (against loan facilities no. 1 and 2) as on 22.07.2026

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower. In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Authorized Officer For SAMMAAN CAPITAL LIMITED (Formerly known as Indiabulls Housing Finance Ltd.)

Place : PALGHAR / RAIGAD



Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055

Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No.31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

Possession Notice for Immovable Property

Whereas, The undersigned being the authorised officer of **YES Bank Limited ("Bank")** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within 60 days from the date of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken Possessions of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereon.

This is to bring to your attention that under Sec. 13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Possession Notice/ Borrowers/Mortgaged Property

Sr. No.	Loan A/c No.	Name of Borrower and Co-Borrowers, Guarantors, Mortgage/ Security Provider	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice	Date of 13(4) possession
1	AFH022501935976	Jitendra Ramchandra Pawar (Borrower & Mortgagor) Saloni Jitendra Pawar (Co-Borrower & Mortgagor)	Flat No.308 (Previously Flat No.08), 3rd Floor, Area Admeasuring Super Built Up Area 216 Sq. Ft., i.e. 20.07 Sq. Mtrs., Building No.01, Society Known as Rishabh Kripa Co-Op. Hsg. Soc. Ltd., Jain Nagar, Navghar Road, Bhayandar East, Tal. & Dist. Thane - 401 105, Owned by Jitendra Ramchandra Pawar and Saloni Jitendra Pawar.	Rs. 10,51,567.99/-	27-05-2026	19-08-2026
2	AFH00010064079	Dipak Narayan Gosavi (Borrower & Mortgagor) Renuka Dipak Gosavi (Co-Borrower & Mortgagor)	Flat No.108, 1st Floor, Wing- C, Area Admeasuring 30.74 Sq. Mtrs. (Carpet), Equivalent to 330.88 Sq. Ft. (Carpet), Project Known as Rustumjees Virar Avenue D1 Wing C & D, Situated at Rustumjee Global City, Bearing Survey Nos. 5, 5B, 5D, 5F and 5G, at Village Dongare, Virar West, Tal. Vasai, Dist. Palghar - 401 303, Owned by Dipak Narayan Gosavi and Renuka Dipak Gosavi.As per Index -II, Area Admeasuring about 39.81 Sq. Mtrs., Built-up	Rs. 24,34,980.08/-	27-05-2026	20-08-2026

Place : Mumbai Date : 21.08.2026 Sd/- (Authorized Officer) Yes Bank Limited

MUMBAI SLUM IMPROVEMENT BOARD

A REGIONAL UNIT OF (MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

Tel. No. 022-66405432, E-mail - eewest.msib@mhada.gov.in

Ref no. EE/West/MSIB /e-Tender / 95 / 2026-27

e-TENDER NOTICE No. 95

Executive Engineer (West) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 537, 4th floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 Phone Number (022) 66405432 is inviting Open Tender / Regular e-Tender for the 41 number of work in the form of B1 (Percentage Rate) from the contractors registered with PWD / MHADA / CPWD / CIDCO / MES / MJP / MIDC / Indian Railway / BPT / MCGM in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online e-tendering system. The detailed Tender Documents shall be available & can be downloaded from Government of Maharashtra portal <https://mahatenders.gov.in>. Bidding documents can be loaded on the website. The tender schedule as follows.

Sr. No.	Stage Dese.	Date of time period	Sr. No.	Stage Dese.	Date of time period
1	Documents sale start	25/08/2026 10.30 am.	2	Documents sale end	01/09/2026 3.00 pm.
3	Technical bid opening	02/09/2026 3.05 pm.	4	Price bid opening	03/09/2026 10.30 am. onward

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason thereof. Conditional offers will not be accepted.

Note. 1 Please refer detailed tender notice on website.
Note. 2 Corrigendum / Amendments if any could be published only on the website.

MHADA - Leading Housing Authority in the Nation CPRO/A/644

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Executive Engineer (W) M S I B Board, Mumbai

Saraswat Bank

Saraswat Co-operative Bank Ltd. (Incorporated Bank)

Centralised Recovery Department : 6th floor, Hill Top Building, Avinash V. Nagvekar Marg, Near Siddhivinayak Hospital Building, Prabhadevi, Mumbai-400 025.
Phone No : +91 8657043713-715, 8828805609

E-AUCTION SALE NOTICE
(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd., has taken over physical possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that common e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

Name of the Borrower/Mortgagor, Guarantors	A. Date of Demand Notice B. Amount of Demand Notice C. Possession Type / Date	Description of Assets	I. Reserve Price II. KYC III. Bid Increment Amount
Borrower/Mortgagor: Tubekraft Precision Pvt. Ltd. Guarantors: 1)Mr. Shirish Kailash Sharma 2)Mr. Fredricks Francis Andrade 3)Mrs. Suman Sanjiv Ardekar 4)Mrs. Veena Shirish Sharma 5)Mr. Sanjiv Vishnu Ardekar 6)Mrs. Pallavi Fredricks Andrade 7)Mrs. Arya Fitzgerald Andrade 8)Mr. Vishnu Govind Ardekar 9)Mr. Vinay Vishnu Ardekar 10)Mrs. Leena Francis Andrade	A. 16.10.2024 B. Rs. 9,43,49,041/- (Rupees Nine Crores Forty Three Lakh Forty Nine Thousand Forty One), as on 30.09.2024. C. Physical Possession 26.05.2026	Flat No. 206 adm. 572 carpet area situated at 2nd Floor, C Wing, Rashmi Garden, (Evershine), Survey No. 247, Village Archole, Evershine city, Vasai (E).	I. Rs. 45.00 Lakhs II. Rs.5.00 Lakhs III. Rs.0.50 Lakh Date / Time of Inspection 27/08/2026 04.00 pm to 05.00 pm Last Date / Time for EMD & KYC submission 09/09/2026 Up to 5.00 p.m. Date / Time of E-Auction 11/09/2026 03.00 p.m. to 04.00 p.m.

The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/ Offer, are available from their website at <https://sarfaesi.auctiontiger.net> and Recovery Dept.

STATUTORY NOTICE AS PER RULE 8(6) OF SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Partners, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date

Date: 21.08.2026 Place: Mumbai. Sd/- Authorised Officer For Saraswat Co-op. Bank Ltd.

PUBLIC NOTICE

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

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA). A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	S P Hospitalities/ Sachin Sunil Pardeshi/ (LBPU000005654667 & LBPU00004931959) Sr. 89/1, Noshik Photo Road, Kashed Park, Pimple Gurav, Maharashtra, Pune - 411061	Office No.1 Thereon, Survey No. 89/1 Paiki, Villa Casa, Near Kalpataru Estate, Survey No. 89/1 Paiki, (Connected City Survey No. 1988, 1989 and 2007), Brt Road, Village- Pimple Gurav, Taluka- Haveli, Pune 411061- Adm 1000 Sq.mtr. Total Plot Area	July 20, 2026 2,81,16,135,69/-	04/07/2026
2.	Jotiba Gulchand Gaikwad/ Laxmibai Gulchand Gaikwad (LBPU00005800603 & LBPU00005159710) Flat No.202 2nd Floor, Alankapuri Complex, Alandirudi, Maharashtra Pune- 421205	Flat No. 202, 2nd Floor, Alankapuri Complex, S.No. 106/7 (Old S.No. 106A/1A/1A/1A/1A/1), Village- Alandi Dewachi (Nagari Vibhag), Taluka- Khedi, Pune 421205 Carpet area 388.58 Sq.ft. i.e. 36.11 Sq.mtrs, Usable/ Enclosure Balcony area 32.08 Sq.ft. i.e. 2.98 Sq.mtrs, Open Balcony area 53.93 Sq.ft. i.e. 5.01 Sq.mtrs	July 20, 2026 Rs. 15,86,796/-	03/06/2026
3.	Champallal Pukhraj Borona/ Gayatri Devi (LBPU00005201568) 2, Shram Safalya Bldg, Opp. Railway Gate, Kanhe Maval, Pune- 412106	Apartment No. B-604, 6th Floor, Bldg No. B, Akshay City, Gat No. 237, Village- Kanhe, Taluka- Maval, Pune 412106 / Carpet Area Adm.498.91 Sq.ft. i.e. 46.35 Sq.mtrs, Usable Floor Area of Enclosed Balcony 134.87 Sq.ft. i.e. 12.53 Sq.mtr, Usable Floor Area of Attached Dry Terrace 21.95 Sq.ft. i.e. 02.04 Sq.mtr, Attached Usable Floor Area of Terrace 41.33 Sq.ft. i.e. 03.84 Sq.mtr, Total Usable Floor Area 697.06 Sq.ft. i.e. 64.76 Sq.mtr Along With Covered Car Parking Space At Ground No.B-10	July 20, 2026 Rs. 18,89,304,69/-	08/06/2026
4.	Aditya Kumar Awasthi/ Mayuri Aditya Kumar Awasthi (LBVR000006501084 & TBVR000006485990) 1901, Shri Sai Ganesh Sra Chs Ltd, Javallur Nagar Road No. 03 Goregaon West Mumbai 400062	Flat No. 706, Floor No. 7th, Building Known As 'Mayfair Virar Gardens Cluster V' Building No.36, Survey No. 195B/2, 195B/3, 195B/4, 195B/7, 195B/8, 195B/9, 195B/10, 195B/11, and 195B/12 Bvillage Bolini, Virar, Agashi Road, Virar West, Taluka Vasai Palghar, 401303- Admeasuring Area About, 315 Sq.ft	July 23, 2026 Rs. 26,79,083,99/-	30/05/2024
5.	Dilip Om Prakash Singh/ Jyoti Dilip Singh (LBVR000006672114 & TBVR00000667737) B 302, Building No. 4 Ambawadi Kesari Park, Near Shadi Dot Com Nalaspore East Acholepalghar- 401209	Flat No./ Unit No. 4, Ground Floor Wing- D Building Known As 'deep Pride, Deep Paradise' Survey No. 250, Sopara, Yeshwant Nagar Nalaspore West, Thane-401203- Admeasuring Area Total Built Up Area 443 Sq.ft Carpet Area 305 Sq.ft	July 23, 2026 Rs. 21,02,335/-	04/06/2025

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Also, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: August 21, 2026 Place: Pune Sincerely Authorised Officer, For ICICI Bank Ltd.

PUBLIC NOTICE

NOTICE is hereby given that we, on behalf of our client, are investigating the title of **AKSHAR EMPIRE LLP**, a limited liability partnership formed and incorporated under the provisions of the Limited Liability Partnership Act, 2008, bearing LLPIN ACI-2109 and having its registered office at O Wing, Ground Floor, Akshar Business Park, Plot No. 03, Sector-25, Vashi - 400 703, Navi Mumbai, Maharashtra, India ("Lessee"), as the lessee of the land more particularly described in the **Schedule** hereunder written ("said Land").

The City and Industrial Development Corporation of Maharashtra Limited ("CIDCO") is the owner of the said Land. By and under a Deed of Assignment dated 13th September, 2024 registered with the office of the concerned Sub-Registrar of Assurances under Serial No. 21573 of 2024, the Lessee acquired leasehold rights in respect of the said Land, subject to the terms and conditions as more particularly mentioned therein.

The said Land has been mortgaged vide a Simple Mortgage Deed (without possession) dated 27th November, 2024 registered with the office of the concerned Sub-Registrar of Assurances under Serial No. 23829 of 2024.

ALL PERSONS including an individual, a Hindu undivided family, a company, banks, financial institutions/s, non-banking financial institutions/s, housing finance companies, asset reconstruction companies, any trust, a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors having any objection, claim, right, title, share and/or interest against the Lessee and/or in respect of the said Land or any part or portion thereof whether by way of sale, exchange, assignment, gift, bequest, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, conveyance, mortgage, encumbrance, lien, charge, trust, inheritance, succession, agreement, contract, memorandum of understanding, easement, right of way, occupation, possession, family arrangement, settlement, maintenance, decree or order of any Court of law, its pendents, attachment, reservation, development rights, FSI consumption, or any liability or commitment or demand of any nature whatsoever or otherwise howsoever are hereby requested to inform the same in writing along with supporting original documents to the undersigned having their office at Shardul Amarchand Mangaldas & Co., Express Towers, 24th Floor, Nariman Point, Mumbai - 400 021 within a period of 14 (fourteen) days from the date of the publication