



HDFC BANK LTD

Branch Address : HDFC House, Sharanpur Link Road, Nashik 422005

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset(s)
1.	Mr.Zote Shubham Ashok (Borrower) as on Mrs.Zote Sima Ashok (Co Borrower)	Rs.22,80,342/- as on 31/05/2025*	10/07/2025	10/09/2026	House on Plot No.59 (West Part), S.No.88/2/A, CTS No. 5882, Navnath Nagar, Majje Mahindale, Taluka & District Dhule-424001. (Admeasuring Total West Part Area 157.50 Sq. Mtrs, Half Portion From The West Side 78.75 Sq. Mtrs, Rcc Built Up Area 39.375 Sq. Mtrs & As Per Cts No. 5882, Half Portion From The West Side Admeasuring Area 76.50 Sq. Mtrs, Rcc Constructed Area 39.375 Sq. Mtrs)

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower/s mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC. Borrower(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s. Copies of the Panchanama drawn and Inventory made are available with the undersigned, and the said Borrower(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place : Jalgaon/Dhule/Nandurbar
Date : 11/09/2026

Regd. Office: HDFC Bank House, Senapati Bapat Marg,
Lower Parel (West), Mumbai-400013

For HDFC Bank Ltd.
sd/-
Authorised Officer



यूनियन बैंक ऑफ इंडिया

भारत सरकार का उपक्रम A Government of India Undertaking

Asset Recovery Branch, Mumbai

21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS 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 PROVISION 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 property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **AS IS WHERE IS, AS IS WHAT IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS ON 13.10.2026** in between **12.00 PM to 5.00 PM.**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.bank.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on **13.10.2026** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com>

Date & Time of Auction : 13.10.2026 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money c) Bid Incremental Deposit (EMD)	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical	Remarks
1	a) Vitthal Raghunath Mene b) Asset Recovery Branch Mumbai c) Description of Mortgaged property as per Agreement for Resale of Flat dated 07th March 2018 between Ravikant Yadav (Transferor) & Vitthal Raghunath Mene and Pramod Raghunath Mene (Transferees) and Registered at the Office of Joint Sub Registrar Class-II, Vasai 3 vide Registration Document No. 2353 of 2018 Flat No 201 in B Wing on the Second Floor, having admeasuring area about 44.61 sq.mtrs (built up area) in the Building Type F, an building known as "SAI AANGAN" More, Nallasopara East, Village- More, Talika Vasai, District- Palghar (old Thane) under the jurisdiction of Sub- Registrar of Assurances, Vasai bearing Survey No: 53, Hissa No. 2 & Survey No. 76, Hissa No.1 d) Owner:- Vitthal Raghunath Mene and Pramod Raghunath Mene	a) ₹. 28,56,000.00 b) ₹. 2,85,600.00 c) ₹. 30,000.00	Rs. 43,80,646.98 (Rupees Forty Three Lakh Eighty Thousand Six Hundred Forty Six and Ninety Eight Paisa Only) as on 30/04/2026 with further interest, cost and charges Vikash Anand-7800003697	Not known to Secured Creditor but Society Dues/ Municipal Dues may exist. Interested bidder/s are requested to verify all the dues independently before bidding for the secured asset. Symbolic Possession C/M Order Received	Not Known to Secured Creditor but Society Dues/ Municipal Dues may exist. Interested bidder/s are requested to verify all the dues independently before bidding for the secured asset.

Bidders are requested to visit the Bank's website www.unionbankofindia.bank.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.bank.in or <https://baanknet.com>

Date : 11.09.2026
Place: Mumbai

Sd/-
Vikas Anand
Authorised Officer, Union Bank of India



Bank of India बैंक ऑफ इंडिया

Relationship beyond banking रिश्ता की परम्परा

Nashik Zonal Office : Plot No. G 1, Trimbakeshwar Road, Satpur Industrial Area, Satpur, Nashik-422007, Maharashtra

E-Auction and 30 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 15/10/2026 Between 11.00 AM To 05.00 PM (IST)

E-auction Sale notice for Sale of movable & Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) and 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 movable & immovable properties mortgaged/charged to the Secured Creditor, the Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

Name of Branch and Name Address of Borrowers/Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price EMD
Branch : ARB, Nasik A/c : M/s. Krishna Autocomp Ledger O/S : Rs. 19.38 lakh	Plant & Machinery : Plant and Machineries as mentioned below kept at plot no. D-58, Ambad MIDC, Nashik, Maharashtra-422010.	16.63 1.67 0.25

Sr. No.	Description of the machinery	Make (company)	Model	Quantity
1	250 TON MECHANICAL PRESS	OKOMOTO-JAPAN	-	1
2	150 TON MECHANICAL PRESS	SHINOHARA	DA-150-1A	1
3	MANUAL STACKER	JOSTS	-	1
4	EOT CRANE Machinery 15T	KIVASH	SWL 15T	1
5	CRANK SHEARING MACHINE	RAJESH	-	1
6	LATHE MACHINE	SOMNATH	-	1
7	RADIAL DRILLING MACHINE 30MM	CASER	-	1
8	VERTICAL MILLING MACHINE	HMT	FN3V	1
9	VERTICAL MILLING MACHINE	HARMONY	H-3M	1
10	MIG WELDING MACHINE CV 250	-	-	1

Date of Demand Notice : 01.02.2023	Date of Possession : 20.07.2026	Type of possession : Physical
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- EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID000837
- Name / E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994

Terms and Condition :

(1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through PSB Alliance eAuction Portal the website <https://www.baanknet.com> (2) EMD Amount will be directly paid to PSB Alliance eAuction Portal vide generated challan and Payment Gateway. EMD e wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on 15.10.2026 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 25,000/-. (5) The intending bidders should hold a valid email ID and register their names at portal <https://www.baanknet.com> and get their User ID and password free of cost from PSB Alliance eAuction Portal whereupon they would be allowed to participate in online e-auction. (6) Prospective bidders may avail online help on E-Auction from PSB Alliance eAuction Portal through email support.baanknet@psballiance.com and call centre number +91 8291 220220. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS / NEFT / UPI Application to credit the same to PSB Alliance eAuction Portal vide generated challan. (8) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc. on or before last date of submission. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively upto 14.10.2026 between 11.00 AM to 4.00 PM. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to concerned branch mentioned against the property of the acceptance of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable for forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset / amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s. Bank/Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the assets/ put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (17) Any dispute/differences arising out of sale of the asset offered for sale shall be subject to the exclusive jurisdiction of the Courts/Tribunals at Mumbai. (18) Bidders should visit <https://www.baanknet.com> for registration and bidding guidelines. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 6(2) AND 9(1) OF THE SARFAESI ACT, 2002

The borrower / guarantors / mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 11/09/2026
Place : Nashik

Sd/-
Authorised Officer, Bank of India



Phoenix ARC Limited (Formerly known as 'Phoenix ARC Private Limited')

Regd. Office: 3rd Floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai-400057; Tel: 022- 6849 2450; Fax: 022- 67412313, CIN: U67100MH2007PLC168303, Email: info@phoenixarc.com & Website: www.phoenixarc.com

POSSESSION NOTICE

Whereas, IFL-HFL under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 8 of the said Rules, has issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Whereas, IFL-HFL under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 8 of the said Rules, has issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

The borrower/guarantor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Phoenix has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Name of Borrower's / Co-Borrower Name's / Guarantor's / LAN No's	Description of Secured Asset (Immovable Property)	Total Outstanding Dues (IN Rupees)	Date of Demand Notice	Date of Possession
Mr. Dhirendra Krishna Sinha Mrs. Poonam Chandra Sinha (Prospect No 764187)	All that Piece and Parcel of Flat No. 513, 5th Floor, Building No. E1, in Xrlia Vangani, constructed on Land Bearing Survey No. 101, 182, 184, 193, 191B, 231, 232, 234, 2414 (Old Survey No. 116592) 2417 (Old Survey No. 11659) 194, Village Khadyachata Pada (Pashane), Taluka Karjat, District Raigad, M.H. 410001, India Area Adm. (IN SQ. FT.) Property Type: Carpet Area, Super Built Up Area Property Area: 252.00, 353.00	Rs. 10,17,615/- Rupees Ten Lakh Seventeen Thousand Six Hundred and Fifteen Rupees Only	30-07-2025	08-09-2026

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Phoenix is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Phoenix and any dealings with the Immovable Property will be subject to the charge of Phoenix for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. The borrowers/guarantors/mortgagors attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property.

Place: Raigad Date: 11-09-2026 Sd/- Authorised Officer, Phoenix ARC Limited (In capacity as Trustee)



ICICI Bank

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

PHYSICAL POSSESSION NOTICE

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Satish Baburao Jadhav/ Sanchita Satish Jadhav/ LBTNE00006074778	Flat No.005, Ground Floor, Wing E, Sai Ishwar, Survey No. 101, Hissa No. 5, Old Hissa No. 1 Part, Village Vashind, Taluka Shahapur, Thane- 421601/ September 05, 2026	December 07, 2024 Rs. 24,14,035.24/-	Shahapur
2.	Satish Baburao Jadhav/ Sanchita Satish Jadhav/ LBMUM00006241167	Flat No.005, Ground Floor, Wing E, Sai Ishwar, Survey No.101, Hissa No. 5, Old Hissa No. 1 Part, Village Vashind, Taluka Shahapur, Thane-421601/ September 05, 2026	December 07, 2024 Rs. 1,80,390.88/-	Shahapur
3.	Amit Ramesh Lokhande/ Deepak Ramesh Lokhande/ LBMUM00005371965 LBMUM00005371964	Flat No.07 & 08, 2nd Floor, Building No. A-12, Type-A, Marigold-3, Mari Gald Co-operative Housing Society Ltd, Godrej Hill Complex, Khadakpada, Survey No. 6, Hissa No. 14, 16, Kalyan West, Barawe, Thane-421201/ September 07, 2026	August 09, 2024 Rs. 55,54,226.22/-	Kalyan
4.	Bilkis Salim Shaikh/ Mukhtar Ahmad Shaikh/ LBKLY00004517721	Flat No. 064, 6th Floor, Building No. C, "Amantra Co-operative Housing Society Ltd (Regd)", "Amantra Complex", Near Kalyan Bhiwandi Bypass, S.No/H No. 34P, 36P, 36A(P), 36B(P), 36P/2P, 37/1, 37P/2P, 49/1/L, 49/1/2, 49/2/10, 49/9, 50P, 51P, 52P, 52/2A, 52/1A, 53/8, 53/16P & 53/18, Village Ranjanoli, Tal-Bhiwandi, Thane- 421302/ September 07, 2026	June 04, 2025 Rs. 62,63,241.00/-	Bhiwandi

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

Date: September 11, 2026 Sincerely Authorised Officer, For ICICI Bank Ltd.

REGD. A/D/DASTI/AFFIXATION BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-I, MUMBAI

2nd Floor, MTNL Bhavan, Colaba Market, Colaba, Mumbai

R.P. No. 43 OF 2023 DATED: 05.09.2026

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

Bank of India ...Certificate Holder

V/s ...Certificate Debtors

M/s. Tejas Jewels & Ors.

C.D No.1. M/s. Tejas Jewels, Partnership firm, 2203, Sovereign, Hiranandani Gardens, Powai, Mumbai-400076 And also having new Address at: Ground Floor, P & S Corporate House, A-56, Road No. 1, Marol MIDC, Near Tunga International Hotel, Andheri (E), Mumbai-400093.

C.D No.2. Mr. Balasaheb Kadam, Partner of M/S Tejas Jewels, 2203, Sovereign, Hiranandani Gardens, Powai, Mumbai-400076

C.D No.3. Mr. Nitin Dahale, M/s. Tejas Jewels, 2203, Sovereign, Hiranandani Gardens, Powai, Mumbai-400076

C.D No.4. Mr. Ujjwal Ghorpade, M/S Tejas Jewels, 2203, Sovereign, Hiranandani Gardens, Powai, Mumbai-400076

C.D No.5. Mrs. Chintamani Carino Casa Development Pvt. Ltd. (Formerly M/s Chinmay Agriculture and Housing Pvt. Ltd.), having its registered Office at Ground Floor of P & S Corporate House, A-56, Road No. 1, Marol MIDC, Near Tunga International Hotel, Andheri (E), Mumbai-400093 And also having address at 3/313, Sai Dahm Bldg., N.M. Joshi Marg, Lower Parel, Mumbai-400013.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in Original Application No. 34 of 2017 for recovery of **Rs. 2,68,74,553.59 (Rupees Two Crore Sixty Eight Lakhs Seventy Four Thousand Five Hundred Fifty Three and Paise Fifty Nine only)**, with interest and cost from the Certificate Debtors and the amount due to the Applicant, i.e. Bank of India, a sum of **Rs. 10,92,39,305/-** is recoverable together with further interest and charges as per the Recovery Certificate/Decree as on **11.06.2026**.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **28.10.2026 between 2:00 pm to 4:00 pm** (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction wherein bidding shall take place through "On line Electronic Bidding" through the website www.bankauctions.com of M/s. C1 India Pvt. Ltd. having address at 3rd floor, Plot No. 68, Sector-44, Gurgaon, Haryana. Pin 122003. Contact Person: Bhavik Pandya, Mobile No. +91 8866682937. E-mail: support@bankauctions.com & maharashtra@c1india.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Ms. Moonmoon Saha Mondal, Mobile: 9051297999, Representative of Certificate Holder.

The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained and those specified in the schedule against each lot/property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions:-

- The assets shall be auctioned as per the following details:-

No. of Lots	Description of the property	Reserve Price	EMD Amount	Incremental Bid
1.	All the piece and parcel of the land admeasuring 34619 sq.ft. situated at Plot No. 310 to 314, 333 to 338, Village: Khapri, Taluka: Murbad, District: Thane 421401.	Rs. 84,00,000/-	Rs. 8,40,000/-	Rs. 1,50,000/-

- The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lot(s) is payable by way of RTGS/NEFT in the Account No. 0154902000000033, IFSC Code No. BKID0000154. In the name of Bank of India, SARM.
- The intending bidders are required to upload self-attested copy of TAN/PAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is **26.10.2026, till 4:30 p.m.** The physical inspection of the immovable property mentioned herein below may be taken on **19.10.2026, between 11:00 a.m. to 4:00 p.m.** at the property site.
- Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer, DRT-I, Mumbai till **4:30 p.m. on 26.10.2026** in a sealed envelope superscribing "R.P. No. 43 of 2023" otherwise bid shall not be considered.
- Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-Auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per detail mentioned in the Para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the Registrar, DRT-I, Mumbai.
- In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
- The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number of the successful bidder by the undersigned.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to correct or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of Lots	Description of the Property to be sold with the names of the Co-owners where the property belongs to defaulter and any other person as Co-owners	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any which have been put forward to the property and any other known particulars bearing on its nature and value
1.	All the piece and parcel of the land admeasuring 34619 sq.ft. situated at Plot No. 310 to 314, 333 to 338 and 338, Village: Khapri, Taluka: Murbad, District: Thane 421401.	Not Known	Mortgage Property	Not Known

Given under my hand & seal of this Tribunal on **05th day of September, 2026.**

Sd/-
(Mahesh Kumar)
Recovery Officer, DRT-I, Mumbai

To,
The Concerned Society, if any.
BMC Authority / Local Civil Body/Talathi
Sub Registrar Concerned: CH Bank shall get the charge of the above mentioned property(ies) recorded in record of this Sub Registrar concerned as per ruled.

THE FORM OF NOTICE, INVITING CLAIMS OR OBJECTIONS TO THE TRANSFER OF THE SHARES AND THE INTEREST OF THE DECEASED MEMBER IN THE CAPITAL / PROPERTY OF THE SOCIETY.

NOTICE

Smt. Mohini Manohar Acharekar a Member of the Shree Rameshwar Tower 'A' Co-operative Housing Society Ltd. having address at Plot No. 708/709, Shimpoli Road, Borivali (W), Mumbai-400092 and holding 50% share, right title and interest in the Flat No.702 and shares in respect thereof in the building of the society, died on 08/08/2024 without making any nomination. The society hereby invites claims and objections from the heir or heirs or other claimants / objector or objectors to the transfer of the said shares and interest of the deceased member in the capital / property of the society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of such claims/objections for transfer of shares and interest of the deceased member in the capital / property of the society. If no claims / objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital / property of the society in such manner as is provided under the bye laws of the society. The claims/objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital / property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by claimants/objectors, in the office of the society / with the Secretary of the society between 10.00 A.M. to 1.00 P.M. from the date of publication of the notice till the date of expiry of its period.

For and on behalf of
Shree Rameshwar Tower 'A' Co-operative Housing Society Ltd.
Sd/-
Hon. Secretary

Place : Mumbai
Date : 11/09/2026

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the predecessors-in-title of **MRS. BHARATI GHANSHY**