



UNION BANK OF INDIA (Yari Road Branch)
Sarthak Heights, Opp. CWC Versova,
Priyadarshini Shalimar Bakery Lane, Versova,
Andheri (West), Mumbai-400061.
Contact No - 9819537184
Email Id: ubin0572837@unionbankofindia.bank.in

[Appendix - IV(A)]
[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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) 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 physical possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.10.2026**, for recovery of **Rs.11,28,783.32/-** as on **31/05/2026** plus further interest and charges thereon due to Secured Creditor, Union Bank of India from **Mr. Darshan Bholanath Sharma**. The reserve price and the earnest money deposit will be as under

Property No	Reserve Price	EMD
Property No 1	Rs. 7,82,000/-	Rs. 78,200/-

Description of Immovable Property

Property Details	Property Owner(s)
Property No. 1 All that a Residential Flat/Apartment bearing No. 103, (consisting of 1 Room Kitchen (Small)) admeasuring 283 sq. ft. saleable area, equivalent to 218 sq. ft. carpet area i.e. (20.25 sq. mtrs.) on the First Floor of the Building / Block No. SS-3, of housing project popularly known as "SHUBH GRIHA" complex, lying being and situated at Gut No. 107/1 to 107/7, Gut No. 110 and 132, Plot No.7 and 8, Village- Beteagaon, Taluka-Palghar, Dist.- Palghar.	Mr. Darshan Bholanath Sharma

List of Encumbrances : No encumbrance as per the knowledge of the Authorised Officer
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx>. The same is also enclosed herewith.

Place : - Mumbai
Date : - 06/10/2026
Encl : Terms of Sale

Sd/-
Authorized Officer
For Union Bank Of India

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO.2 AT MUMBAI

3rd Floor, MTNL Building, Colaba Market, Colaba, Mumbai-400 005.

"ORDER SHEET"

R.P No. 27 of 2025

1	2	3	4	5
06.08.2026	Exh-10	Resumed CH Bank present through Adv. Naina Chhedha CD Absent Affidavit of service of Demand Notice by way of paper publication filed by CH Bank CDs are directed in terms of Section 28 (4A) of RDB Act to disclose on affidavit of assets both movable and immovable Properties along with I.T. returns and computation details from the date of issue of demand notice, statement of Account for the last 10 years, copy of Pan Card, Passport, Aadhar Card and details of visits to abroad. They are also directed to file copy of their monthly electricity, mobile/phone bills together with sources of funds for meeting their monthly expenses, on or before the next date of hearing failing which coercive action shall be taken against them as per law. CH Bank is directed to file due diligence on CIBIL report of the Certificate Debtor and addresses mentioned in the R.C. and file Pan Card details of Certificate Debtor and also file attachable assets belonging to the Certificate Debtor. CH Bank is also directed to serve this roznama to CDs through all prescribed modes. Free copy to the CH Bank Adj for compliance		24.09.2026

R.O.

PUBLIC NOTICE

This Notice is being given on behalf of our Clients: (i) Mrs. Usha Vaman Kulkarni; (ii) Mr. Dilip Madhavrao Athavale; (iii) Mrs. Anita Karthi Kumar Marshan; (iv) Mr. Gurnath Madhav Kher; (v)(a) Ms. Radhika Madhukar Dudhat; (v)(b) Mrs. Rupali Madhukar Dudhat; (v)(a) Mr. Onkar Arvind Kher; and (v)(b) Mrs. Gauri Arvind Kher (legal Heirs of Late Mr. Shankar Altamaram Kher), being the Sole Owners of the property situated at village Kamarle, Alibaug as more particularly described in the **Schedule** set out below (**"the said Property"**). We refer to the Public Notice dated October 1, 2026 given by Adv. Pravin Madhukar Thakur on behalf of Mr. Bakrishna Govind Kher, son of Late Dr. Govind Altamaram Kher, other Public Notices that may have been issued from time to time and/or any other document that are contrary to the legal title and ownership in and to the said Property that solely vests with our Clients (**"Impugned Public Notice"**). It is expressly stated that the legal title, ownership, interest and rights in the said Property specified in the village Kamarle, Alibaug bearing Gat Nos. 14, 40, 44, 46, 47, 48, 114/2 vest solely in the legal Heirs of Late Mr. Shankar Altamaram Kher. The mutation entries specified in the Impugned Public Notice are legal, validly subsisting and have been taken on account by the Hon'ble Maharashtra Revenue Tribunal (MRT) Order dated June 14, 2019. This has also been confirmed by the decision of the Hon'ble Additional Collector dated November 04, 2025 passed by the Additional District Collector, Raigad. The Impugned Public Notice is illegal and a blatantly false statement that is being made to the world at large and has no legal basis in respect of the same. Any person(s) dealing with the said Property in any manner or otherwise entering into any transaction in respect to the said Property on the basis of the Impugned Public Notice and/or third-party claims will be doing so at their risk as to the costs and consequences thereof and any such action and/or transaction shall be illegal and not binding on our Clients in any manner whatsoever.

Schedule
(Description of the said Property)

All that piece of agricultural land bearing Khata No. 654 admeasuring approximately 41 Acres and 12 Gunthas equivalent to approximately 16,7180 Hectares situated in the village Kamarle, Alibaug bearing Gat Nos. 14, 40, 44, 46, 47, 48, 114/2.

Shardul Amarchand Mangaldas & Co
24th Floor, Express Towers
Nariman Point, Mumbai - 400021

Place: Mumbai
Date: 9th day of October, 2026.

MUMBAI BUILDING REPAIR AND RECONSTRUCTION BOARD
(Unit of MHADA)

Executive Engineer, G-South Div, MBRRB, 5th Floor, Near Mukangan School, Behind Vishwaraja Darshan bldg., Elphinstone (W), Mumbai-400013
Email-id : reegsmhada@gmail.com

MANUAL TENDER NOTICE (2026-27)

The Executive Engineer GS Division, Mumbai Building Repairs and Reconstruction Board, invite sealed tender in B-1 form (percentage rates) for Work 05 from eligible contractors, who are registered with MHADA/ M.B.R. & R. Board/ M.C.G.M/ CIDCO /PWD / CPWD/ MJP/ MIDC /BPT /MES / Indian Railway or any Govt/ Semi Govt. organization of appropriate classes as shown in column no. 10 for works as under.

Information of tenders will be available on the MHADA website.

Sr. No.	Phase	Date and Time
1	Starting date of Sale of Blank Tender copies	09.10.2026, 11.00 a.m.
2	Closing date of Sale of Blank Tender copies	16.10.2026, 01.00 p.m.
3	Submission of Tender copies	Up to 21.10.2026 11.00 a.m. To 02.30 p.m.
4	Date of Technical Opening	21.10.2026, 5.30 p.m. onwards if possible.

Competent Authority reserves the right to decline 1 or all tender without giving any reason. Conditional Tender will not be accepted.

Sd/-
Executive Engineer G/S Divn.
M. B. R. & R. Board

MHADA - Leading Housing Authority in the Nation
CPRO/A/771

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

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to Rule 8(6))
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the particular particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
1.	Mr. Ali Mohammad Ansar Shaikh (Borrower) Mrs. Ziqra Ali Mohammad Shaikh (Co-Borrower) Lan No. LBTNE00005505529	Flat No. 6, 1st Floor, B Wing, "Sai Hill Nagar Co-Operative Housing Society Ltd", Building No. A, Survey No. 4, Hissa No. 4 (Part), Village Chandansor, Virar East, Tal- Vasai, Palghar- 401305, Admeasuring an area of Admeasuring About 545 Sq Fts Builtup area Equivalent To 50.631 Sq Mtrs Builtup area	Rs. 31,13,689/- As On October 03, 2026	Rs. 18,00,000/- To 11,00,000/-	October 16, 2026 From 11:00 AM To 02:00 PM	October 29, 2026 From 11:00 AM onward
2.	Mr. Nilesh Bhande (Borrower) Mrs. Meera Singh (Co-Borrower) Lan No- LBTNE00005540727	Apartment No. 1106, 11th Floor, B Wing, Building No. 4, "Ormate Heights", Phase-1, Opp Agarwal Exotica, Village Gokhiwale, Tal- Vasai East, Thane- 401208 Admeasuring an area of About 34.17 Sq Mtrs Rera Carpet area	Rs. 28,61,447/- As On October 03, 2026	Rs. 29,00,000/- To 11,00,000/-	October 17, 2026 From 11:00 AM To 02:00 PM	October 29, 2026 From 11:00 AM onward

The online auction will take place on the website (URL Link- <https://BidDeal.in>) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagee's notice are given a last chance to pay the total dues with further interest till October 28, 2026 before 05:00 PM failing which, this secured asset will be sold as per schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400 093 on or before October 28, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before October 28, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093 on or before October 28, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai. For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/9833699013/9004392416. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com A4p4s

Date: October 09, 2026, Place: Mumbai

Authorized Officer, ICICI Bank Limited,

मराठी मनाचा आवाज

नवशक्ति

www.navshakti.co.in

PUBLIC NOTICE

Notice is hereby given to the public at large that the original Share Certificate No. 448, comprising Shares Nos. 1248 to 1252, pertaining to Block No. 7A/1 of The New Sion Co-operative Housing Society Ltd., 4B/3, Sindi Colony, Road No. 24, Sion (West), Mumbai-400022, has been lost/misplaced and could not be traced despite diligent search. Any person having any claim, right, title, interest or objection in respect of the said Share Certificate is hereby requested to intimate the same in writing, along with supporting documents, to the undersigned within 14 days from the date of publication. If no such claim or objection is received within the aforesaid period, the Society may be requested to proceed with issuance of a Duplicate Share Certificate in lieu of the lost original.

Sd/-
Adv. Siddhartha Satish Karnani

Place: Mumbai **Date:** 09.10.2026
Contact: +919820388863
Email: Siddhartha.karnani@gmail.com

Bank of India
Relationship beyond banking
बैंक ऑफ इंडिया
रिस्क की कम्युनीटी

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

E-Auction and 15 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 27.10.2026 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.

Sr. No.	Name of Branch and Name Address of Borrowers / Guarantors	Brief Description of Property	Reserve Price EMD (Rs. In lakhs)
1	Branch : Chhatrapati Sambhajnagar A/c : Mr. Sanjay Gavaji Ghusale & Mrs. Rekha Sanjay Ghusale Registered Address : Flat No. B-07, on Still 1st Floor, "Sai Shraddha Enclave", Phase-II, Gat No. 86/P, Nakshatrawadi, Tal. & Dist. Chhatrapati Sambhaji Nagar-431001, Maharashtra	Flat No. B-07, on Still 1st Floor, "Sai Shraddha Enclave", Phase-II, Gat No. 86/P, Admeasuring Area 61.55 Sq. Mtrs. Nakshatrawadi, Tal. & Dist. Chhatrapati Sambhaji Nagar (Aurangabad)-431001, Maharashtra. Boundary : North : Flat No. B-8 South : Open to Sky East : Lift & Staircase West : Open to sky Date of Demand Notice : 29-01-2025 Date of Possession : 04-04-2025 Type of possession : Symbolic • EMD Amount to be paid in favour of A/c No./IFSC Code, etc. : Bank of India, Chhatrapati Sambhajnagar Branch, A/C No. 068090200000033, IFSC : BKID0000680 • E-mail Id : chhatrapatisambhajnagar.nasik@bankofindia.bank.in, Contact No. of Authorized Officer 8080036752	22.65 2.27
2	Branch : Chhatrapati Sambhajnagar A/c : Mr. Yatish Dilip Deshmukh Address : Flat No. AS-15, 3rd Floor, Laxmi Narayan Building (Mauli Apartment), Gat No. 109/Part, Plot No. 1 to 3 & 37 to 40, Shendra MIDC, Shendrabran, Near Shendra Five Star MIDC	Flat No. AS-15, 3rd Floor, Laxmi Narayan Building (Mauli Apartment), Gat No. 109/Part, Plot No. 1 to 3 & 37 to 40, admeasuring carpet area 42.02 Sq.Mtrs. Shendra MIDC, Shendrabran, Near Shendra Five Star MIDC. Boundary : North : Open to sky South : Flat No. AS-14 East : Flat No. AS-11 West : Flat No. BS-13 Date of Demand Notice : 29-01-2024 Date of Possession : 21.02.2025 Type of possession : Physical • EMD Amount to be paid in favour of A/c No./IFSC Code, etc. : Bank of India, Chhatrapati Sambhajnagar Branch, A/C No. 068090200000033, IFSC : BKID0000680 • E-mail Id/Contact No. of Authorized Officer : chhatrapatisambhajnagar.nasik@bankofindia.bank.in, 8080036752	19.33 1.93
3	Branch : Shivaji Udyan A/c : Mrs. Chanda Kishor Vanara Address : Residential Flat No. C-5, 3rd Floor, Gurudev Co-Op. Housing Society, Located at Survey No. 39/6B/2, Shihar Vadala, Nashik Dist. Nashik 422306	Residential Flat No. C-5, 3rd Floor, Gurudev Co-Op. Housing Society, Located at Survey No. 39/6B/2, Shihar Vadala, Nashik Dist. Nashik-422306 Boundary : North : Marginal Open Space South : Marginal Open Space, Road East : Marginal Open Space West : Passage, Staircase, Flat No. C-6 Date of Demand Notice : 23.01.2023 Date of Possession : 22.05.2025 Type of possession : Physical • EMD Amount to be paid in favour of A/c No./IFSC Code, etc. : Bank Of India, Shivaji Udyan Branch, A/C No. 080690200000033, IFSC : BKID0000806 • E-mail Id/Contact No. of Authorized Officer : ShivajiUdyan.Pune@bankofindia.bank.in, 0253 2314484/ 2574317 9892961638	14.60 1.46
4	Branch : Indiranagar A/c : Mr. Sanket Ashok Sonje Mrs. Ratan Ashok Sonje Address : Flat No. 301, 3rd Floor, Chandrabhaga Heights Apartment, Plot No. 06 & 07, S. No. 48/3/1/1, Carpet Area 62.53 Sq. Mtrs. + Open Balcony Area Adm. 05.48 Sq. Mtrs., Hari Om Nagar, Tambe Mala, Near Lilawati Hospital, Makmalabad Road, Nashik-422004.	Flat No. 301, 3rd Floor, Chandrabhaga Heights Apartment, Plot No. 06 & 07, S. No. 48/3/1/1, Carpet Area 62.53 Sq. Mtrs. + Open Balcony Area Adm. 05.48 Sq. Mtrs., Hari Om Nagar, Tambe Mala, Near Lilawati Hospital, Makmalabad Road, Nashik-422004. Boundary : North : Side Margin South : Common Passage, Staircase, Lift & Flat No. 302 East : Side Margin West : Side Margin Date of Demand Notice : 04.12.2025 Date of Possession : 27.04.2026 Type of possession : Symbolic • EMD Amount to be paid in favour of / A/c No. /IFSC Code, etc.: Bank Of India, Indiranagar Branch, A/C No. 082090200000033, IFSC : BKID0000820 • E-mail Id / Contact No. of Authorized Officer : Indiranagar.Pune@bankofindia.bank.in, 9168130474	28.50 2.85

Terms and Condition :

(1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE 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 to 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 27/10/2026 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. 10,000/- to 50,000/-. (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 8291220220. (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 of finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively upto 23/10/2026 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 Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be 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 asset/s 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 15 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 : 09/10/2026
Place : Nashik

Sd/-
Authorised Officer, Bank of India

ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office: Indian Rayon Compound, Veralval, Gujarat 362266, Branch Office: Aditya Birla Housing Finance Limited 8TH Floor, G Corp, Tech Park Ghodhunder Road, Kasarvadavli, Thane (West) - 400615

1. ABHFL: KHUSHAL BANISWAL - 9172910578
2. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Whereas the Authorized Officer of **Aditya Birla Housing Finance Limited**/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. 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 **Aditya Birla Housing Finance Limited**/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" Basis.

Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties Secured Assets	Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Inspection Date & Time	Date of E-Auction
1	SACHIN SAMUEL ANGRE & SUSHMA SAMUEL ANGRE NPA DATE:- 01-09-2025 Possession Date:- 21-05-2026	All That Piece And Parcel Of I Bhk Residential Flat Bearing Flat No. 210 On 2nd Floor, Wing-B, Flat Area Admeasuring About 29.46 Square Meters (Carpet Area), In The Building Known As "Walekar Homes" Constructed On Land Bearing Survey Area No. 40, Hissa No.2 C, Having Corresponding Cts No. 81, Land Area Admeasuring 60 Gunthas Or 6000 Square Meters, Lying, Being And Situated At Village-Kohol Khuntavali, Taluka Ambarnath, In The Registration Sub District Uthasagar-3 And Registration District Thane Maharashtra, 421501within The Local Limits Of Ambarnath Municipal Council And Bounded As Per Site: East: Road, West: Road / Wing, North: Open Plot, South: Open Plot.	INR 2336626/- (Rupees Twenty Three Lakhs Thirty Six Thousand Six Hundred Twenty Six Only)	INR 1600000/- (Rupees Sixteen Lakhs Only)	INR 1600000/- (Rupees One Lakh Sixty Thousand Only)	29-10-2026	28-10-2026 between 11:00 am to 04:00 pm	30-10-2026
2	RINKU CHOUDHARY & SATYA NARAYAN CHOUDHARY NPA DATE:- 01-10-2025 Possession Date:- 07-05-2026	All That Piece And Parcel Of Flat No.108, 1st Floor, Admeasuring 400 Sq. Ft. Built-Up Area In Of The Building Known As "Prakash Smruti" Situated At Village Shivaji-nagar, Donmbivil (West) Tal. Kalyan, Dist.-Thane, Maharashtra-421301.	INR 2551114/- (Rupees Twenty Five Lakhs Fifty One Thousand One Hundred Fourteen Only)	INR 1200000/- (Rupees Twelve Lakhs Only)	INR 1200000/- (Rupees One Lakh Twenty Thousand Only)	29-10-2026	28-10-2026 between 11:00 am to 04:00 pm	30-10-2026
3	BANDU DEVRAM RASAL AND SAPINA BANDU RASAL NPA DATE:- 08-06-2025 Possession Date:- 16-03-2026	All That Piece And Parcel Of A Residential Flat Bearing No. 104 In 'B' Wing On First Floor, Admeasuring 400 Sq.Ft. Built Up Area In The Building Known As Shree Ganesh Darshan Co-operative Housing Society Ltd., Consisting Of Ground + 4 Floor Without Lift, Constructed On A Land Bearing Survey No. New 29 (Old 166) & Hissa No. 17 Of Village - Mangaon, Taluka - Kalyan, Dist.- Thane Within The Limits Of Kalyan Dombivli Municipal Corporation, Situated At Mangaon, Dombivli (East), Dist. Thane 421 201 And Bounded As : North : Open Plot, South: Road, East:A Wing, West: Road.	INR 1671103/- (Rupees Sixteen Lakhs Seventy One Thousand One Hundred Three Only)	INR 700000/- (Rupees Seven Lakhs Only)	INR 700000/- (Rupees Seventy Thousand Only)	29-10-2026	28-10-2026 between 11:00 am to 04:00 pm	30-10-2026
4	SANDEEP GAJANAN JADHAV & SUREKHA SANDEEP JADHAV NPA DATE:- 01-11-2025 Possession Date:- 25-05-2026	All That Piece And Parcel Of Unit No. 105 On The 1st Floor, Area Adm. 26.10 Sq. Mtrs. Carpet Area (421 Sq. Ft. Built-Up Area), In Building A & Wing A In The Project Known As "Madhuban", Constructed On Land Bearing House No. 114, 108A, 109A, 112,111A, 113, 187, 108B, 120, 109B, 245,107 Lying, Being And Situated At Village Umroli, Taluka Karjat, Dist.-Raigad & Registrar Sub-Dist. Karjat, Raigad Maharashtra 410201 And Bounded As: East: B Wing, West: Other House, North: Internal Service Road, South: Vrindavan C Wing Under Construction.	INR 1315659/- (Rupees Thirteen Lakhs Fifteen Thousand Six Hundred Fifty Nine Only)	INR 600000/- (Rupees Six Lakhs Only)	INR 600000/- (Rupees Sixty Thousand Only)	29-10-2026	28-10-2026 between 11:00 am to 04:00 pm	30-10-2026
5	SANJIVKUMAR RAGHUWANSI AND JANDEVI RAGHUWANSI NPA DATE:- 08-06-2025 Possession Date:- 10-11-2025	All That Piece And Parcel Of Flat No.403 D Wing, Having Admeasuring Area 25.65 Sq. Mtrs On 4th floor. Building No.01d' Wing Type: B1,A1,A 1b,C1, As Shown In The Floor Plan Thereof There To Annexed To The Agreement In Building Known As Jay Maya Residency, In The Complex Known As "Pawan Vihar Complex", Which Is Constructed On Gat No.19a, Lying Being And Situate At Village Nagzari, Within The Limits Of Lalonde Grampanchayat, Tal. Palghar Dist.- Palghar.	INR 113078.96/- (Rupees Eleven Lakhs Thirty Eight and Paise Ninety Six Only)	INR 450000/- (Rupees Forty Lakhs Fifty Thousand Only)	INR 450000/- (Rupees Forty Five Thousand Only)	29-10-2026	28-10-2026 between 11:00 am to 04:00 pm	30-10-2026
6	TUSHAR SHANTARAM BHOSALE & PRIYANKA TUSHAR BHOSALE NPA DATE:- 01-02-2026 Possession Date:- 05-08-2026	All That Piece Of Flat No. 1606 Admeasuring About 470 Sq Ft i.e. 43.66 Sq Mtrs On 1st Floor Of The Building Known Fontana F-Wing In The Project Known As "Palava " Constructed On All That Piece Or Parcel Of Land Bearing S. No. 37/1b Pt, 37/2a Pt, 143/3pt, 38/2pt, 37/4pt, 37/3pt, 37/2b Pt Situated At Village-Khoni, Taluka-Kalyan, Dist. Thane, Maharashtra 421203.	INR 4074709/- (Rupees Forty Lakhs Seventy Four Thousand Seven Hundred Nine Only)	INR 2700000/- (Rupees Twenty Seven Lakhs Only)	INR 2700000/- (Rupees Two Lakhs Seventy thousand Only)	29-10-2026	28-10-2026 between 11:00 am to 04:00 pm	30-10-2026

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or i.e. <https://sarfaesi.auctiontiger.net>

Date:- 09-10-2026
Place:- MUMBAI

Sd/- Authorized Officer
Aditya Birla Housing Finance Limited

HDFC BANK LTD
Branch Address : HDFC House, Sharanpur Link Road, Nasik-422005
CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

DEMAND NOTICE

[Under Section 13 (2) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002]

Whereas the undersigned being 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 Securitisation and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3