



बैंक ऑफ़ बड़ौदा
Bank of Baroda

BANK OF BARODA
Zonal Stressed Asset Recovery Branch: Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai - 400001. • **Phone:** 022-43683807, 43683808.
E-Mail: armbom@bankofbaroda.co.in

Sale Notice For Sale Of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 8 (6), and 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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), Mortgagor (s) and Guarantor (s) that the below described immovable properties Mortgaged/ charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned accounts/ The details of Borrower/s/Director/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr./ Lot No.	Name & Address of Borrower/s / Director/s / Guarantor/s / Corporate Guarantor/s / Mortgagor/s	Description of the immovable and movable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)	Property Inspection date & time
1	M/s D Corp Agro Foods Pvt. Ltd. (Borrower) a) 6, Plot No. 60D and F, 2 nd Floor, Dulaba Prasad, Sadanand Mohan Jadhav Marg, Naigaon, Road No. 2, Morbaug, Dadar East, Mumbai - 400014. i) Mr. Gajanan Ramakant Desai (Guarantor) ii) Mr. Durgesh Gajanan Desai (Guarantor) iii) Mrs. Udit Gajanan Desai (Guarantor) 6, Plot No. 60D and F, 2 nd Floor, Dulaba Prasad, Sadanand Mohan Jadhav Marg, Naigaon, Road No. 2, Morbaug, Dadar East, Mumbai - 400014.	Property ID BARB25850457 i) Flat No. F-3 admeasuring 425 Square feet being on the 1 st floor in the Building Known as Dulaba Prasad situated S M Jadhav Marg Dadar (East) Mumbai - 400014 bearing City Survey No. 43/62 plot No. 60-D and 60F situated at Dadar Naigaon Division Encumbrance known to bank: Nil Property ID BARB25850458 ii) Flat No F-4 admeasuring 534.50 Square feet being on the 1 st floor in the Building Known as Dulaba Prasad situated S M Jadhav Marg Dadar (East) Mumbai - 400014 bearing CS No. 43/62 plot No. 60-D and 60F situated at Dadar Naigaon Division Encumbrance known to bank: Nil	Total Dues- Rs. 7.80 Cr as on 27.07.26 plus Legal Charges, Other Charges Plus subsequent interest/ cost thereon	1) 30.10.2026 2) 1400 Hrs to 1800 Hrs	1) Rs. 1,22,00,000/- 2) Rs. 12,20,000/- 3) Rs. 1,00,000/-	Physical	22.10.2026 And 11.00 AM to 01.00 PM
For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.com Also, prospective bidders may contact the Authorised officer on Tel No. 022-43683803-13 Mobile No. 989222663							

Date: 09-10-2026
Place: Mumbai



Sd/-
Authorized Officer,
BANK OF BARODA

ADITYA BIRLA HOUSING FINANCE LIMITED
Regd Office: Indian Rayon Compound, Veralval, Gujarat - 362 266 I |T| +91 2243567100 I
 (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com



ADITYA BIRLA CAPITAL
HOME LOANS

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)
Substituted Service Of Notice U/S 13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guide-lines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the ecuritization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notices have been served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl No.	Name and Address Borrower/ Co-Borrower and Guarantor/Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice/as on Date
1	1. Atikur Rihman , Unit No. 401, 4th Floor, Building No 3 Wing A Type B3, Rose Heights, Revenue Record No. Bearing No. 2, H.No. 12.3,4,526 Plot No. 2, Villongs Shelvali, Palghar, Maharashtra, 421028. 2. Salimun Atikur Rihman Sha , Unit No. 401, 4th Floor, Building No 3 Wing A Type B3, Rose Heights, Revenue Record No. Bearing No. 2, H.No. 12.3,4,526 Plot No. 2, Villongs Shelvali, Palghar, Maharashtra, 421028. 3. Mohmand Salman Atikur Rehman Shah , Unit No. 401, 4th Floor, Building No 3 Wing A Type B3, Rose Heights, Revenue Record No. Bearing No. 2, H.No. 12.3,4,526 Plot No. 2, Villongs Shelvali, Palghar, Maharashtra, 421028. 4. Atikur Rihman , Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029. 5. Salimun Atikur Rihman Sha , Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029. 6. Mohmand Salman Atikur Rehman Shah , Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029. 7. Atikur Rihman , C/O: Star Painting Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029.	01.08.2026	10-08-2026	Rs. 15,77,221/- (Rupees Fifteen Lacs Seventy Seven Thousand Two Hundred Twenty One Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.08.2026

Loan Account No. LNWVRHL--02250264459 & LNWVRHL--02250264457

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. A/401, Area Admeasuring 390.73 Sq. Ft. (Carpet Area) + Balcony Area 48.54 Sq. Ft., On The 4th Floor, Of The Building No. 3 In Building Type B3, As Per Tr Order & Building No. 3 In Sector I, Comprising G+Stilt+7, In The Building Known As Rose Heights, Situated On Land Survey No. 9 Hissa No. 2, Situated At Lying And Being At Village Shelvali, Taluka Panchayat Samiti Palghar And Zila Parishad And District Palghar, Maharashtra, 421028.

1	1. Dayanand Rau Dhanawade , Flat No. 604, 6th Floor, A Wing, Hari Sankruti, Survey No. 78, Hissa No. 8/C & Survey No. 55, Opp D Mart Off Barrage Road, Thane, Badlapur West, Ambarnath, Thane, Maharashtra, 421503. 2. Pranay Dayanand Dhanawade , Flat No. 604, 6th Floor, A Wing, Hari Sankruti, Survey No. 78, Hissa No. 8/C & Survey No. 55, Opp D Mart Off Barrage Road, Thane, Badlapur West, Ambarnath, Thane, Maharashtra, 421503. 3. Dayanand Rau Dhanawade , House No. 2/1, Jai Bai School Road, Matru Chaya Colony, Katemanivali, Hanuman Nagar, Behind Sai Baba, Sai Nagar, Kalyan, Vitthalwadi, Thane, Maharashtra, 421306. 4. Atikur Rihman , Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029. 5. Salimun Atikur Rihman Sha , Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029. 6. Mohmand Salman Atikur Rehman Shah , Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029. 7. Atikur Rihman , C/O: Star Painting Room No. 103, Tulini Road, Sai Bhakti Apt, Nallasopara East, Shivsena Office, Palghar, Maharashtra, 421029.	09.07.2026	14-07-2026	Rs. 20,72,135/- (Rupees Twenty Lacs Seventy Two Thousand One Hundred Thirty Five Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 13.07.2026
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Loan Account No. LNKALOH--02240198950 & LNKALOH--02240198952

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 604, Admeasuring 28, 74 Sq. Mtrs (Carpet), 8.05 Sq. Mtrs. Carpet, On The 6th Floor, In A Wing, In Building Known As "Hari Sankruti" Constructed On Property Bearing Survey No. 78, Hissa No. 8c Adm. 1670 Sq. Mtrs And Survey No. 55 Adm. 630 Sq. Mtrs Lying, Being And Situated At Village Kulgaon, Taluka Ambarnath District Thane, Maharashtra, 421503

3	1. Deepak Popat Devkate , Flat No. 704, 7th Floor, D-Wing, Swagat Village, Near Sai Baba Mandir, Dhamoto Gaon, Karjat, Neral East, Raigad, Maharashtra-410101. 2. Sangita Popat Devkate , Flat No. 704, 7th Floor, D-Wing, Swagat Village, Near Sai Baba Mandir, Dhamoto Gaon, Karjat, Neral East, Raigad, Maharashtra-410101. 3. Deepak Popat Devkate , Flat No. 501, Building No. 2-G, Indiabulls Green, Arwili, Kon Raigad, Parnel, Raigad, Maharashtra-410221. 4. Sangita Popat Devkate , Flat No. 501, Building No. 2-G, Indiabulls Green, Arwili, Kon Raigad, Parnel, Raigad, Maharashtra-410221. 5. Deepak Popat Devkate , C/O: Kotak Mahindra Bank Limited, Shop No. 12, Sector-9, Neel Siddhi Amarnate, 1 Kalamboli, Navi Mumbai, Raigad, Maharashtra-410218.	01.08.2026	07-08-2026	Rs. 16,56,799/- (Rupees Sixteen Lacs Fifty Six Thousand Seven Hundred Ninety Nine Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.08.2026
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Loan Account No. LNBDOHL-11240240091 & LNBDOHL-11240240090

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 704, Admeasuring Area 28.085 Sq. Meters (Carpet Area), On Seven Floor, D-Wing, In The Project Known As "Swagat Village", Constructed On Land Bearing New Survey No. 63/4, 64/2, 64/3, 64/4, & 65/2b, Of Village Dhamoto, Situated At Dhamoto, Taluka: Karjat And In The Limits Of Neral Grampanchayat And In The Sub-Registration District Of Karjat And Registration District Of Raigad, District: Raigad, Maharashtra-410101.

4	1. Deepak Sharma , Flat No.B-203, 2nd Floor, B Wing, Sai Saanj Apartment House No. 428/A, 428/B, 42, At Koprolli, Post Nere, Taluka Parnel,Near Arihant Atham, Raigad, Maharashtra, 410206. 2. Swati Sharma , Flat No.B-203, 2nd Floor, B Wing, Sai Saanj Apartment House No. 428/A, 428/B, 42, At Koprolli, Post Nere, Taluka Parnel,Near Arihant Atham, Raigad, Maharashtra, 410206. 3. Deepak Sharma , C/O: Shree Sai Shradha Shilpi Machine Shop No. 28, Hong Kong Market Shiva Complex, New Parnel, Raigad, Maharashtra, 410206.	01.08.2026	11-08-2026	Rs. 26,07,930/- (Rupees Twenty Six Lacs Seven Thousand Nine Hundred Thirty Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.08.2026 .
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Loan Account No. LNBROHL--02220120585 & LNBROHL--02220120584

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 203 Of Built-Up Area Admeasuring 888 Sq. Ft. Situated On 1st Floor B Wing, In Building Known As Saeer Saanj Apartment, Constructed On Gram Panchayat Milkat No. 428 A, 428 B, 428 C, 388, Koprolli, Tal - Parnel, Dist - Raigad, Maharashtra, - 410206.

5	1. Mukesh Rajendra More , Unit No. 705, 7th Floor, E Wing, Building No. 7, Saffron Hill Co Operative Housing Society Ltd, Survey No. 148, Hissa No. 15a, Near Jivan Lifestyle Chs, Badlapur, Shirgaon, Ambarnath, Thane, Maharashtra, 421503. 2. Mangal Rajendra More , Unit No. 705, 7th Floor, E Wing, Building No. 7, Saffron Hill Co Operative Housing Society Ltd, Survey No. 148, Hissa No. 15a, Near Jivan Lifestyle Chs, Badlapur, Shirgaon, Ambarnath, Thane, Maharashtra, 421503. 3. Mukesh Rajendra More , Room No. 104, Bldg No.4, New Mhada Colony Opp. Rna Park, Village Anik Rc Marg Nagababa Road, Chembur East, Vashinaka, Anik, Mumbai, Maharashtra, 400074. 4. Mangal Rajendra More , Room No. 104, Bldg No.4, New Mhada Colony Opp. Rna Park, Village Anik Rc Marg Nagababa Road, Chembur East, Vashinaka, Anik, Mumbai, Maharashtra, 400074. 5. Mukesh Rajendra More , C/O: Jay Bhavani Building Material Suppliers Sanjay Nagar Midc Road Babinid Hindi, Vidyalay Javal,Badlapur, Thane, Maharashtra, 421503.	01.08.2026	10-08-2026	Rs. 28,38,169/- (Rupees Twenty Eight Lacs Thirty Eight Thousand One Hundred Sixty Nine Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.08.2026
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Loan Account No. LNKALHL--02250261155 & LNKALHL--02250261154.

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Being Flat No.705 On Seventh Floor In "E" Wing Having Admeasuring Area About 656 Sq. Fts. [Carpet Area] In The Building Known As "Saffron Hill"- Building No.5, And In The Society Known As "Saffron Hill Co-Operative Housing Society Ltd", Registered No. Tma/Am/ Hsg(T/C)/32625/2019-2020 Year 2020, Dt. 20/02/20 And Constructed On Survey No.148, Hissa No.15a, Situated At Village Shirgaon, Badlapur [E], Tal-Ambarnath, Dist-Thane, Within The Limits Of Kulgaon-Badlapur Municipal Council, Maharashtra, 421503.

6	1. Praveen Ramesh Kurmi , Flat No. 203, 2nd Floor, Building No. 14, Maheshwar Residency, Near Kashi Toll Plaza, Village Kashi, Jitmatra Sugota Building, Thane, Maharashtra, 421302. 2. Anamika Pravin Kurmi , Flat No. 203, 2nd Floor, Building No. 14, Maheshwar Residency, Near Kashi Toll Plaza, Village Kashi, Jitmatra Sugota Building, Thane, Maharashtra, 421302. 3. Praveen Ramesh Kurmi , Ramwadi Manorama Nagar, Kolshet Road, Thane, Maharashtra, 400607. 4. Anamika Pravin Kurmi , Ramwadi Manorama Nagar, Kolshet Road, Thane, Maharashtra, 400607. 5. Praveen Ramesh Kurmi , Shop No. 5, Near Pipe Line, Opposite Radhika Glass Dada Lani Park, Balkum, Thane, Maharashtra, 400608.	08.08.2026	13-08-2026	Rs. 17,22,590/- (Rupees Seventeen Lakh Twenty-Two Thousand Five Hundred Ninety Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.08.2026
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Loan Account No. LNKALOH--02210084734 & LNKALOH--02210084733.

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 203, On Second Floor, Area Admeasuring 750 Sq. Ft. Equivalent To 69.57 Sq. Mtrs., L.E. Built Up Area In Rcc Building Named As "Maheshwar Residency", Building No. 14, Jitmatra Sugota Building, Survey No. 22/15, 23/7, 19/3 (P.L.), 22/5, 22/12/2, 22/6, 22/8, 19/1a(P.L.), 23/3, 19/2(P.L.), Situate, Lying And Being At Near Kashi Toll Plaza, Mouje Kashi, Taluka Bhiwandi, Within The Limits Of Grampanchayat Kashi, Join Sub-Registration District And Taluka Bhiwandi, Registration District And District Thane, Maharashtra, 421302 And Bounded As: East: Durgesh Sai, West: Ware House, North: Swarajya Residency, South: Pipe Line Road.

7	1. Sarindra Rajkumar Yadav , Flat No. 402, 4th Floor, Nallasopara-Virar Link Road, Nallasopara West, Village Tulini, Sai Apartment, Vijay Laxmi Hospital & Divine Life School Thane, Maharashtra, 421033. 2. Meenadevi Rajkumar Yadav , Flat No. 402, 4th Floor, Nallasopara-Virar Link Road, Nallasopara West, Village Tulini, Sai Apartment, Vijay Laxmi Hospital & Divine Life School Thane, Maharashtra, 421033. 3. Sarindra Rajkumar Yadav , Room No F/N/G/7, Anand Wadi, Barkat Ali Dargah Marg, Wadala East, Antop Hill, Mumbai, Maharashtra-400037. 4. Sarindra Rajkumar Yadav , Room No F/N/G/7, Anand Wadi, Barkat Ali Dargah Marg, Wadala East, Antop Hill, Mumbai, Maharashtra-400037. 5. Sarindra Rajkumar Yadav , A-1-323-B, S J Marg, Lower Parel West, Shah And Nahar Industrial Estate, Mumbai, Maharashtra-400013.	01.08.2026	07-08-2026	Rs.12,90,263/- (Rupees Twelve Lakh Ninety Thousand Two Hundred Sixty-Three Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06-08-2026
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Loan Account No. LNMUGOHL-10210103852 & LNMUGOHL-10210103849

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Flat Bearing No. 402 'D' Wing, Fourth Floor 33.32 Square Meters (Super Built Up/Built Up Area.) In Area In Building Known As "Sai Apartment" Constructed On Land Admeasuring 6660.00 Sq Mtrs Lying, Being Survey No.121, Hissa No.1 Situated At Village Tulini, Taluka Vasai, District Palghar, Thane, Maharashtra, 421303

8	1. Uttamkumar N Tiwari , Flat No. 301, 3rd Floor B Wing, Kashiabaiwadi Village Pasthal Palghar Pawan, Near Tej International School, Thane, Maharashtra, 401504. 2. Kiran Uttam Tiwari , Flat No. 301, 3rd Floor B Wing, Kashiabaiwadi Village Pasthal Palghar Pawan, Near Tej International School, Thane, Maharashtra, 401504. 3. Uttamkumar N Tiwari , G-3 Room No 03, Datta Chhaya Aptdatta Nagar Ghansoli Gaon, Near Mariya Mata Chowk, Thane, Maharashtra, 400701. 4. Kiran Uttam Tiwari , G-3 Room No 03, Datta Chhaya Aptdatta Nagar Ghansoli Gaon, Near Mariya Mata Chowk, Thane, Maharashtra, 400701. 5. Uttamkumar N Tiwari , C/O: Mahavin Electronics G-3 Room No 03, Datta Chhaya Apt, Datta Nagar Ghansoli Gaon, Near Mariya Mata Chowk, Thane, Maharashtra, 400701. 6. Kiran Uttam Tiwari , C/O: Kira Enterprises G-3 Room No 03, Datta Chhaya Apt, Datta Nagar Ghansoli Gaon, Near Mariya Mata Chowk, Thane, Maharashtra, 400701.	09.07.2026	15-07-2026	Rs. 22,16,944/- (Rupees Twenty Two Lacs Sixteen Thousand Nine Hundred Forty Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 13.07.2026
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Loan Account No. LNPALOH--07210094859 & LNPALOH--07210094860

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat Bearing No. B-301, On The Third Floor, In "B" Wing, Admeasuring 99.68 Square Meters (Carpet Area), With Parking Space No. 14, In The Building Known As "Pawan Landmarks", And The Society Known As "Pawan Landmarks Co-Op. Housing Society Ltd." Constructed On Land Bearing Survey No. 65/2 And 65/3c, Lying Being And Situated At Village Pasthal, Taluka & District Palghar, Within The Area Of Sub-Registrar Of Palghar No. 1&2, Thane, Maharashtra, 421004.

9	1. Vaibhav Subhash Mahadik , C Wing, 105, 1st Floor, C Wing, Shree Sai Samarth Apt, Near Immaculate Conception Church, Village Dawadi Dombivli East, Thane, Maharashtra, 421026. 2. Vaichen Subhash Mahadik , Flat No. 105, 1st Floor, C Wing, Shree Sai Samarth Apt, Near Immaculate Conception Church, Village Dawadi Dombivli East, Thane, Maharashtra, 421021. 3. Vaibhav Subhash Mahadik , 305, 3rd Floor, Mauli Darshan Building, Gr Patil College, Sonarpada Dombivli East, Thane, Maharashtra, 421201. 4. Vaichen Subhash Mahadik , 305, 3rd Floor, Mauli Darshan Building, Gr Patil College, Sonarpada Dombivli East, Thane, Maharashtra, 421201. 5. Vaibhav Subhash Mahadik , Room No. 516, Rock Line Bhakti Sagar Lhs, Mhada Colony, Chembur, Mumbai, Maharashtra, 400074. 6. Vaibhav Subhash Mahadik , C/O: Mukesh Textiles, Office No. 401, 4th Floor, Raunak Arcade Gokhale Road, Thane Health Care Hospital Naupada, Thane, Maharashtra, 400602.	01.08.2026	10-08-2026	Rs. 13,20,566.51/- (Rupees Thirteen Lacs Twenty Thousand Five Hundred Sixty Five and Fifty One Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.08.2026
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Loan Account No. LNKALOH-11210108678 & LNKALOH-11210108677

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 105, On 1st Floor, In C Wing, Admeasuring 315 Sq. Fts., Equivalent To 29.27 Sq. Mtrs., Carpet Area In The Building Known As Shree Sai Samarth Apartment, On Land Bearing Of Survey No. 24, Hissa No. 1, Situated At Near Tukaram Chowk, Dawadi Road, Dawadi Village, Dombivli (East), Thane, District- Kalyan, Maharashtra, 421201.

10	1. Niraj Amarnath Yadav , Flat No. 307, 3rd Floor, Building G, Royal Lake City, Sr. No. 70/3/Paikae 2, Village, Umbegaon, District Valsad, Gujarat, 396711. 2. Geeta Neeraj Yadav , Flat No. 307, 3rd Floor, Building G, Royal Lake City, Sr. No. 70/3/Paikae 2, Village, Umbegaon, District Valsad, Gujarat, 396711. 3. Niraj Amarnath Yadav , Room No. 53, Sharma Chawl Asalfa Village, Govind Nagar, Asalgha, Pipeline Ghatkopar, Mumbai, Mumbai Suburban, Maharashtra, 400084. 4. Geeta Neeraj Yadav , Room No. 53, Sharma Chawl Asalfa Village, Govind Nagar, Asalgha, Pipeline Ghatkopar, Mumbai, Mumbai Suburban, Maharashtra, 400084. 5. Niraj Amarnath Yadav , C/O: Yadav Tea Stall Sharma Chawl, Andani Ghatkopar Link Road, Shop No. 1, Ghatkopar West, Mumbai, Mumbai Suburban, Maharashtra, 400084.	01.08.2026	12-08-2026	Rs. 16,54,124/- (Rupees Sixteen Lacs Fifty Four Thousand One Hundred Twenty Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.08.2026 .
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Loan Account No. LNKALLAP--0225026277, LNKALHL--02250261977 & LNKALLAP--02250262680

DESCRIPTION OF IMMOVABLE PROPERTY) PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 307 On Third Floor Having Carpet Area Admeasuring 484.00 Sq. Fts. (Ee. 44.96 Sq. Mtrs.) In "Royal Lake City" - Building Of "Royal Lake City" (And As Per The Plan Sanctioned By Umbegaon Municipality Vide Its Permission No. 06, Bankhandam / P/Comtee/ Umbergam / O.W. No. Bandhankam Regl / 337, Dated-07/04/2015 The Said Flat Is Shown As Eastern Part Of Flat No. 4 On Third Floor Built Upon The Land Referred To The Schedule-A, Hereinafter Written With Undivided Imputed 10.00 Sq. Mtrs. Share In The Land. And The Said Flat Is Registered In Umbegaon Municipality At House No. 1839. And The Said Property Is Bounded As Follows: On Or Towards The East: Internal Road, On Or Towards The West: Flat No. G /308 (Western Part Of Flat No. 4 On Third Floor), On Or Towards The North: Passage, On Or Towards The South: Internal Road.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without our prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Sd/-
Authorized Officer
Aditya Birla Housing Finance Limited



YES BANK
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office : 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/ mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No / Cust ID	Name of Borrowers, Co-Borrowers, Mortgagors & Guarantors	Description of mortgaged property (Full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice- NPA Date
1	AFH0225 01118916	Aparna Manohar Naik (Borrower & Mortgagor) Manohar Prabhakar Naik (Co-Borrower & Mortgagor) Pranali Manohar Naik (Co-Borrower)	Flat No.1208, 12th Floor, Area Admeasuring 351 Sq. Ft., Carpet inclusive of Balcony, Building No.2, Wing-B4, Poddar Wondercity, Phase-2, Near Neral-Badlapur Road, Near Sahyadri Hotel/ Sahyadri Mangal Karyalay, Village-Jovelli, Badlapur, Tal. Ambarnath, Dist. Thane-421 503, Owned by Aparna Manohar Naik and Manohar Prabhakar Naik	Rs. 7,30,912.06/-	28-09-2026 13-09-2026
2	AFH0058 01707954	Deepak Bajrang Chavan (Borrower & Mortgagor) Prachi Deepak Chavan (Co-Borrower & Mortgagor)	Flat No.209, 2nd Floor, Area Admeasuring 22.48 Sq. Mtrs. i.e. 242 Sq. Ft., Carpet, Marathon Neopark Ashoka, Wing-A, Tulshet Pada, Near Tulshet Pada Bus Stop, Bhandup West, Mumbai - 400 078, Owned by Deepak Bajrang Chavan and Prachi Deepak Chavan	Rs. 16,79,314.61/-	28-09-2026 13-09-2026
3	AFH0068 02186108	Himanshu Lal Mohan Yadav (Borrower & Mortgagor) Lalmohan Avadhut Yadav (Co-Borrower & Mortgagor)	Flat No.101, 1st Floor, Area Admeasuring 38.41 Sq. Mtrs., Wing-A, Type-D, In Building Known as Sai Bhakti Complex, Survey No.1023/1+2/19, Haranwadi Naka, Village Mahim, Tal. & Dist. Palghar -401 402, Owned by Himanshu Lal Mohan Yadav and Lalmohan Avadhut Yadav	Rs. 21,19,871.88/-	28-09-2026 13-09-2026
4	02148890 00002220	M/s. R V Enterprises through its Proprietor Vikas Vinod Kumar Mishra (Borrower) Vikas Vinod Kumar Mishra (Co-Borrower & Mortgagor) Radha Vinod Kumar Mishra (Co-Borrower)	Flat No.003, Ground Floor, Area Admeasuring 542.4 Sq. Ft., Built Up, i.e. 50.41 Sq. Mtrs, Building No.1, Wing-C, Building Known as Agarwal Krish Garden Building No.1 Co-operative Housing Society Ltd., Survey No.126, Hissa No. Part, Plot No.1 to 15, Village Nilemore, Nallasopara West, Tal. Vasai, Dist. Palghar - 401 203, Owned by Vikas Vinod Kumar Mishra	Rs. 21,38,346.75/-	25-09-2026 04-09-2026

Further, 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.

Date : 10.10.2026
Place : Mumbai

Sd/- **Authorized Officer**
YES Bank Limited

PUBLIC NOTICE

This is to inform the general public that the Proposed Residential Development with Shops at Plot bearing Survey No. 109/1, Village: Khanavale, Taluka: Panvel, District: Raigad, State: Maharashtra, India, vide E C Identification no. EC26C3803 MH 5703676N; and File no SIA/MH /INFRA2 / 585700/2026, dated 07/10/2026. Copies of the said Environmental Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://parivesh.nic.in>

Sd/-
Mr. Ratneshkumar Vajli Vaviya
Satyam Realtors, Office no. 1707, Kamdhenu Commerz, Plot no. 02, Sector 14, Kharghar, Navi Mumbai - 410210, Maharashtra.

PUBLIC NOTICE

NOTICE is hereby given that **Mr. Dayalal Khasaji Mali** owner of Premises described in the schedule hereunder written intend/agreed to sell the same to our clients. Any person having any objection for sale or claiming any right, title or interest in the Premises described in the schedule hereunder by way of sale, exchange, gift, mortgage, charge, trust, possession, inheritance, lease, lien, attachment or otherwise whatsoever is hereby required to make the same known in writing with proof thereof, to the undersigned having office at 1123L, 11th Floor, Navjivan Commercial Premises Co-op Society, Dr Dadasaheb Bhadkamkar Road, Mumbai Central.