



PHYSICAL POSSESSION NOTICE

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

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 Rupees (Rs)	Name of Branch
1.	Anisha Rajendra Sharma/ Madhukar M Chandanshiv/ LBMUM00004840829/ LBMUM00004207470	Flat No. C-305, 3rd Floor, Platinum Sagar Jewel, Near Godrej Vihara, Survey No.5, Sogor No.9, Village Jeweli, Taluka Ambarnath, Thane-421503./ 10th Oct 26	December 21, 2024 Rs. 18,15,789.00/-	Thane

The above-mentioned borrowers(s)/guarantors(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: October 16, 2026
Place: Thane

Sincerely Authorised Officer,
For ICICI Bank Ltd.



PIRAMAL FINANCE LIMITED
(Formerly Piramal Capital and Housing Finance Ltd)
(herein after referred to as PFL/ Secured Creditor) CIN: 165910MH1984PLC032639
Registered Office: Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai- 400070 T +91 22 3802 4000.

Branch Office: 4th Floor unit No. 4A-03 to O8, Lake City Mall, Sector No. 05, Village Majivade, Kapurbavdi Junction, Thane (West),Pin code -400607.

POSSESSION NOTICE
For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub – section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd.(Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(Loan Code No. M0089424 / Thane Branch Branch), Shabbir Lookmanji (Borrower) Maksells Hardware (Co-Borrower1) (Co-Borrower2)	All The Part & Parcel of Property- Flat No 902 9th Floor Elite Residency Chsl, Anandrao Nair Road, Agripada Mumbai, Near Jacob Circle, Mumbai 400011	23-06-2026 for Rs. 64,44,198/- Rupees Sixty Four Lakh Forty Four Thousand One Hundred Ninety Eight And Paisa Zero Only.	15-10-2026
2.	(Loan Code No. 05000034299 / Mumbai - Bandra Branch), Lalman Yadav (Borrower) Kusum Lalman Yadav (Co-Borrower1) (Co-Borrower2)	All The Part & Parcel of Property- Flat No 203, 2nd Floor, Wing A Shree Siddhi Vinayak Residency Chsl, Near Ravindra Arcade, Titwala East Thane Maharashtra - 421605	30-06-2026 for Rs. 30,84,911/- Rupees Thirty Lakh Eighty Four Thousand Nine Hundred Eleven And Paisa Zero Only.	13-10-2026
3.	(Loan Code No. M0216420TU / Mumbai - Nallasopara Branch), Balveer Ramavtar Mandal (Borrower) Stadevi Balveer Mandal (Co-Borrower1) (Co-Borrower2)	All The Part & Parcel Of Property- Flat No 04 Ground Floor Wing B Dindoshi Shradha Chsl Bldg No 9, Shivdham Complex Goregaon, Mumbai, Mh Landmark Opp Hdfc Bank Goregaon East Pincode 400063 Area Adm. 400.00	19-06-2026 for Rs. 6,00,028/- Rupees Six Lakh Twenty Eight Thousand Five Three And Paisa Zero Only.	13-10-2026
4.	(Loan Code No. M0216240 / Mumbai - Nallasopara Branch), Balveer Ramavtar Mandal (Borrower) Stadevi Balveer Mandal (Co-Borrower1) (Co-Borrower2)	All The Part & Parcel Of Property- Flat No 04 Ground Floor Wing B Dindoshi Shradha Chsl Bldg No 9, Shivdham Complex Goregaon, Mumbai, Mh Landmark Opp Hdfc Bank Goregaon East Pincode 400063 Area Adm. 400.00	19-06-2026 for Rs 21,02,053/- Rupees Twenty One Lakh Two Thousand Fifty Three And Paisa Zero Only	13-10-2026
5.	(Loan Code No. M0132687 / Thane Branch Branch), Raj Shinde (Borrower) Renuka Shinde (Co-Borrower1) (Co-Borrower2)	All The Part & Parcel of Property- Flat No. 102 1st Floor Wing B, Building No. 07, Yashwant Siddhi Chsl Virar West, Y,K Nagar Nx, Thane, Near Star Planet Hotel, Thane-421302	14-07-2026 for Rs 34,43,424/- Rupees Thirty Four Lakh Forty Three Thousand Four Hundred Twenty Four And Paisa Zero Only.	15-10-2025

Date : October 16, 2026
Place: Mumbai

Sd/- (Authorised Officer),
PIRAMAL FINANCE LIMITED

 e-TENDER No. NTPS/2026-27/29			
Sr. No.	RFX No. / SECTION	TENDER SPECIFICATION	ESTIMATE RS. /EMD RS.
1	3000072343 CHP	AMC for maintenance, servicing, stamping and re-verification of CHP walong tippler electronic weighbridges, road weighbridge and conveyor belt weighers at NTPS	14,75,555/- 18,210/-
2	3000072342 CHP	AMC for providing services for Electrical / Mechanical Components of Stackcr cum Reclaimer Machine at CHP, NTPS.	40,56,956/- 44,020/-
3	3000072344 TM	Annual maintenance contract for Servicing / Maintenance / Tube Nest Replacement of GC-I, GC-II, Main Ejector, LPH (as per requirement/ opportunity) of 3 X 210 MW T.G. Sets at TM-II NTPS.	8,95,905/- 12,460/-
4	3000072287 TM	Work of Coating of condenser tube end plates by brushable ceramic and water box by anti-corrosive chemical along with supply of material during capital overhaul of Unit No. 4 at TM-II, NTPS. (Refloated)	17,52,994/- 21,100/-
5	3000072376 EM	Supply, installation, testing and commissioning of Variable frequency drive for coal feeder motors during Unit-3 COH at NTPS. (Refloated)	54,60,351/- 58,105/-
6	3000072267 Testing	Procurement of Digital Motor Protection Relay required at Testing – II, NTPS. (Refloated)	7,19,500/- 10,700/-
7	3000072388 BM	AWC for online leak sealing to attend bonnet, gland, flange and line leakages of high-pressure valves and lines Unit No. 3, 4, 5 Boiler as and when required basis at NTPS	6,60,860/- 10,110/-
8	3000072396 OS	Providing services for unloading of BTPN (FO/LDO) Rail tankers at Stage-II, NTPS.	4,96,963/- 8,500/-
9	3000072397 TM	Work contract for Cutting, Welding & Repair works at TM-II, NTPS	6,31,000/- 9,850/-
10	3000072454 BM	Reconditioning of Journal assemblies without Grinding Roll of Coal Mill XRP-763 at BM section of NTPS Eklahare 210 MW.	52,74,024/- 56,240/-
11	3000072453 BM	Procurement of various spares of ID, PA, FD fans at 210 MW boilers NTPS, Nashik.	24,20,400/- 27,710/-
12	3000072478 ODP	Work of complete overhaul / servicing of River Water Pump at NTPS, Eklahare	9,39,483/- 12,900/-
13	3000072364 POG	Contract for Hiring of services for carrying out the Coal Mill Fineness Test at NTPS (Refloated)	30,95,099/- 34,500/-
14	3000072379 BM	Work contract for Radiographic Inspection of HP weld joints at Unit-4 Boiler during COH.	6,61,600/- 10,120/-
15	3000072495 BM	Work of overhauling of Burner Tilt Mechanism including replacement of coal nozzle assemblies, elbows and bends for Unit 4 NTPS 210 MW Boiler during COH.	14,45,945/- 17,960/-
16	3000072496 BM	Annual work contract for attending coal pipe leakages of Coal mill P.F.pipes and bends by patch welding and other welding and gas cutting work from boiler basement to drum level at Unit no 3, 4, and 5,at NTPS Eklahare 210 MW	11,80,076/- 15,300/-
17	3000072498 BM	AMC for the work of Replacement of duct plates, Repairs by Patching / Welding of the coal mills hot and cold air ducts,during short shutdown in 210 MW, Unit no. 3, 4 & 5 at NTPS Eklahare.	9,59,077/- 13,090/-
18	3000072500 BM	Work of overhauling of ID fans AN25e6 during capital overhaul of Unit-4 210MW boiler at NTPS Eklahare	8,52,272/- 12,022/-
19	3000072545 I&C	Procurement of single and double acting cylinder positioner of Unit-3,4 & 5 at NTPS	3,70,000/- 7,150/-
20	3000072598 ODP	Procurement of various sizes of valves for ODP-II NTPS, Eklahare.	30,26,079/- 33,800/-
21	3000072645 ODP	Reconditioning of impeller for Jyoti Make 1200VM C-TLP/CW Pump Type-F 1200A at NTPS, Eklahare.	24,00,000/- 27,500/-
22	3000072494 WTP	Supply of Stable Bleaching Powder (Gr-I) for WTP (Refloated)	36,22,500/- 39,750/-
23	3000072518 Testing	Work contract for Testing of Areva make MICOM series relays of Unit no.4 during overhaul at NTPS. (Refloated)	6,50,000/- 10,000/-
24	3000072578 IT	One year AMC for Servers, Desktop Computers, Printers and Networking Devices (Refloated)	12,85,016/- 16,350/-
25	3000072666 TIC	Procurement of 48 channel charless Recorders required at NTPS	113,26,500/- 1,16,715/-

New vendors/ vendors not register are requested to register their firms for e-tendering.
For more details log on to website.
Cost of Each Tender: -Rs.1180/-, Pl. visit at: <https://eprocurement.mahagenco.in> for more information & updates.
Chief Engineer, Nashik TPS



IDBI Bank Ltd.

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

CIN: L65190MH2004G01148838

E-AUCTION PUBLIC NOTICE

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of IDBI Bank Ltd, the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS",** and **"WHATEVER THERE IS" AND "WITHOUT RECOURSE"** basis on **05-11-2026**, for recovery of dues (details mentioned below) due to IDBI Bank Ltd. Secured Creditor from the Borrowers/Guarantors (details mentioned below). The reserve price and the earnest money deposit (EMD) are mentioned against each immovable properties as mentioned under.

Brief description of properties and other details are mentioned hereunder:-

Sr No.	Borrower/Mortgagor	Brief Description of Property	Physical Possession date	Loan Outstanding	Reserve Price	EMD	Inspection Date
1	MRS.FIROZA AKBAR KHAN & MR.ABRAR AKBAR KHAN	Flat No.203 & 204, 2nd Floor, MEHMOOD PALACE, Near Bhusar Mohalla Masjid & Muslim Naka, Old Panvel, Navi Mumbai, Raigad, Maharashtra-410206. Both the Flats are 1 BHK and internally merged with total Carpet Area- 945 Sqft approx.	15-04-2026	Rs.1,08,02,581/- (plus further interest and expenses thereon w.e.f. 10-04-2026)	Rs.83,00,000/- (Rupees Eighty Three Lakh Only)	Rs.8,30,000/- (Rupees Eight Lakh Thirty Thousand Only)	29-10-2026 (11 am - 1 pm)
2	MR.GOVIND RAMAJI GHODAKE & MRS.RANI GOVIND GHODAKE	Flat No.305, 3rd Floor, DIVINE HOME, Plot No.112, Sector-1, Vadghar, Pushpak Node, Near Mahatma Phule College, Parvel, Navi Mumbai, Maharashtra-410206	22-01-2026	Rs.40,08,431/- (plus further interest and expenses thereon w.e.f. 08-04-2026)	Rs.26,90,000/- (Rupees Twenty Six Lakh & Ninety Thousand Only)	Rs.2,69,000/- (Rupees Two Lakh Sixty Nine Thousand Only)	29-10-2026 (3 pm - 5 pm)
3	MR.CHANDRAKANT RAJARAM NIWATE & MS.ARYA CHANDRAKANT NIWATE	Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1K, AT-LADVALI, TALUKA-MAHAD, DISTRICT-RAIGAD, MAHARASHTRA-402301. Area- 1080 Sqft approx.	15-07-2026	Rs.39,67,043/- (plus further interest and expenses thereon w.a.f. 10-08-2026)	Rs.39,00,000/- (Rupees Thirty Nine Lakh Only)	Rs.3,90,000/- (Rupees Three Lakh & Ninety Thousand Only)	30-10-2026 (2 pm - 4 pm)
4	MR.SINGH G RAMESH & MRS. SHANTI RAMESH SINGH	Shop No.5, Ground Floor, Nirman Sai Darshan Building, Final plot No. 410/1, Old Panvel, Navi Mumbai, Maharashtra-410206 Carpet Area - 207 Sqft approx., Loft Area-103 Sqft.	15-05-2025	Rs.77,28,000/- (plus further interest and expenses thereon w.e.f. 08-04-2026)	Rs.70,00,000/- (Rupees Seventy Lakh Only)	Rs.7,00,000/- (Rupees Seven Lakh Only)	02-11-2026 (2 pm - 4 pm)

- Sale of Bid/Tender Document:-** 16-10-2026 to 04-11-2026
- Last date of submission of Bid along with EMD:** 04-11-2026 up to 4 PM
- Date and Time of e-Auction:-** 05-11-2026 from 11 am to 2 pm

Gist of the Terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is **Rs.10000/-**.
- The Earnest Money Deposit –(EMD) will not carry interest. The AO may remit EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.bankauctions.com and shall take place on **05-11-2026 at 11.00 am to 2.00 pm**, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/s C 1 India (P) Ltd. # Plot No. 68, Sector 44, Gurgaon-122003, Haryana, India Contact person Email: gujarat@c1india.com / support@bankauctions.com Contact person **Mr.Bhavik Pandya (M) 8866682937/7291981124/7291981125/7291981126** (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.bankauctions.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money deposit: EMD shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd. Payable at Mumbai or to be remitted to Account No.18934915010026 & IFSC Code: IBKL0000189, Branch Name: Behind Telephone Exchange, Tapal Naka, Old Panvel, Navi Mumbai, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc.. The amount towards EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction after placing the bid.
- The successful bidder will be required to **deposit 25%** of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid **within 15 days** of the confirmation of the sale or such extended period as may be agreed by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as provided in the SARFAESI Act.
- The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc for the dues of any authority established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only. To the best of knowledge and information of the Authorised Officer, there are no other encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting the bid.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of securar asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088, on Mobile No.: 9009911977 or 8578003111 or 8544111711. Email: samir.malayaz@idbi.co.in and can also be downloaded from www.idbibank.in.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.8544111711. Email: samir.malayaz@idbi.co.in at the above address in person during **16-10-2026 to 04-11-2026** on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
- This is a 15 days notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan.
- In case of any discrepancy, conflict or inconsistency between the regional version and the English version of this publication, the English version shall prevail and binding for all purposes.

Place: Mumbai
Date: 16-10-2026

Sd/-
Authorized Officer, IDBI Bank Ltd.



महाराष्ट्र ग्रामीण बँक
MAHARASHTRA GRAMIN BANK
राजकीय मालकीची रेग्युलेट बँक Scheduled Bank Owned by Government

DEMAND NOTICE

Head Office : Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431 136
Regional Office : Pune

(Under Section 13(2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) read with Rule 3 (1) of the Security Interest (Enforcement) Rule, 2002).

Whereas, the undersigned being the **Authorized Officer/Regional Manager of Maharashtra Gramin Bank, Regional Office, Pune (Branch - Khadakpada Kalyan, Dist. Thane)** under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (said Act) in exercises of powers conferred under section 13(2) of the said Act had issued **Demand Notices** calling upon the following borrower, on the dates mentioned against their respective name to pay the aggregate amounts mentioned in the said Notice together with the interest thereon at contractual rate and incidental expenses costs, charges incurred and to be incurred w.e.f, the dates mentioned against their respective name, The relevant details are as under.

Name & Address of the Borrowers / Guarantors and Loan Account Number	Date of Demand notice	Outstanding Amount as on the date of issue of demand notice plus interest	Particulars' of movable/immovable property / assets mortgaged /charged along with boundaries	Name of the Branch
Borrower : 1.Mr. Bijay Moti Singh Co-borrower: 2.Mrs. Amrita Bijay Singh Address- Flat No. 205, 2nd floor, C wing, Pacific CHS Ltd, Casa Rio project, Palava City admeasuring area of 686 sq. ft. carpet plus four wheeler open parking space G7-396 situated at Majue Nilaje & Ghesar, Tq- Kalyan, Dist- Thane. 421204 A/C : 80076964018	15/08/2026 Date of NPA: 11/07/2026	Rs.5676180.70/- plus unrecovered interest upto 31/07/2026 and Unapplied Interest plus costs, charges and expenses and other incidental charges w.e.f. 01/08/2026	Registered Mortgage of Flat No-205, 2nd floor,C wing, Pacifica CHS Ltd, Casa Rio,at Village Nilje and Ghesar, Dombivali (E), Tal-Kalyan, Dist.Thane. Pin-421204, Admeasuring about 686 sq. ft. (63.75 sq. mtr.) Carpet Area (With 1 open parking space no. G-7 396), Survey no. 123,Hissao. 1. Boundaries as under: East- Garden, West- B wing Atlantica CHS, North-D Wing, South-B Wing	Khadakpada Kalyan
Borrower : 1.MS Mata building Material Suppliers Prop. Sunil Pratabrai Chainani Add- Room no. 460,Block No.-A-77,Near Lassi Hall, Uhasnagar, Dist-Thane-421001 Guarantor : 1 1.Mrs.Jankibai Pratabrai Chainani Add- Room no. 460,Block No.-A-77,Near Lassi Hall, uhasnagar. Dist-Thane-421001 2.Mr.Gopal Vishindas Mangalani Add- at Room No 02, Block No 564, Khemani, Uhasnagar-2 ,Tal – Uhasnagar. Dist-Thane. 421002 3.Mr. Haresh Vallabhadas Madharani Add- Barrack No No 66, Room no-15, Behind Tomar Nursing home, Uhasnagar-1, Tal – Uhasnagar. Dist-Thane 421002 A/C : 80011914052	07/10/2026 Date of NPA: 28/09/2026	As on date 28/09/2026 Rs. 1811019.12/- and Unapplied Interest upto 31/08/2026 plus costs, charges and expenses and other incidental charges w.e.f. 01/09/2026	1.Hypothecation of stock 2.Registered mortgage of property bearing CTS no. 7723,Barrack no -A-77, Roomno 460, Sr.no. 13/181, near Hemraj Diary,Uhasnagar-1, Distl Thane- 421001, admeasuring 93.69 Sq.mt. Boundaries as under: East- Suraj Apartment West- House of Kumar Ramdasani North- House of Rajesh Thakkar South- Ram Japo Ashram	Khadakpada Kalyan
Borrower : M/s Mata building material supplier Prop. Mr. Dilip Pratabrai Chainani R/o:- Room No -460, Block No-A-77, Near Annmol Palace, Near Lassi Hall, Uhasnagar, Dist- Thane 421001 Guarantor : 1.Mr Mahesh Harbuxrai Chainani R/o:- Room No.15, Block No 383, O T section, Near Milan Apartment, Uhasnagar,Tal Uhasnagar Dist: Thane 421001 2.Mrs. Mohini Harbuxrai Chainani R/o:- Room no.15, Block no.383, OT section ,Near Milan Apartment, Uhasnagar Tal Uhasnagar Dist: Thane 421001 3 Mr Manish Murlidhar Pagare R/o:-Block no. A-336/672, Kurda Camp, near Rajman Floor Mill, Uhasnagar, Tal- Uhasnagar Dist:Thane A/C : 80025780133	07/10/2026 Date of NPA: 28/09/2026	Rs. 1510328.27/- + unrecovered interest upto 31.08.2026 and Unapplied Interest plus costs, charges and expenses and other incidental charges w.e.f. 01/09/2026	1) Hypothecation of stock & book debts 2) Equitable Mortgage of property of Guarantor Mr. Mahesh Harbaxrai Chainani & Mrs. Mohini Harbaxrai Chainani, residential flat No. 501, admeasuring about 837.65 sq feet carpet + 160.33 sq. feet open terrace on 5th floor in B wing of the building known as Shiv Arya Vastu, Constructed on Survey No. 130, Hissa No. 4pt, 3/1Pt, 6 situated at village Chikanghar, Tal-Kalyan, Dist-Thane 3) Guarantee Deeds executed by, i) Mr. Mahesh Harbaxrai Chainani ii) Mrs. Mohini Harbaxrai Chainani iii) Manish Murlidhar Pagare	Khadakpada Kalyan

As the above borrower failed to adhere to the terms of the sanction, the account become an irregular and where classified as NPA as per the RBI guidelines. The above borrowers are hereby called upon to pay the said amount with contract rate of interest, cost, charges etc. thereon form the dates maintained against their respective names within 60 days from the dates of Demand Notices mentioned against respective name falling which the undersigned may be constrained to initiate action under the said act to enforce the aforesaid Securities.

For various reasons this notice could not served to the concerned borrower(s) and guarantor(s) copies of these notices are available with the undersigned. The concerned borrower & guarantor may if they so desire collected said copies from the undersigned on any working day during normal office hours.

Date : 16.10.2026
Place : Pune

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office : Pune

PUBLIC NOTICE

Notice is hereby given to the public at large that we, on behalf of our clients, are investigating the right, title and interest of **Mr. Rohit Jaykumar Shah and Mrs. Bela Rohit Shah ("Owners")**, to the premises more particularly described in the **Schedule** hereunder written ("**Premises**") free from all encumbrances and charges of whatsoever nature.

All person(s) / entities including inter alia any bank and / or financial institution and / or authority, claiming or having any share, right, title, benefit, estate, interest, claim or demand whatsoever to or in respect of the Premises or any part thereof, whether by way of sale, ownership, transfer, assignment, tenancy, sub-tenancy, lease, sub-lease, license, gift, release, exchange, family arrangement, care-taker basis, occupation, possession, mortgage, charge, encumbrance, lien, inheritance, bequest, succession, easement, maintenance, trust, family arrangement / settlement, order / decree / judgment / award of court / tribunal, attachment, contracts / agreements or otherwise of any nature whatsoever in respect of the Premises, by virtue of any of the aforesaid or otherwise howsoever are hereby required to make the same known in writing to the undersigned at the within mentioned address and email ID, within 14 (fourteen) days from the date of publication hereof, with notarised documentary evidence on which they are basing and asserting their rights with respect to the Premises or any part thereof, failing which, such claims or objection or demand of whatsoever nature, if any, shall be deemed to have been waived and/ or abandoned to all intents and purposes.

FIRST SCHEDULE
(Description of the Premises)

All those 5 (five) fully paid up shares of the face value of Rs.50/- (Rupees Fifty only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred and Fifty only) bearing distinctive nos. 21 to 25 (both inclusive) under Share Certificate no. 5 dated 29th July 1963 issued by the Dev-Chhaya Co-operative Housing Society Limited together with the exclusive right, title and interest in the residential premises bearing Flat No. 14 admeasuring 368 square feet or thereabout carpet area on the 1st floor in the building known as Dev-Chhaya , standing on plot of land bearing CTS No. 4/409 of Tardeo Division, and situate at Pandit Madan Mohan Malviya Road, Haji Ali, Mumbai 400034.

Dated this 16th day of October, 2026

Sd/-
Nirav C. Jani, Partner
For Jani & Parikh Advocates & Solicitors
311, Dalamal Towers,
211, Free Press Journal Road,
Nariman Point, Mumbai 400 021.
Email: nirav@anipark.in

FORM NO. 16
[See Regulation 34 (3)]
BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER-III
DEBTS RECOVERY TRIBUNAL PUNE

Unit no 307 to 310, 3rd floor, kakade Biz Icon Building, Shivaji Nagar , Pune - 411005

RC/459/2025 **07-10-2026**

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT,1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCYACT,1993.

PUNJAB NATIONAL BANK
Versus
MS. AMANTRA WELLNESS & HOSPITALITY OPC PVT. LTD. & ANR.

To
(Cd- 1) **M.S.AMANTRA WELLNESS AND HOSPITALITY OPC PVT LTD**
FLAT No. 801, ONE NORTH TOWER SPICA, S.No. 133P 136P 137P MAGARPATTA ROAD,HADAPSAR PUNE , MAHARASHTRA-411028

Also At,
SHOPNO