

SYMBOLIC POSSESSION NOTICE



Branch Office : ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFIT Park, Wagle 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 symbolic 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 Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. P. Nitin And Co./ Mr. Pritesh Marfatil Shah/ Mr. Nitin Marfatil Shah/ Mrs. Priyanka Nitin Shah/ Mrs. Riddhi Pritesh Shah/ 121705001753	Property Premises Bearing Flat No. 204, 2nd Floor In The Building Known As Sargam Co-Operative Housing Society Limited Which Is Constructed On All Pieces And Parcel of Land Bearing Survey No. 122 Hissa No. 1 & 2, Survey No. 123, Hissa No. 2, And Hissa No. 4,5,6 & 7, Survey No. 124, Hissa No. 1 & 3, Survey No. 125 Hissa No. 1 & 2, Survey No. 138, Corresponding To Old City Survey No. 53,54,55,56,57,58,59, 60, 61, 62, 63 And As Per New City Survey No. 53/153/2, 53/3, 53/4, 53/5, 53/6,53/7, 53/8, 53/9 And 53/10 Situated In Village of Kandivoli, Within The Limits of Borivli Municipal Corporation, Situated At Near Poisar Gym Khana Kandivoli West, Mumbai- 400067, Admeasuring Area 456 Square Feet Built Up/ Oct/05, 05, 2026	July 10, 2026 Rs. 1,18,89,407.95/-	Mumbai

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: October 09, 2026, Place: Mumbai

Sincerely Authorised Officer, For ICICI Bank Ltd.

PUBLIC NOTICE

The Flat No. 301 in Building No. 5 of Rajendrakripa Co-op. Housing Society Ltd, Manish Darshan, J.B. Nagar, Andheri (East), Mumbai 400 059 under share certificate No.289 folio No. 208 and distinctive Nos. 4211 to 4220 is to be transferred in favour of **Smt. Aleyamma Joy & Mr. Abraham Rejoice Joy from Mrs. Maksuda Rahman.**

The Society hereby invites claims or objections from any member, person, bank, financial institution or corporate body etc. having interest in the said capital/property of the society within 15 days from publication of this public notice, with copies of such documents and proofs, if any, in respect of his/her claims/objections to transfer the said flat. If no claim or objection is received within the stipulated period, the transfer will be affected as per the existing laws without giving any further notice.

Date: 09-10-2026

For Rajendra kripa Co-op. Housing Society Ltd.

Sd/-

Hon Chairman Hon Secretary

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 8 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower / Co-Borrower / Guarantor / Mortgagee	13(2) Notice Date/ Outstanding Due (In Rs.) as on	Date/ Time & Type of Possession
1	45709630001960	1. Amit Balasaheb Avhale (Borrower) 2. Balasaheb Bholiba Avhale (Co-Borrower) 3. Anuja Amit Avhale (Co-Borrower) 4. Nanda Balasaheb Avhale (Co-Borrower)	17.07.2026 Rs. 2,65,454/- (Rupees Two Lakhs Sixty Five Thousand Four Hundred Fifty Four Only) as of 13.07.2026	Date: 06-10-2026 Time: 02:50 P.M. Symbolic Possession

Description of the Property: All That Piece And Parcel Of Grampanchayat Milkat No 647, Area Admeasuring About 22 Ft X 15 Ft = 330 Sq Ft., I.E. 30.66 Sq Mtrs., Maju Awhaladi (Malwadi), Tal : Haveli, Dist : Pune - 412207. Boundary's As Above- Bounded By- East: By Awhalwad-Kesand Road, West: By House Property Of Mr. Eknath Damodar Avhale, South: By House Property Of Mr. Shamraj Jaywant Avhale, North: By Lord Vitthal Temple.

Whereas, the Borrowers/Co-borrowers/Guarantors/Mortgagees, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of Jana Small Finance Bank Limited has taken Symbolic possession of the properties/secured assets described herein above in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/Co-borrowers/Guarantors/Mortgagees, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/Secured Assets and any dealings with the said properties/Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Maharashtra Sd/- Authorised Officer, For Jana Small Finance Bank Limited

Date: 06-10-2026

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/25, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Jana Small Finance Bank, Branch Office: Office No. 704/705, Model Plaza, Opp - Laxminarayana Theatre, Mukund Nagar, Satara Road, Pune 411037.

REGD.A/D/DASTI/AFFIXATION /BEAT OF DRUM & PUBLICATION /NOTICE
BOARD OF DRT
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II, MUMBAI
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba. Mumbai.
T.R.P.No. 83/2023 Dated: 29.09.2026
PROCLAMATION FOR SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.
Bank of Baroda, Govandi (E) Branch
Vs
M/s. Krishna Books & Stationery Mfg Pvt Ltd & Anr
J..Certificate Debtor
CD - 1 : M/s. Krishna Books and Stationery Mfg Pvt. Ltd., Carrying business at Shop Nos 1 to 5, Deoka Market, Pandariba, Aurangabad 431 001.
CD - 2 : Mr. Ajay Nand Kumar Choudhary, Director of M/s. Krishna Books and Stationery Mfg Pvt Ltd, residing at Flat No. 24/25, VK Market, Pandariba, Aurangabad 431 001.
CD - 3 : Mrs. Sonali J Choudhary, Director of M/s. Krishna Books and Stationery Mfg Pvt Ltd, residing at Flat No. 24/25, VK Market, Pandariba, Aurangabad 431 001.
CD - 4 : Mr. Nand Kumar Venkatesh Choudhary, residing at Flat No. 24/25, Y K Market, Pandariba, Aurangabad 431 001.
CD - 5 : Mr. Rajendramohan Lallimohan Yakkil, residing at Plot No.1, Rame Raja Rokadiya Hanuman Colony, Aurangabad 431 001.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate/Notice for Auction No. 1877 of 2016 for recovery of Rs. 87,26,756.01 with interest and cost from the Certificate Debtors and a sum of Rs. 2,60,58,112.40 as on 07.05.2025) is recoverable together with further interest and charges payable by the Recovery Certificate /Decree.

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

And whereas a sum of Rs. 87,26,756.01 along with pendente-lit and further interest @ 14.50% p.a. from the date of filing of application till payment and/or realization from C.Ds.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 18.11.2026 between 02:00 PM to 03:00 PM, (with auto extension clause in case of bid in last 5 minutes before closing, if received) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankauctions.com) of M/s. C-1 India Private Limited, having address at Udyog Vihar, phase 2, Gulf Petrochem Building No. 301, Gurgaon, Haryana -122015, India, Contact Person:- Mr. Bhavik Pandya (Mobile +91 8866682937, Email address -maharashtra@c1india.com & gujarat@c1india.com. (Support help Desk No. +91 8866682937 / 01244300000). 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 participating in the open public e-auction.

The sale will be of the property of the C.Ds 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, are those specified in the schedule attached 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 if the bidder gives 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 be answerable for any error, mis-statement or omission in 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 there under and to the following conditions:-

1. The Property shall be e-auctioned LOT-WISE as per the following details:

Lot	Description of the property	Date of Inspection	Reserve Price	EMD Amount	Incremental Bid
1	Shop Nos 1,2,3,4 and 5 located on ground floor, admeasuring 1340 sq.ft and godown no 5 located on lower ground floor admeasuring 290 sq.ft at Deoka Market, Pandariba, Aurangabad bearing C.T.S.No.6252, Sheet No.44.	11.11.2026	1,41,00,000/-	14,10,000/-	1,00,000/-
2	Shop Nos 1,2,8 & 9 located on ground floor, admeasuring 1595 sq.ft at V.K. Market, Pandariba, Aurangabad, bearing C.T.S. No. 6253, Sheet No.44.	11.11.2026	1,50,00,000/-	15,00,000/-	1,00,000/-
3	Combined Lot	11.11.2026	2,91,00,000/-	29,10,000/-	2,00,000/-

Note - Preference shall be given to combined bid for Lot No.3 (Combined Lot)

2. The amount by which the bid is to be increased shall be as per lots. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

3. 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/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.

4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amount as per lots, is payable by way of RTGS/NEFT in the Account No.: 6040041518169, IFSC Code No: BARB0SARMMIS, of the Bank of Baroda, ROSAR Horniman Circle, Fort Branch.

5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No. 83 of 2023 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copy of PAN / TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD amount of as per lots, should be deposited with the undersigned "not later than 4:00P.M. on 13.11.2026."

6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, a notarized copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company, and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.

7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 13.11.2026 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 04:00 P.M. on 11.11.2026 at the property site. For further details contact Mr. Deepak Ranjan, (Branch Head) - Mobile No. 9161010360 Mr. Prashant Patil, (Account Officer) - Mobile No. 8007865874.

8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in to the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.

9. 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 details mentioned in para 4 above.

10. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction 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.

11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,00,000/- and @ 1% of the excess of said amount of Rs. 1,00,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.

12. In case of default of payment within the prescribed period, the deposit after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

13. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to a defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1.	2.	3.	4.	5.
Lot No.1	Shop Nos 1,2,3,4 and 5 located on ground floor, admeasuring 1340 sq.ft and godown no 5 located on lower ground floor admeasuring 290 sq.ft at Deoka Market, Pandariba, Aurangabad, bearing C.T.S. No. 6252, Sheet No.44.	Not available	Mortgaged Property	Not Known
Lot No.2	Shop Nos 1,2, 8 & 9 located on ground floor, admeasuring 1595 sq.ft at V.K. Market, Pandariba, Aurangabad, bearing C.T.S. No. 6253, Sheet No.44.	Not available	Mortgaged Property	Not Known
Lot No.3	Combined Lot	Not available	Mortgaged Property	Not Known

Given under my hand and seal on this 29th day of September, 2026

Sd/-
Bhavishya Kumar Azad
Recovery Officer
DRT-II, Mumbai

SBI State Bank of India

MULUND WEST BRANCH
Opposite Jain Mandir, Zaver Road, Mulund West, Mumbai-400080

PUBLIC NOTICE FOR AUCTION OF GOLD ORNAMENTS

The Below mentioned borrower has failed to repay the loan and redeem the gold ornaments within the stipulated time in spite of several reminders. The gold ornaments/ jewellery pledged under the said loan accounts by the below listed borrower will be sold in public/ private auction at branch premises on 22/10/2026 at 4:00pm noon.

Account No	Name Of The Borrower	Address	Amount / Gross Weight
44898	Mrs. Amritaakur Balajitsingh Sandhu	T G 36 1/1 Ramabai Pada Mulund Colony Mulund West 400080	72.24 Gram
215847			Rs. 477682/as On 07/10/2026 (plus interest and other charges)

Terms & Conditions:

- Those willing to participate are requested to deposit an amount of Rs.10,000/- before 1:00 pm on auction date
- The bank reserves the right to accept or reject any bid without assigning any reason whatsoever.
- The bank shall be at liberty to cancel auction process tender at any time before declaring the successful bidder without assigning any reason.
- Please note if the auction does not complete on same day, the same will follow the subsequent days on the same terms & conditions..

Sd/-, Authorised Officer

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD. (ACRE)
CIN : U65993DL2002PLC115769
Regd. Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019
Email : acre.acre@acreindia.in, Website : www.acreindia.in
Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai-400051. Tel: 022 68643101

POSSESSION NOTICE (for immovable property)

Whereas,

The Authorized Officer of SAMMAAN CAPITAL LIMITED (formerly known as INDIABULLS HOUSING FINANCE LIMITED) 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 issued Demand Notice dated 19.02.2022 calling upon the Borrowers RAMESH TAHAL SAV ALIAS SAV RAMESH TAHAL and RITU RAMESH SAV to repay the amount mentioned in the Notice bearing Rs. 22,25,712.61 (Rupees Twenty Two Lakhs Twenty Five Thousand Seven Hundred Twelve And Paise Thirty One Only) against Loan Account No. R0380XXIII (Earlier Loan Account no. HDHLNAs00485690 of IHFL) as on 07.02.2022 and interest thereon within 60 days from the date of receipt of the said Notice. Earlier the IHFL has assigned all its rights, title and interest of the above loan account in favor of Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC- XXIII, Trust by way of an Assignment Agreement dated 31.12.2021. Further the Indiabulls Asset Reconstruction Company Ltd. as Trustee of Indiabulls ARC- XXIII, Trust has assigned all its rights, title and interest of the above loan account in favor of Assets Care & Reconstruction Enterprise Ltd., ("ACRE") by way of an Assignment Agreement dated 29.06.2022 and Loan Account which has been renumbered as Loan Account No. R0380XXIII in books of ACRE.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 06.10.2026.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Assets Care & Reconstruction Enterprise Ltd. for an amount of Rs. 22,25,712.61 (Rupees Twenty Two Lakhs Twenty Five Thousand Seven Hundred Twelve And Paise Thirty One Only) as on 07.02.2022 and interest thereon.

The Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY (IES)

FLAT No. 02, FIRST FLOOR, AREA ADMEASURING 37.625 SQ MTR, CARPET + BALCONY AREA AD 3.30 SQ MTRS, IN "ANAY RESIDENCY", BUILT ON PLOT No. 25, OF GROUP No. 222/A/1, WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, NASHIK, MAHARASHTRA.

BOUNDED AS:-

EAST : BUILDING SPACE WEST : COMMON PASSAGE IN BUILDING

SOUTH: FLAT NO. 3 NORTH: FLAT NO. 1

Sd/-
Authorised Officer

Date : 06.10.2026 Assets Care & Reconstruction Enterprise Ltd. (102-TRUST)

Place: NASHIK

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. 011-66115609, Email: complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at <https://www.acreindia.in/compliance>.

PUBLIC NOTICE

NOTICE is hereby given to all to whom it may concern that our client has instructed us to investigate the title of the present owners to House/Block No. 9 of New Hindustan Co-operative Housing Society Limited (formerly known as Hindustan Co-operative Housing Society Limited) ("the said Society"), together with 5 (five) shares of Rs. 50/- each as are more particularly described in the Schedule hereunder written ("the said Shares"), and all rights incidental to and consequential upon holding of the said Shares, including the right, title and interest in the piece and parcel of land more particularly described in the Schedule hereunder written ("the said Property") along with the building standing thereon. It appears from the records of the said Society that the said Property was originally allotted to one Mr. Udharam Aildas Thadani, an original member of the said Society, who held the said Shares in respect of the said Property. The said Mr. Udharam Aildas Thadani expired on 26th December, 2000. The said shares were, however, misplaced by the said Udharam Aildas Thadani. Thereafter, on the basis of an affidavit of heirship dated 25th May, 2001 made by his widow, Mrs. Padma Udharam Thadani, the said Society transferred and re-issued the said Shares in the sole name of the said Mrs. Padma Udharam Thadani, vide a Duplicate Share Certificate No. 365 dated 11th June, 2001, bearing distinctive numbers 184 to 188 (both inclusive).

By a Gift Deed dated 6th October, 2017, duly registered with the office of the Sub-Registrar of Assurances at Andheri-4, under Registration/Serial No. BDR15-5798-2017 ("the said Gift Deed"), the said Mrs. Padma Udharam Thadani, out of natural love and affection, gifted, transferred and assigned all her right, title and interest in the said Property and the said Shares unto her sons, Mr. Rajesh Udharam Thadani and Mr. Kishore Udharam Thadani, in equal proportion, absolutely and forever, subject to the reservation of a life interest for herself, which gift was duly accepted by the said Mr. Rajesh Udharam Thadani and Mr. Kishore Udharam Thadani and confirmed by Mrs. Roma Mukhi (née Roma Udharam Thadani), daughter of the said Mrs. Padma Udharam Thadani. The said Mrs. Padma Udharam Thadani expired on 20th March, 2019, whereupon her life interest reserved under the said Gift Deed came to an end. In the circumstances, on and from 20th March, 2019, the said Mr. Rajesh Udharam Thadani and Mr. Kishore Udharam Thadani (collectively, "the Owners") are seized and possessed of and otherwise well and sufficiently entitled to the said Property and the said Shares, each to the extent of an undivided 50% (fifty per cent) share, right, title and interest therein.

In the event of any person or persons or Association of Persons or any other entity having and/or claiming any right, title, interest and/or claim in, to or over the said Shares and/or the said Property, any part thereof, either by way of sale, lease, gift, mortgage, charge, lien, easement, tenancy, inheritance or any other interest whatsoever, or having any dispute by way of suit, arbitration, testamentary petition and/or any other proceedings, notice of such claim stating therein the nature of the claim along with other particulars sufficient to identify the same, together with copies of the relevant documents, if any, in support of such claim, must be lodged in writing at our office at C-101, Ram Janki Apartments, M.V. Pansare Marg, Vile Parle (East), Mumbai - 400057, within a period of 14 (fourteen) days from the date of first publication of this notice. In the event of our receiving no such claim within the aforesaid period, it shall be presumed that the title of the Owners to the said Shares and the said Property is clear, marketable and free from all encumbrances, or that any holder of such claim, if any, has waived the same. In such event, our client shall be free to enter into a transaction with the Owners with respect to the said Shares and the said Property without being liable in any manner whatsoever to take cognizance of any such claim which may be raised after the said period.

THE SCHEDULE ABOVE REFERRED TO :

All That House/Block No. 9, admeasuring 52.59 sq. mtrs. of built up area i.e. approximately equivalent to 565 sq. ft. of built up area on the ground floor alongwith benefits of all the unconsumed FSI on the plot which in aggregate admeasures 157.70 sq. mtrs., of "New Hindustan Co-operative Housing Society Limited" (formerly known as Hindustan Co-operative Housing Society Limited), together with 5 (five) fully paid-up shares of Rs. 50/- (Rupees Fifty only) each, bearing distinctive numbers 184 to 188 (both inclusive), comprised in Share Certificate No. 365 dated 11th June, 2001, issued by the said Society, situate, lying and being at Plot No. 270, Linking Road, Bandra (West), Mumbai - 400050, constructed on Final Plot No. 270, CTS No. F/713 of Village Bandra, Taluka Andheri, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban District.

Dated this 9th day of October, 2026.

Sd/-
For M/s. R.V.J. Associates,
Proprietor
Advocates and Solicitors

ASSET RECOVERY DEPARTMENT:- NAVI MUMBAI PLOT NO. 11, SECTOR - 11, CBD BELAPUR, NAVI MUMBAI - 400 614 E-AUCTION 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 following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is", "as is what is" and "whatever there is" on 27-10-2026 for Sr. No. 1 to 5 for from 11.00 A.M. to 05.00 P.M for recovery of respective dues as detailed hereunder against the secured assets mortgaged/ charged to Bank Of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform (BAANKNET).

Sr No	Names of the Branch/ Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal int & Exp) In Lakh	Contact No
1.	Uran Branch, M/s Suraj Bar Proprietor: Mr. Nandkumar Mhare (Deceased) Through Legal Heirs	House no. 503D1 & 503D2 (Ground + 2 Upper floors), Umashankar Niwas, Kharkhand, Survey no. 9/ 4, Village-Kegon, Taluka-Uran, District-Raigad, 400702 (Built up area: 4660 sq. ft.) (Symbolic Possession with bank)	110.91/ 11,091	26.48	9545355487
2.	Thane Branch Sangram Pandurang Avlade (Borrower)	Residential Flat :- Flat no. 702, 7th floor, A Wing, Building known as "Aphrodite", "Lodha Paradise" Complex, Survey no. 2P, 3P and others, Village-Majiwade, Sainath Nagar, Majiwade, Thane West -400601 (Built-up Area: 840 sq.ft.) (Symbolic Possession with bank)	103.46/ 10,346	5.69	9632536217
3.	ULHASNAGUR & 4 Branch Vicky Thakuras Bathija (Borrower)	Residential Flat: Entire 2nd floor, "Poonam Cottage", Portion of Room no. 1799 of Block No. C - 900, C. T. S. No. 24247 (p), Situated Opposite Kali Mata Mandir, Karjat Camp, Village - Ulhasnagar - 5, District - Thane 421005 (Built - up area: 735 Sq. Ft.) (Symbolic Possession with Bank)	37.05/ 3,705	21.72	9594238967
4	New Panvel Branch Amit Dasharath Rokade (Borrower)	Residential Flat: Flat no. 12, 2nd floor, Building known as "Shivirthi CHS Ltd.", Plot no. 20, Survey no. 4, Hissa no. 9, Village - Lodhivali, Near Sai Baba Mandir, Taluka - Khalapur, District - Raigad, 410207 (Built - up area - 507 sq. ft.) (Physical Possession with Bank)	12.90/ 1,29	9.73	9827570788
5.	NHAWA SHEWA Branch Sadu Pandurang Dhage (Borrower), Laxmi Sadu Dhage (Co - borrower)	Residential Flat :- Flat no. 305, 3rd floor, A-Wing, Building no.2 known as "Sapphire", Project known as "Eternia Space", Survey no. 20/1A, Village - Dhakate Vengano, Karjat, Raigad -410201 (Built up area -319 sq. ft.) (Physical Possession with Bank)	13.05/ 1,31	14.71	8421054197

NOTE:
1. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 5,000/- (Rupees Five Thousand only).
2. The date for onsite inspection of properties for Sr. Nos. 1 to 5 is 23-10-2026.

Terms and Conditions of the E-auction are as under: 1. The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line". 2. Bidder will have to visit www.banknet.com for registration and participation in E auction. EMD cut-off date and time will be the date of E auction till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only. 3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on auction and the claims/rights/dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties put for sale. 4. The date of online E-auction for properties listed will be 27-10-2026 for Sr. No. 1 to 5 from 11.00 A.M. to 05.00 P.M. 5. To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at ARD.NaviMumbai@bankofindia.bank.in and/or through contact numbers mentioned above to better facilitate the inspection. 6. Bid shall be submitted through online procedure only. 7. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. 8. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. 9. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. 10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. 11. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount. 12. Neither the Authorized Officer/ Bank nor e-Auction service provider will be held responsible for any internet Network problem/Power failure/ or any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. 13. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody. 14. The Authorized Officer/ Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason for the same. 15. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). 16. The sale shall be subject to usual/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rent, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which