PHYSICAL POSSESSION NOTICE

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

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

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice(Rs)	Name of Branch
1.	Balaso Krishnarao Yadav/ LBSRA00006486954	Flat No S4, 3rd Floor, Praj Residency, Near Kala Garden Bar, S.No 70/2/2K/3Mauje Songirwadi, Satara- 412803/ November 13,2026	October 01,2025 Rs. 1427195.00	Satara

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: November 17, 2026
Place: Satara

Sincerely Authorised Officer,
For ICICI Bank Ltd.

Saraswat Bank

Saraswat Co-operative Bank Ltd.
(Scheduled Bank)

Centralised Recovery Department : 6th floor, Hill Top Building, Avinash V. Nagvekar Marg, Near Siddhivinayak Horizon Building, Prabhadevi, Mumbai-400 025.
Phone No: 8657043713-715

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website https://sarfaesi.auctiontiger.net)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd., has taken over physical possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that common e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS"** and **"WITHOUT RECOURSE"** as specified hereunder:

Sr. No.	Name of the Borrower/ Co- Borrower/Mortgagor	A. Date of Demand Notice B. Amount of Demand Notice C. Possession Type / Date	Description of Assets	I. Reserve Price II. EMD III. Bid Increment Amount
1.	**Borrowers/Guarantors/ Mortgagors:** Mr. Chendavankar Sushant Satyanwan, Mr. Chendavankar Satyawan Harishchandra	**A.** 01.08.2023 **B.** Rs.8,56,222/- (Rupees Eight Lakh Fifty-Six Thousand Two Hundred And Twenty-Two Only) as on 01.08.2023 **C. Physical** - 04.05.2026	**Residential Flat No. LG-003,** on the Ground floor, **G – Wing,** [Admeasuring about 23.35 sq. mtrs. (carpet area)]. In the Building known as **"Mauli Complex,"** Situated at Kudal, Sindhudurg – 416 520, on Land Bearing Survey No. 215, Hissa No. 8 to 11, 12 B, 13 At Villege -Kudal, Taluka – Kudal, Dist. Sindhudurg	**I.** Rs. 8.93 Lakhs **II.** Rs. 0.90 Lakhs **III.** Rs. 0.50 Lakh **Date / Time of Inspection** 27/11/2026 04.00 p.m. to 05.00 p.m. **Last Date / Time for EMD & KYC submission** 07/12/2026 Up to 05.00 p.m. **Date / Time of E-Auction** 09/12/2026. 11.00 a.m. to 12.00 p.m.

The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies limited (Auction Tiger).** Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/Offer, are available from their website at **https://sarfaesi.auctiontiger.net and Recovery Dept.**

STATUTORY NOTICE AS PER RULE 8(6) of SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Partners, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date.

Date: 17.11.2026
Place: Sindhudurg

Sd/
Authorised Officer
For Saraswat Co-op Bank Ltd.

Rameshwar Media

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

SALE PROCLAMATION EXH.-66

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-II, MUMBAI
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P. No. 453/2017 **DATED: 29.10.2026**

PROCLAMATION OF 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, MULUND (W) BRANCH]... CERTIFICATE HOLDERS
V/S
MR. CAJITAN THOMAS D'SOUZA & ANR]... CERTIFICATE DEBTOR

CD-1: Mr. Cajitan Thomas D'souza, Flat No 204, Anand Smruti, Tembinaka, Dhobi Ali, Charai, Thane 400 601.
CD-2: Mr. Kailash K Nautiyal, Flat No 101/C, Matoshri Apartment, Karwalo Nagar, Thane (West), Mumbai 400 606.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the **Recovery Certificate in Original Application No. 358 of 2017 for recovery of Rs.12,37,581/-** with interest and cost from the Certificate Debtors and a sum of **Rs. 21,47,203.00 (upto 04.07.2025)** is recoverable together with further interest and charges as per 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. 12,37,581/- along with pendent-lite and further interest @ 9% p.a. simple from the date of filing of application i.e. 11.07.2014 till payment and/or realization from CDs.**

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **23.12.2026 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "On line Electronic Bidding" through website (https://drt.auctiontiger.net) of M/s. e-procurement Technologies Ltd, having address at B-704, Wall Street-II, Opp Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad 380 006, Gujarat (India). Phone Nos. 079-68136841/55 /51, 079-68136800. Contact Person : Mr. Praveen Kumar Thevar (Mobile +91 9722778828), email praveen.thevar@auctiontiger.net or support@auctiontiger.net. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.**

For further details contact - Tripti Yadav, Branch Manager. Mobile-8697772686

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 against each lot / property.

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

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not 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 reserve price below which the property shall not be sold is **Rs. 30,00,000/- (Rupees Thirty Lakhs only)**
2. The amount by which the bid is to be increased shall be **Rs. 30,000/- (Rupees Thirty Thousand only).** 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 amounting to **Rs.3,00,000/- (Rupees Three Lakhs only), is payable by way of RTGS/NEFT in the Account No.: 04160013201005, IFSC Code No: BARBOMULUND, of Bank of Baroda, Mulund (W) Branch.**
5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing **R.P.No. 453 of 2017** 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 copies of PAN/TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards **EMD Amount of Rs.3,00,000/- (Rupees Three Lakhs only)** should be deposited with the undersigned not later than by **4:00 P.M. on 18.12.2026**
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, authenticated 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 **18.12.2026 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 16.12.2026** at the property site.
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 on 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 sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
11. In addition to the above, the successful highest bidder shall also deposit poundage fee with **Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- 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.

SCHEDULE

No of Lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property of any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	2	3	4	5
1	Flat No. 204, admeasuring 375 sq ft carpet area on the 2nd Floor, Anand Smruti, constructed on a piece and parcel of land or ground being immovable property Gaotha Land admeasuring about 331.30 sq mtr bearing C.T.S. No. 39, Tikka No. 11, situate lying and being at Tembi Naka Dhobi Ali Charai. Thane Tal & Distt: Thane and now within the limits of Thane Municipal Corporation, Thane Registration and Sub Registration District Thane.	Not Available	Mortgaged Property	Not Available

Given under my hand and seal on this 29th Day of October,2026

SEAL

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

Phoenix ARC Limited (Formerly known as 'Phoenix ARC Private Limited')
Regd. Office: 3rd Floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai- 400057. Tel: 022- 6849 2450, Fax: 022- 67412313, CIN: U67190MH2007PLC168303, Email: info@phoenixarc.co.in & Website: www.phoenixarc.co.in

POSSESSION NOTICE

Whereas, IIFL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower/co-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below. And whereas subsequently, IIFL-HFL has vide Assignment Agreement dated 29-Dec-2025 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by IIFL-HFL, Bank to borrower/ guarantor(s) along with the underlying Immovable Property to Phoenix Arc Limited (Formerly known as "Phoenix ARC Private Limited") acting in its capacity as Trustee of Phoenix Trust – FY 26-14 ("Phoenix") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Phoenix now stands substituted in the place of IIFL-HFL and Phoenix shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them.
The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Phoenix has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Name of Borrower's / Co-Borrower Name's/ Guarantor's/ LAN No.'s	Description of Secured Asset (Immovable Property)	Total Outstanding Dues (IN Rupees)	Date of Demand Notice	Date of Possession
Mr. Avinash Vishwanath Shilwant Miss. Shridevi Vishwanath Shilwant **(Prospect No IL10517543)**	All that Piece and Parcel of Flat No. 103, on 1st Floor, Known as OM PARADISE NX, Constructed on S. No. 41/1B/1A/2/3, CTS No. 1691 & 1696m Situated at Village - Kiwale, taluka - Haveli, Distt.- Pune., Maharashtra India. 412101 Area Admeasuring (IN SQ. FT.): Property Type: Area_Admeasuring Property Area: 362	**Rs. 2997144/-** Rupees Twenty Nine Lakh Ninety Seven Thousand One Hundred & Forty Four Rupees Only	**04-12-2025**	**12-11-2026**

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

Place: Pune Date: 17-11-2026 **Sd/- Authorised Officer, Phoenix ARC Limited (In capacity as Trustee)**

Can Fin Homes Ltd
(Sponsor: CANARA BANK)
HOME LOANS • DEPOSITS
Translating Dreams into Reality

Canfin Homes ltd 310, 3rd Floor, Arenja Arcade, Above Dominos Pizza Vashi Navi Mumbai 400703.
Email: navimumbai@canfinhomes.com
www.canfinhomes.com
Phone:022-27820168/167 Mobile No.: 7625079127
CIN : L85110KA1987PLC008699

Sale notice for sale of immovable properties

E – Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002
NOTICE is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Can Fin Homes Ltd., Navi Mumbai Branch, will be sold by holding e-auction on "As is where is", "As is what is", and "Whatever there is" on 26/12/2026 (mention date of the sale), for recovery of mentioned hereinafter due to Can Fin Homes Ltd. from respective Borrowers and Guarantors as on the respective dates, together with further interest and other charges thereon.

Sr No.	Name of the Borrowers and Guarantors	Liability Amount as on Date	Reserve Price	Earnest Money Deposit	Type of Possession	Description of the property
1	Mr. Anil Dattaram Chavan (Borrower) Mr. Akshay Anil Chavan (Co-Borrower)	Rs.23,20,482 (Rupees Twenty Three Lakh Twenty Thousand Four Hundred and Eighty Two Only)	Rs. 13,70,000/- (Rupees Thirteen Lakh Seventy Thousand Only)	Rs. 1,37,000/- (Rupees One Lakh Thirty-Seven Thousand Only)	Physical Possession	Flat No. 209, 2nd floor, Building No. A-1, Deep City, Village - Usarli Khurd, Panvel - 410 221
2	Ms.Sapna Sarjerao Jadhav (Borrower) Mrs.Sunanda Sarjerao Jadhav (Co-Borrower)	Rs. 18,77,541/- (Rupees Eighteen Lakh Seventy-Seven Thousand Five Hundred Forty-One Only)	Rs. 16,90,000/- (Rupees Sixteen Lakh Ninety Thousand Only)	Rs. 1,69,000/- (Rupees One Lakh Sixty Nine Thousand Only)	Physical Possession	Flat No. 605, 6th Floor, B- Wing, Building No. 2, Om Pride, Survey No. No. 125, Hissa No. 2A &B, New Survey No. 76, Hissa No. 2C, Vill-Nilje, Dombivli (E), Tal:Kalyan, Dist: Thane -421 201

For detailed terms and conditions of the sale, provided in the official website of Can Fin Homes Ltd., (**www.canfinhomes.com**) please refer to the following link **https://www.canfinhomes.com/SearchAuction.aspx**
Link for participating in e-auction:

Date : 17/11/2026
Place : Navi Mumbai

Sd/- Authorised Officer
Can Fin Homes Ltd.,

Annexure -13
FORM NO. 22
[See Regulation 37(1)]
BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RP No. 323 of 2019 Date of Auction Sale: 17/12/2026
Ex.-42

PROCLAMATION OF SALE: IMMOVABLE PROPERTY
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

ICICI BANK LTD. VS. RAVINDRA PANDURANG PATIL & ANR.

To,
CD1. RAVINDRA PANDURANG PATIL
At: FLAT NO. C/101, RAGHO ABA CHS LTD. SUNIL NAGAR, BEHIND DNC SCHOOL, DOMBIVALI, THANE-421 201.
CD2. MADHU RAVINDRA PATIL
AT: FLAT NO C/101, RAGHO ABA CHS LTD. SUNIL NAGAR, BEHIND DNC SCHOOL, DOMBIVALI, THANE-421 201.

1. Whereas Recovery Certificate No. RC NO. 323 OF 2019 in O.A No. 651 of 2017 was drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) for the recovery of the sum of Rs. 46,12,468.00/- (Rupees Forty Six Lakhs Twelve Thousands Four Hundred Sixty Eight Only) along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.
2. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 17/12/2026 between 01:00 PM to 02:00 PM by auction and bidding shall take place through Online through the website: https://www.bankeauctions.com. The details of authorised contact person for auction service provider is, Name: Bhavik Pandya C1 India Pvt Ltd., Mobile No.-8866682937 Email-support@bankeauctions.com. Helpline Nos.91 -124-4302020/21/22/23/24, Email- support@bankeauctions.com
3. The details of authorised bank officer for auction service provider is Name: PRAVIN KATKAR, Mobile No. 8454089353, Email: pravin.katkar@icicibank.com officer of ICICI BANK LTD., MUMBAI.
4. The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.
5. The Property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS"
6. The property will be put up for sale in the lot specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate+ interest+costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.
7. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.
8. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions: -
9. 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, misstatement or omission in the proclamation.
10. The Reserve Price below which the property shall not be sold is as mentioned in the schedule. 11. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.
12. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
13. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of Demand Draft (DD) /Pay order in favour of THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL (DRT-III), MUMBAI to be deposited with R.O. DEBTS RECOVERY TRIBUNAL MUMBAI (DRT III) or by Online through RTGS/NEFT/directly into the Account No. 062711010000195 the name of UNION BANK OF INDIA of having IFSC Code No. UBIN0806277 and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/counter foil of such deposit.
14. The said DD/Pay order or original proof of payment through RTGS/NEET, along with duly filed Auction Bid Form, self-attested copy of identity (Voter I-card/ driving licence/passport) which should contain the address for future communication, self-attested copy of PAN card and cancelled cheque must reach to the office of Recovery Officer, DRT III, latest by 15/12/2026 before 4.30 pm. The EMD or original proof of EMD received thereafter Shall not be considered.
15. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows:				
Sr. No.	Details of property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the multiple of (in Rs.)
1.	ALL THAT PIECE AND PARCEL BEARING FLAT NO. 501, 5TH FLOOR, SHREE MURTI BUILDING, BETURKAR PADA ROAD, NEAR QUALITY RICKSHAW STAND, KALYAN (WEST), DISTT. THANE.	4,57,470/-	45,74,700/-	20,000/-

16. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-auction Form. Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e- auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit It is the sole responsibility of the bidder to have an active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.
17. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.
18. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.
19. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT 3) @2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT 3).
20. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.
21. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).
22. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.
23. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.
24. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience, and it is not obligatory to go serially as mentioned in the sale notice.
25. NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the website www.drt.gov.in.

SCHEDULE OF PROPERTY:				
Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the 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.	ALL THAT PIECE AND PARCEL BEARING FLAT NO. 501, 5TH FLOOR, SHREE MURTI BUILDING, BETURKAR PADA ROAD, NEAR QUALITY RICKSHAW STAND, KALYAN (WEST), DISTT. THANE.	NOT KNOWN	NOT KNOWN	NOT KNOWN

Note: As on Auction Date i.e. 17/12/2026, The total amount of Rs. 84,22,122.00 (Approx.) (Rupees Eighty-Four Lakh Twenty-Two Thousand One Hundred Twenty-Two Only) is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as 11/12/2026 between 11:00 AM to 04:00 PM last date of receipt of bids been fixed as 15/12/2026 up to 4:30 PM.
Given under my hand and seal on this date 23/10/2026.

(MUKESH CHAND MEENA)
RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

Adv. Anant B. Shinde & Co.

PUBLIC NOTICE
IN THE COURT OF CIVIL JUDGE (SENIOR DIVISION), AT THANE
SPECIAL CIVIL SUIT NO. 188 OF 2025

BANK OF INDIA, a Bank, a body Corporate Constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act V of 1970, having their Head Office at Star House, C-5, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, and one of its Branch Office being Panchpakhadi Branch, situated at Vandana House, Near Vandana Cinema, L.B.S Marg) Thane (West) -400 602, through its Authorised Representative, Ms. Harshada Khopkar, Chief Manager of the Plaintiff.) **...PLAINTIFF**

Versus

1. MRS. APARNA VIJAY PANDEY
PROP. OF M/S. APARNA CREATION
Adult, Age: Not known, Indian Inhabitant, having address at C-19, 2nd floor, Chhaya Nagar CHS, L.B.S. Marg, Near S.T. Workshop, Makhmali Talao, Thane (West) – 400 601.

2. MR. VIJAY PARASNATH PANDEY
Adult, Age: Not known, Indian Inhabitant, having address at C-19, 2nd floor, Chhaya Nagar CHS, L.B.S. Marg, Near S.T. Workshop, Makhmali Talao, Thane (West) – 400 601.

3. MRS. SUMAN VIJAY PANDEY
Adult, Age: Not known, Indian Inhabitant, having address at C-19, 2nd floor, Chhaya Nagar CHS, L.B.S. Marg, Near S.T. Workshop, Makhmali Talao, Thane (West) – 400 601.) **...DEFENDANTS**

Take Notice that the Defendant above named has filed a Special Civil Suit No. 188 of 2025 before this Hon'ble Joint Civil Judge Senior Division Thane.

Whereas the Hon'ble Court have pleased to pass order below Exhibit 06. As per the bailiff report the notice/summons is not served to the Defendant. Therefore, the Plaintiff has filed an Application dated 07/10/2026 thereby issue notice / summons to the Defendant under Order 5 Rule 20 for substitute service.

Take further notice that the above Special Civil Suit No. 188 of 2025 is fixed for hearing on 08/12/2026 in the Hon'ble Joint Civil Judge Senior Division Thane, when Defendant is required to appear in person or through your advocate and in case of default or non-appearance, the Hon'ble Joint Civil Judge Senior Division Thane will proceed to hear the above suit against you as Ex-parte and pronounce order thereon.

Given under my hand seal of this court on 14/10/ 2026

SEAL

By Order,
Sd/-
Assistant Superintendent,
Civil Court, (S.D), Thane

PUBLIC NOTICE

Take notice that I, on behalf of and under instructions from my clients, **Mrs. Bhadra Lalit Shah**, **Mr. Lalit Lalji Shah**, **Mr. Harish Lalji Shah**, **Lalit Lalji Shah - HUF**, **Harish Lalji Shah - HUF,** am investigating the title to the Apartments, together with the proportionate undivided share in the land and other rights appurtenant thereto, more particularly described in the Schedule hereunder written.
I hereby notify the public at large that the original title deeds, documents of registration and registration receipt(s) pertaining to the aforesaid Apartments and Lands have been lost and/or misplaced by my clients and are presently untraceable.

BHADRA LALIT SHAH - OWNER OF THE PROPERTY ADDRESS :
Apartment No. 2, 1st Floor, HARMAN VILLA, Plot No.83, 84-A TPS III, C.T.S. No.250 & 249, Khar Village.
1) Original registered Indenture dated 16/10/1997 duly registered under Document No.BDR-1-4127-1997 on 12/03/1999 between M/s. Sangat International Pvt. Ltd., and Shri. Ram Kanjani and Smt. Bhadra Lalit Shah along with Original Registration Receipt in respect of Apartment No. 2 admeasuring 325 Sq. Ft. Built-up area, along with 13% undivided share.
2) Original registered Indenture dated 16/10/1997 duly registered under Document No.BDR-1-4128-1997 on 12/03/1999 between M/s. Sangat International Pvt. Ltd., and Shri. Ram Kanjani and Smt. Bhadra Lalit Shah alongwith Original Registration Receipt in respect of Apartment No. 2 admeasuring 325 Sq. Ft. Built-up area, along with 13% undivided share.
3) Original Deed of Apartment dated 07/08/1992 duly registered under Document No.BDR-P-7022-1992 on 8/12/1995 between Hissammudin Ayub Husseini the Sole Proprietor of M/s. Deluxe Construction and M/s. Sangat International Pvt. Ltd., alongwith Original Registration Receipt in respect of the Apartment No.2 admeasuring 325 Sq. Ft. Built-up area, along with 13% undivided share.
4) Original Declaration dated 05.12.1995 duly registered under Document No. BDR-1-3849-1995 on 8-12-1995 made and executed by Mr. Amarjeet Singh along with Original Registration Receipt for registered document No.3602/1993 on 13/8/1993.
5) Original Deed of Declaration dated 07/08/1992 duly registered under Document No.BDR-P-7017-1992 on 13/8/1997 made and executed by Hissammudin Ayub Husseini the Sole Proprietor of M/s. Deluxe Construction along with Original Registration Receipt and 13% proportionate undivided shares in the Land and also right, title and interest in the profit and common expenses in the common area and facilities being the same.

LALIT LALJI SHAH - OWNER OF THE PROPERTY ADDRESS:
Apartment No. 1, 1st Floor, HARMAN VILLA, Plot No.83, 84-A TPS III, C.T.S. No.250 & 249, Khar Village.
1) Original Indenture dated 22/12/1997 duly registered under Document No.BDR-1-4129-1997 on 12/03/1999 between M/s. Sangat Investment Pvt. Ltd., and (1) Shri. Jaikishan Kanjani and (2) Shri. Arvind Khetarpal and Mr. Lalit Lalji Shah alongwith Original Registration Receipt in respect of Apartment No. 1 admeasuring 560 Sq. Ft. Built-up area, along with 22% undivided share.
2) Original Indenture dated 22/12/1997 duly registered under Document No.BDR-1-4130-1997 on 12/03/1999 between M/s. Sangat Investment Pvt. Ltd., and (1) Shri. Jaikishan Kanjani and (2) Shri. Arvind Khetarpal and Mr. Lalit Lalji Shah alongwith Original Registration Receipt in respect of the Apartment No. 1 admeasuring 560 Sq. Ft. Built-up area, along with 22% undivided share.
3) Original Deed of Apartment dated 07/08/1992 duly registered under Document No.BDR-P-7023-1992 on 8/12/1995 between Hissammudin Ayub Husseini the Sole Proprietor of M/s. Deluxe Construction and M/s.Sangat Investments Pvt. Ltd., alongwith Original Registration Receipt in respect of the Apartment No.1 admeasuring 560 Sq. Ft. Built-up area, along with 13% undivided share.
4) Original Declaration dated 06.12.1995 duly registered under Document No. BDR-1-3853-1995 on 6-12-1995 made and executed by Mr. Amarjeet Singh along with Original Registration Receipt in respect of the Property situated at Khar, bearing Plot No.83, 84-A TPS III and being C.T.S. No.250, 249 of Bandra Village.

HARISH LALJI SHAH - OWNER OF THE PROPERTY ADDRESS:
Apartment No. 1, 2nd Floor, HARMAN VILLA, Plot No.83, 84-A TPS III, C.T.S. No.250 & 249, Khar Village
1) Original Indenture dated 03/03/1998 duly registered under Document No.BDR-1-1013-1998 on 12/03/1999 between Shri. Amarjeet Singh Somal and Shri. Ram Kanjani and Shri. Harish Lalji Shah along with Original Registration Receipt along with 22% undivided share.
2) Original Deed of Apartment dated 13/08/1993 was lodged for registration under Sr. No. BDR-P-3601-1993 between Hissammudin Ayub Husseini and Amarjeet Singh Somal along with Original Registration Receipt admeasuring 560 sq. ft. Built-up area, Bandra along with 22% undivided share.

LALIT LALJI SHAH – HUF - OWNER OF THE PROPERTY ADDRESS :
Apartment No. 2, 2nd Floor, HARMAN VILLA, Plot No.83, 84-A TPS III, C.T.S. No.250 & 249, Khar Village.
1) Original Indenture dated 03/03/1998 duly registered under Document No.BDR-1-1012-1998 on 12/03/1999 between M/s. Basant Roadlines Pvt. Ltd., and Mrs. Sita Ram Kanjani and Shri. Lalit Lalji Shah Karta of Lalit Lalji Shah HUF along with Original Registration Receipt in respect of Apartment No. 2 admeasuring 325 Sq. Ft. Built-up area, along with 13% undivided share.
2) Original Deed of Apartment dated 13/08/1993 was lodged for registration under Sr. No. BDR-P-3603-1993 between Hissammudin Ayub Husseini and M/s. Basant Roadlines Pvt. Ltd., along with Original Registration Receipt in respect of Apartment No. 2 admeasuring 325 Sq. Ft. Built-up area, along with 22% undivided share.

HARISH LALJI SHAH - OWNER OF THE PROPERTY ADDRESS:
Apartment No.1, Ground Floor, HARMAN VILLA, Plot No.83, 84-A TPS III, C.T.S. No.250 & 249, Khar Village
1) Original Indenture dated 19/02/1999 duly registered under Document No.BDR-1-533-1999 on 12/03/1999 between Master Harman Somal, minor by his father and duly appointed guardian, Shri. Amarjit Singh Somal and a) Shri. Jaikishan Kanjani, b) Shri. Arvind Khetarpal and Shri. Harish Lalji Shah along with Original Registration Receipt in respect of Apartment No. 1 admeasuring 435 Sq. Ft. Built-up area, along with 17% undivided share.
2) Original Deed of Apartment dated 07/08/1992 duly registered under Document No.BDR-P-7020-1992 on 8/12-1995 between Hissammudin Ayub Husseini the Sole Proprietor of M/s. Deluxe Construction and Master Harman Somal, minor by his father and natural guardian Shri. Amarjeet Singh Somal alongwith Original Registration Receipt in respect of Apartment No. 1 admeasuring 435 Sq. Ft. Built-up area, along with 17% undivided share.

BHAVNA HARISH SHAH - OWNER OF THE PROPERTY ADDRESS :
Apartment No.2, Ground Floor, HARMAN VILLA, Plot No.83, 84-A TPS III, C.T.S. No.250 & 249, Khar Village
1) Original Indenture dated 16/10/1997 duly registered under Document No.BDR-1-4133-1997 on 12/03/1999 between Mrs. Harpreet Kaur Somal and Shri. Vasudev Kalra and Mrs. Bhavna Harsih Shah along with Original Registration Receipt in respect of Apartment No. 2 admeasuring 325 Sq. Ft. Built-up area, along with 13% undivided share.
2) Original Deed of Apartment dated 07/08/1992 was lodged for registration under Sr. No.BDR-P-7029-1992 between Shri. Hissammudin Ayub Husseini and Mrs. Harpreet Kaur Somal alongwith Original Registration Receipt in respect of the Apartment No.2 admeasuring 325 Sq. Ft. Built-up area, along with 13% undivided share.

HARISH LALJI SHAH -OWNER OF THE PROPERTY ADDRESS:
Plot No.41 TPS III of Bandra Khari Village and bearing New CTS No.F/287 of Village Bandra
1) Original Registration Receipt issued by SRO of Indenture dated 5/5/1995 under registration Sr. No. BND/444/1995 in respect of the Land.
2) Original Registration Receipt issued by SRO of Indenture dated 17/4/1954 under registration Sr. No. 329/1/8 in respect of the Land.
3) Order passed by City Court, Bombay in Short Cause Suit No.277 of 1955.

ANY PERSON/S having or claiming to have any right, title, interest, claim or demand in or against the aforesaid Property / Pproperties, or any part thereof, or who may be in possession of the aforesaid Property / Properties and/or any of the aforesaid original documents/deeds, by virtue of any right, title, interest or otherwise, is/are hereby called upon to submit his/her/their claim(s), together with supporting documents, in writing to the undersigned at office situated at : **B-4, Ground Floor, Ram Kunj Smruti CHS Ltd., Ram Maruti Road Extension, Near Sindhudurg Hotel, Dadar (West), Mumbai – 400 028, within 14 (fourteen) days** from the date of publication of this Notice, failing which any such claim(s), if any, shall be deemed to have been waived, relinquished or abandoned, and the undersigned shall proceed further in the matter without any reference to such claim(s).

Place : Mumbai
Date : 17-11-2026

Sd/-
MR. MILIND B. TEMBE
(Advocate)