बैंक ऑफ़ इंडिया Bank of India BOI

Mumbai South Zone
Add:-Bank of India Building, First Floor, 70-80, Mahatma Gandhi Road, Fort, Mumbai – 400 001
Tel: 022-22659623/ 22623657

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 physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis ", "as is what is basis " and "whatever there is basis" 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 provided hereunder.

Sr. No.	Branch Name and Name of the borrowers	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	Jacob Circle Sweta Sachin Amokar	EQM of immoveable property Flat no. 101, 1st floor, Wing – A, Anushree CHSL, Near Shanti Nagar, Village: Belavali, Survey No. 7A, Hissa No. 1/1 (pt), Plot No. 17 & 18, Badlapur (West), Taluka Ambernath, District Thane – 421503, Maharashtra, Badlapur-421503 **(on the basis of Physical possession)**	17.41	1.75	Mob No 7864917352
2	Mandvi Shyamjee Bechu Sharma	EQM of immoveable property Flat No- 301, 3rd Floor, B Wing, Building Esg Vishwa, Near Ashapura Marble, Goveli, Titwala E, Vill- Titwala, Kalyan, Dist- Thane, 421401, Maharashtra, Additional Murbad Industrial Area-421401 **(on the basis of Physical possession)**	14.17	1.42	Mob No 7864917352
3	Mandvi Sushma Mahendra Yadav	EQM of immoveable property Flat No- 103, 1st floor, Chandika residency building, plot no- 120 & 640, vill- Chandrapara, Vasai, Dist- Palghar, Maharashtra, Vasai Virar-401208 **(on the basis of Physical possession)**	14.48	1.45	Mob No 7864917352
4	Mandvi Mona Ajay Chauhan	EQM of immoveable property Flat No-102, 1st Floor, C Wing of Chandrika Residency, House No- 120 & 640, Vill- Chandrapara, Taluka- Vasai, Palghar, Maharashtra, Vasai Virar-401208 **(on the basis of Physical possession)**	13.62	1.37	Mob No 7864917352
5	Worli Naka Kiran Bhupendra Raval & Jigna Kirankumar Raval	EQM of Flat no. 301, 3rd Floor, Building No. A1, Known as 'Mandakini Residency', Titwala (East), Thane – 421605. **(On the basis of Physical possession)**	31.33	3.14	Mob No 7864917352
6	Mumbai Central Ajit Krishna Vadar	Flat No 204, 2nd Floor, Baronda mauli Apartment, survey No 87, Hissa no 10, Near Z P School, Phool Pada Road, Virar (East), Village- Virar, Tal- Vasai, Dist- Palghar, 401305. **(On the basis of Physical possession)**	19.80	1.98	Mob No 7864917352
7	Girgaum Harshada Enterprises	EQM of Residential Flat no. 106, admeasuring 515 sq. Ft. on first floor, MAHADU AAI, Situated at ASDE Golavali, Dombivali (East) Taluka- Kalyan, Dist. Thane 421204	27.14	2.72	Mob No 7864917352
8	Churchgate Vijay Krishna Patankar	EQM of Residential Flat No. 001, Ground Floor, D-Wing, Building No. 2, Sai Swapna Apartment No.2, Manvelpada Road, Virar-East, Taluka- Vasai, Palghar District – 401305. **(On the basis of Physical possession)**	14.10	1.40	Mob No 7864917352
9	Lower Parel Mr. Ashokkumar Ramanand Yadav & Mrs. Sangeeta Ashok Yadav	EQM of Flat No.31, 3rd Floor, D5, Omkar Shree Ganesh CHSL, Suvey No.245 to 281, 553, Village Juchandra, Pereira Nagar, Naigaon (East) Tal Vasai, Dist- Palghar, Maharashtra- 401208 **(On the basis of Physical possession)**	26.91	2.70	Mob No 7864917352
10	Mahalaxmi Mr Shivam Parihar & Mr Satyam Pariha	Flat No.03, adm.1200 sq.ft carpet area and 796 sq.ft open terrace area on 3rd Floor of the Building known as Heramba Co-operative Housing Society Limited, situated at Plot No.150A, Sector 21, Kharghar, Navi Mumbai, Taluka Panvel, Dist Raigad – 410206. **(On the basis of Symbolic possession)**	330.00	33.00	Mob No 7864917352
11	DN Road Shraddha Enterprises	Equitable Mortgage on Residential Flat No. 201, 2nd Floor, Ameya Towers CHSL, Collectors Colony, Plot No. 96/A, 96/B & 97/A, CTS No. 386/14, 386/13 & 386/12, R.C. Marg, Village Vadhavali, Chembur, Tal. Kurla, Dist. Mumbai 400074, Area Admeasuring 472.08 Sq. Ft. Carpet, property owned by Mr. Shivam Parihar. **(On the basis of Symbolic possession)**	136.76	13.68	Mob No 7864917352
12	DN Road Shraddha Enterprises	Equitable Mortgage on Commercial Unit No. 101, 1st Floor, Kuber Complex, Kuber Kartik New Link Road Premises Co-op Society Limited, CTS No. 628 & 632, Plot No. D1-D5, New Link Road, Veera Desai Industrial Estate, Village Oshiwara, Andheri West, Dist. Mumbai 400053, Area 271 Sq. Ft. Carpet, property owned by Mr. Shivam Parihar & Mr. Satyam Parihar. **(On the basis of Symbolic possession)**	187.76	18.78	Mob No 7864917352
13	DN Road Shraddha Enterprises	Equitable Mortgage on Commercial Unit No. 102, 1st Floor, Kuber Complex, Kuber Kartik New Link Road Premises Co-op Society Limited, CTS No. 628 & 632, Plot No. D1-D5, New Link Road, Veera Desai Industrial Estate, Village Oshiwara, Andheri West, Dist. Mumbai 400053, Area 271 Sq. Ft. Carpet, property owned by Mr. Shivam Parihar **(On the basis of Symbolic possession)**	187.76	18.78	Mob No 7864917352
14	Mazgaon Manisha Rohidas Jadhav	EQM Flat No 401, admeasuring about 50.82 Sq. Meter Carpet on the 4th Floor in the Building No 1, known as Imperial Shelter, situated on land bearing Survey No 6 of Village-Samel, Nallasopara West, Taluka Vasai. Dist. Palghar Maharashtra-401203. **(On the basis of Symbolic possession)**	26.03	2.61	Mob No 7864917352
15	Wadala East Arvind Bajrang Pingale	EQM residential property in the name of Mr. Arvind Bajrang Pingale and Mr. Bajrang Genubhau Pingale situated at Flat No. 1002, 10th Floor, B Wing, Shree Shiv Shankar CHSL, Plot no.32 to 35, Sector No. 34 Kamothe, Raigad – 410209. **(On the basis of Symbolic possession)**	47.94	4.80	Mob No 7864917352
16	Walkeshwar Kishore Himmat Singh & Mrs. Kamla Kunwar	EQM of property situated at Flat No. 201 & 202, 2nd floor, C Wing, Building, A/3, Blue Bell CHSL, Sector 1 of Anand Nagar Housing Loan Complex, link Road, Anandnagar, Dahisar East Mumbai-40068 **(On the basis of Symbolic possession)**	180.39	18.04	Mob No 7864917352
17	Mumbai Main Mr. Milind Rambhao Bhoir	EQM of House No.318, Survey no.17 & 18, Hissa no.2, adm 390 sq mtrs at village Gundage, Tal. Karjat, Dist. Raidad, Maharashtra - 410201, **(On the basis of Symbolic possession)**	53.66	5.37	Mob No 7864917352
18	Mumbai Main Mrs. Reshma Mohammad Shakil Qureshi	EQM of Flat No.302, 3rd floor, Building No. C, Wing-C1, builiing name- Konnark Heavens, Village- Chindhran, Tal. Panvel, Dist. Raigad, Panvel, Maharashtra- 421 302 **(on the basis of Symbolic possession)**	21.63	2.17	Mob No 7864917352
19	Girgaum Mr. Akash Dadabhau Waghmare	EQM of Residential Flat no. 001, on Ground Floor in building No. E-11, named as "ASAVARI GHRUHSANKUL" in MASS HOUSING SCHEME (EWS) on Plot No. 1, Sector-27, Taloja, Navi Mumbai, Dist- Raigad-410208. **(on the basis of Symbolic possession)**	29.52	2.96	Mob No 7864917352

The auction sale will be "online E-auction / Bidding through website – https://ebkray.in/ / https://BAANKNET.com on 26.11.2026 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.

Bidder may visit https://ebkray.in / https://BAANKNET.com, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal https://ebkray.in / https://BAANKNET.com using his mobile no. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2:** e-KYC Verification to be done by the Bidder/Purchases.
- **Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit https://ebkray.in / https://BAANKNET.com for registration and bidding guidelines.
- **Helpline Details / Contact Person Details of eBKray / BAANKNET :**

eBKray Helpdesk Number			
Name	**E-mail ID**	**Landline No.**	**Mobile No.**
Helpdesk	support.ebkray@psballiance.com		8291220220

1. Last date of EMD and KYC submission will be up to 25.11.2026 (subject to website availability).
2. The intending purchasers can inspect the property on 23.11.2026 between 11.00 am and 04.00 pm.
3. The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".
4. Properties from Sr No 1-9 are under physical possession and 10-19 are under symbolic possession.
5. The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.25,000/- (Rupees Twenty five thousand only) in respect of property listed at Sr No1 to 19.
6. 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 Authorised 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.
7. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.
8. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
9. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
10. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/ litigation if any pending before any court / tribunal are arised thereof.
11. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
12. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
13. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale /modify any terms and conditions of the sale without any prior notice or assigning any reasons.
14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
16. The sale certificate will be issued in the name of successful bidder only.
17. This notice is also applicable to borrower / guarantors and public in general.

PLACE: MUMBAI
DATE: 15.10.2026

Sd/-
Authorized Officer
Bank of India

SALE NOTICE TO BORROWER AND GUARANTORS

Dear Sir/Madam, 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 rest, 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 (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

SBI भारतीय स्टेट बैंक State Bank of India

State Bank of India, Indira Nagar Branch 61804, Shop no 8,9,10 Dev Ashoka, Ramchandra Nagar, ESIC road, Thane West 400604

SALE OF PLEDGED GOLD

As the below mentioned borrowers have failed to repay their Gold Loan, **SBI THANE Indira Nagar Branch** invites sealed bids for sale of **pledged gold** below on 'As is Where as basis'. The sealed bids are to be deposited at above branch address on or before **23-10-2026 up to 2.00 pm.**

Borrower Name	Ornaments	Net Wt.	Reserve Price
Irfan Kamruddin Ansari	1. Chain - 20 Carat Gross Weight- 20.25gm 2. Nath, Mangtika (2items) 18 carat Gross weight - 10.50gm	18.25 gm 9.45 gm	Rs. 2,20,000.00/- Rs. 1,00,000.00/-

Branch Manager - Priyanka Sakpal - Contact Number - 9920057284

The Bids will be opened on **23-10-2026** at **3.00 p.m.** at above branch address in the presence of bidders and there will be intere-se biding if more than one bid is received Where Bidder can increase Bid.

Any walk in bidder is also acceptable on the date of auction. The Bank reserve the right to accept/reject or cancel the bid at any stage.

Date: 15.10.2026, Place: Thane **Authorised Officer, State Bank of India**

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. 125 OF 2017 **Date of Auction Sale: 20.11.2026**

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

BANK OF BARODA
V/S
MR. LOKHANDE PARASHRAM WALU & ORS

To,
(CD 1) MR. LOKHANDE PARASHRAM WALU
Residing at- Post Mulane bk, Taluka- Dindori, District- Nashik
(CD 2) KALOGE BHIKAJI M
Residing at- Post Kaze Malegaon, Taluka Dindori, District- Nashik
(CD 3) JADHAV SUDAM TRAYAMBAK
Residing at- Post Materewadi,Taluka Dindori, District- Nashik

1. Whereas Recovery Certificate No. **125 of 2017 in O.A. No. 1243 of 2016** was drawn up by the Hon'ble Presiding Officer, **DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)** for the recovery of the sum of **Rs. 26,36,714/- (Rupees Twenty Six Lakh Thirty Six Thousand Seven Hundred Fourteen 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 **20.11.2026 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: **C1 India Pvt. Ltd. Mr. Bhavik Pandya, Mobile No. 8866682937, Email-maharashtra@c1india.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: Vishakha Chandekar Mobile No.0253-2970592, Email-sarnas@bankofbaroda.bank.in**

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 (DRT-III), MUMBAI** 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/NEFT, 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, and self-attested copy of PAN card & cancelled cheque must reach to the Office of Recovery Officer, DRT - III, latest by **18.11.2026 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 of Land Bearing Survey No. 10/1 area admeasuring 02H 27R & 10/1(P) situated at Village Mulane, Tal. Dindori, Dist. Nashik.	**10,51,500/-**	**1,05,15,000/-**	**25,000/-**

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 and 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 of Land Bearing Survey No. 10/1 area admeasuring 02H 27R & 10/1(P) situated at Village Mulane, Tal. Dindori, Dist. Nashik.	**NOT KNOWN**	**NOT KNOWN**	**NOT KNOWN**

Note: As on Auction Date i.e. **20.11.2026** The Total amount of **Rs.81,61,293/- (Rupees Eighty One Lakh Sixty One Thousand Two Hundred Ninety Three Only)** is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as **16.11.2026** between **11 am to 4 pm.** Last date of receipt of bids been fixed as **18.11.2026 upto 4:30 pm.**

Given under my hand and seal on this date 12.10.2026

Seal

Sd/- (Mukesh Chand Meena)
Recovery Officer - I
DEBTS Recovery Tribunal Mumbai (DRT 3)

PUBLIC NOTICE

NOTICE INVITING CLAIMS AND OBJECTIONS IN RESPECT OF IMMOVABLE PROPERTY

NOTICE IS HEREBY GIVEN TO THE PUBLIC AT LARGE that our client, has represented that he/they is/are concerned with and/or entitled to the piece and parcel of land more particularly described in the Schedule hereunder written ("the said Property").Any person, individual, bank, financial institution, company, firm, legal heir, co-owner or any other entity having or claiming any right, title, interest, share, claim or demand of whatsoever nature in respect of the said Property, whether by way of sale, purchase, mortgage, charge, lien, lease, tenancy, easement, inheritance, succession, gift, trust, agreement, litigation, attachment, acquisition or otherwise, is hereby called upon to submit his/her/its claim or objection in writing, together with supporting documentary evidence, to the undersigned at the address mentioned below within **15 (Fifteen) days from the date of publication of this Notice.** In the event no claim or objection is received within the aforesaid period, the proposed transaction concerning the said Property may be proceeded with on the basis of the documents and information available, and no claim or objection received thereafter shall be dealt with.All persons claiming any right, title or interest in the said Property are therefore requested to take notice accordingly.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing CTS No. 214/B, 217/B, admeasuring approximately 429.62 square metres, situated at Mouje Thane, Talaopali Road, Thane (W), Maharashtra, within the limits of Thane Municipal Corporation. Together with all rights, easements and appurtenances attached thereto, if any.

Name of Person/Agency/Firm to raise and report claim with

LEX LAW ASSOCIATES LLP.
A/405, Bachubai Building, Fourth Floor, D.N. Road, Fort, Mumbai 400001
llplexlaw@gmail.com | adv.sagargharat@gmail.com
8097519517 | 8291202120

PUBLIC NOTICE

NOTICE is hereby given that, under the instructions of our client, we are investigating the title of **Shri Ajit Ramakant Nadkarni,** Indian Inhabitant, residing at Dawn Co-operative Housing Society Ltd., Plot No. 431 (TPS III) Senapati Bapat Marg, Mahim, Mumbai - 400 016 ("**Owner**"), in relation to his right, title and interest in the "**Property**" more particularly described in the **Schedule** hereunder written.

All persons having any claim and/or demand against / upon / in respect of the rights, title, and interest of the Owner in the Property or any part thereof by way of inheritance, mortgage, sale, agreement for sale, grant of development rights, transfer, assignment, lease, agreement to lease, sub-lease, agreement to sub-lease, license, sub-license, share, lien, charge, trust, maintenance, easement, right of way, gift, any encumbrance or beneficial right / interest under any trust, right of prescription or pre-emption or under any agreement or other disposition or under any suit, decree, injunction order or attachment or award passed by any Court or Authority in any litigation, lis-pendens, decree or order of any adjudicating authority, exchange, partition, power of attorney, will, bequest, tenancy, family arrangement / settlement, release, relinquishment, possession, allotment or otherwise howsoever (collectively, "**Claim**"), is hereby requested to make the same known in writing, along with copies of supporting documents, to the undersigned at Anoma Law Group LLP, 301-303 EMCA House, Shahid Bhagat Singh Road, Fort, Mumbai - 400001 and also by email addressed to mumbai@anomalegal.com (marked to the attention of Mr Sanket Sethia) within **14 (fourteen)** days from the date hereof, failing which, it shall be presumed that no such Claim exists or that such Claim, if any, will be considered to have been waived and/or abandoned and the same shall be treated as not binding on the Owner and/or our client.

SCHEDULE
[Description of the Property]

5 (five) fully paid-up shares of Rs. 50/- each, bearing Distinctive Nos. 41 to 45 under Share Certificate No. 9 issued by the Dawn Co-operative Housing Society Limited together with the Flat bearing No. 6 admeasuring 670 square feet carpet area on the 3rd floor in the building of Dawn Co-operative Housing Society Limited situate, lying and being at Plot No. 431 (TPS III), Senapati Bapat Marg, Mahim, Mumbai - 400 016.

Dated this 16th day of October 2026.

For Anoma Law Group LLP
Sd/-
Sanket Sethia
Partner

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC)

REGISTERED OFFICE: Block No. A/1003, West Gate, Near YMCA Club, Sur.No.835/1+3 S.G.Highway, Makarba, Ahmedabad -380 051 – GUJARAT
CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott road, Ballard Estate, Mumbai – 400 038
EMAIL: bhupendra.patel@cfmarc.in
CONTACT: 8655926189, 8655921964

CFM thoughtful regeneration

APPENDIX- IV-A [Proviso to rule 8(6)]

E-auction sale notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act-2002 read with proviso to rule 8(6) R/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-applicant(s), Guarantor(s) and Mortgagor(s) that the below described immovable property being the secured asset mortgaged/charged to the Secured Creditor, Physical possession of which was taken by the Authorised Officer of UGRO Capital Limited on 22.09.2026, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse Basis" on 02.11.2026 for recovery of Rs. 2,73,97,375/- (Rupees Two Crore Seventy-Three Lakh Ninety-Seven Thousand Three Hundred Seventy-Five Only) as on 30.08.2025, together with further interest and other costs and expenses thereon due to the Secured Creditor from (1) TIARA DIAMOND JEWELLERY, (2) RAVIN AMRITLAL SANGHVI, (3) JALPA JITENDRA SANGHVI, and (4) JITENDRA RAVIN SANGHVI, in respect of Loan Account No. UGPNLSS0000067056.

The reserve price of the property and the earnest money deposit is given below:-

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DESCRIPTION OF SECURED PROPERTY	**All that piece and parcel of Flat No. 305, on the 3rd floor, Wing E, admeasuring 794.73 sq. ft. carpet area, together with one car parking space bearing No. 87, in Building No. 3 known as "Orchid Suburbia-3" and in the society known as "Orchid Suburbia CHSL", constructed on land bearing C.T.S. Nos. 128/A/12, 628, 629 to 632, 634 to 646, 651/C, 651/D, 676 to 680, 682, 684A and 684B/1 (as per CC + IOA), situated at Link Road, Mahavir Nagar, Kandivali (West), Village Kandivali, Taluka Borivali, Mumbai Suburban District – 400067. Boundaries: North – Not available; South – Not available; East – Not available; West – Not available.**
SECURED DEBT	**Rs. 2,73,97,375/- (Rupees Two Crore Seventy-Three Lakh Ninety-Seven Thousand Three Hundred Seventy-Five Only) as on 30.08.2025,** together with further interest and other costs and expenses thereon.
RESERVE PRICE (R.P.)	Rs. 2,45,00,000/- (Rupees Two Crore Forty-Five Lakh Only)
INSPECTION	With prior appointment of the Authorised Officer. Proposed inspection: Contact No.: Ms. Apoorva – Mob No. +91 93505 30399 Mr. B. S. Patel – Mob No. 86559 21964, 079-66118554/55
TIME, DATE, PLACE for E- AUCTION	E-Auction / bidding through the designated e-auction portal **(www.bankeauctions.com).** **Date: 02.11.2026** **Time: 11.00 AM to 12.00 PM** **www.bankeauctions.com**
DETAILS OF TERMS AND CONDITIONS	Please visit the CFM Asset Reconstruction Private Limited website www.cfmarc.in and the final Tender Document for detailed Terms and Conditions of Sale.**www.cfmarc.in**
LAST DATE FOR SUBMISSION OF BID DOCUMENT	**01.11.2026**
EMD **Bank detail for EMD remittance**	**Rs. 24,50,000/-** (Rupees Twenty-Four Lakh Fifty Thousand Only), 10% of the Reserve Price. Beneficiary Name: CFMARC TURST 249 Bank and Branch: Union Bank of India, Andheri Branch Account Number: 002811010000428 IFSC: UBIN0800287
BID INCREMENTAL AMOUNT	In multiples of Rs. 25,000/-
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	02.11.2026
LAST DATE FOR PAYMENT OF BALANCED 75% OF HIGHEST BID	17.11.2026

Encumbrances if any: Not known to the Secured Creditor. The CFM Asset Reconstruction Private Limited shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, tax, charges or any other statutory dues or any other dues etc, in connection with the secured asset.

For details of Terms and Conditions of Sale please refer to the link provided in Sale Notice on secured Creditor's website http://www.cfmarc.in before submitting the bids for taking part in the e-auction.

Bidders may also visit the website www.bankeauctions.com or contact the service provider M/s C1 India Private Limited. https://eauctions.c1india.com, Bidder Support No.: +91-72919 81128, +91-90151 45373. Email: maharashtra@c1india.com. maharashtra@c1india.com Contact Person: Bhavik Pandya Mobile No.: 8866682937.

The 15 day's notice dated 16.10.2026 is hereby issued to all of you under Section 13(8) of the SARFAESI Act, 2002, with an advice to redeem the secured property/secured assets by paying the outstanding dues as mentioned hereinabove, together with further interest, costs and expenses thereon, prior to the scheduled auction.

In case of failure to make payment, any or all of the secured properties/secured assets shall, at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes prescribed under Rule 8(5) of the Security Interest (Enforcement) Rules, 2002.

Authorised Officer
Date: 16.10.2026 **CFM Asset Reconstruction Private Limited**
Place: Mumbai **(Acting in its capacity as trustee of CFMARC TRUST - 249)**