APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

pnb Housing Finance Limited Ghar Ki Baat

Reg. Offc:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357474, 23357472, 23705414, Web:-www.pnbhousing.com

B.O.AMBERNATH: Shop No. 137, Glove Business Park, Kalyan Badlapur Road, Ambernath West-421503, Maharashtra, **B.O.MIRA ROAD:** Shop No. P01 & P02, First Floor, Bldg., No.7, Sidharth Nagar CHS Ltd., Opp. Snehanjali Showroom, Rly. Station Road, Mira Road (East) - 401107, Maharashtra

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/RAMB/0723/1134191, Kamlesh Sunil Bheke /Asha Sunil Bheke, B.O.: Roshni_Ambernath	Rs. 23,00,185.42 & 14-08-25	Physical Possession	Flat No 204, Second Floor, Omkar Residency, Off Panvel Nere Village Road, At Village Nere, Taluka Panvel And District Raigad, Nere, Khopoli, Maharashtra-410206, Raigad, India.	Rs. 18,01,000	Rs. 1,80,100	25/11/2026	Rs. 10,000	19-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	Not Known
HOU/RMIR/0823/1152069, Manish Kumar Nandlal Giri/Sandhya Amarnath Giri, B.O.: Roshni_Mira Road	Rs. 19,66,386.74 & 09.12.25	Physical Possession	Flat No 402, 4th Floor, A Wing, Bldg No 2, Mithila Apartment, Umroli East, Thane, Maharashtra-401501, Thane, India.	Rs. 15,48,000	Rs. 1,54,800	25/11/2026	Rs. 10,000	20-11-2026 12:00pm to 04:00pm	26-11-2026 2PM to 03:00PM	Not Known

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ravinder Gokul Gadhari, M.: 8850478313, Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : MUMBAI **DATE :- 10.11.2026** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

भिवंडी निजामपुर शहर महानगरपालिका, भिवंडी

जा.क्र.भिनिशम/सका-९/२०२६

महापालिका सचिव कार्यालय,

दिनांक:-०९/११/२०२६

भिवंडी निजामपूर शहर महानगरपालिकेच्या सर्वसाधारण सभेची सूचना

सभा सूचना क्र. ०९, दि. १७/११/२०२६

प्रति,

सन्मा. श्री./श्रीमती----------

सदस्य/ सदस्या, प्रभाग क्र. ( )

भिवंडी निजामपूर शहर महानगरपालिका.

महोदय/महोदया,

भिवंडी निजामपूर शहर महानगरपालिकेची सर्वसाधारण सभा क्र. ९ मंगळवार, दि.१७/११/२०२६ रोजी दुपारी ३.०० वाजता महापालिका मुख्यालयाच्या ३ ऱ्या मजल्यावरील स्व. विलासरावजी देशमुख सभागृहामध्ये बोलविणेंत आलेली आहे. सदर सभेत खालील विषयावर विचारविनीमय करण्यांत येईल.

तरी सदर सभेस कृपया आपण उपस्थित रहावे, ही विनंती.

मा. महापौर सो यांचे मंजूरीने व आदेशान्वये

Sd/-
(संतोष प्र. टावरे)
प्र. नगरसचिव
भिवंडी निजामपूर शहर महानगरपालिका

सभा क्र. ९ दि. १७/११/२०२६ ची विषय पत्रिका

अ.क्र.	विषय
१	सभा क्र.६ दि.२१/०७/२०२६, सभा क्र.७ दिनांक ०३/०९/२०२६ आणि सभा क्र.८ दिनांक १४/१०/२०२६ रोजीचे सभेचे इतिवृत्त कायम करणे.
२	भिवंडी निजामपुर शहर महानगरपालिकेच्या समाज कल्याण विभाग अंतर्गत दिव्यांग व्यक्तींकरीता सन २०२६-२७ मध्ये करावयाची कामे व राबविण्यात येणा-या योजना, लाभार्थी संख्या व रक्कम निश्चित करण्यास मान्यता मिळणेबाबत.
३	सन २०२६-२७ करीता महानगरपालिकेच्या २०, नागरी आरोग्य केंद्र., क्षयरोग विभाग व बीजीपी दवाखाना / UCHC करीता आवश्यक असलेल्या सर्वसाधारण औषधे, ड्रेसिंग साहित्य, क्षयरोगावरील औषधे, प्रयोगशाळा रसायने, साहित्य, उपकरणे व श्वान दंशावरील औषधी इ. ई- खरेदी करणेकामीचे खर्चास मा. महासभेच्या मान्यता मिळणेबाबत.
४	वॉर्ड क्रं. २१ मधील भारत कॉलनी कामतघर येथील कामतघर ताडाळी मुख्य रस्त्यावर नव्याने क्रॉसड्रेन तयार करणे.
५	वॉर्ड क्रं. २१ कामतघर येथील व-हाळदेवी मंगल भवनच्या बाहेरील बाजुस उद्यान विकसीत करणे व उद्यान सुशोभिकरण करणेबाबत.
६	भिवंडी निजामपूर शहर महानगरपालिकेच्या विकास कामांकरिता एम.एम.आर.डी.ए. योजने अंतर्गत रू. ४५ कोटी शासकीय निधी उपलब्ध करून देण्याबाबत.
७	भिवंडी निजामपूर शहर महानगरपालिकेच्या विकास कामांकरिता एम. एम. आर.डी.ए. योजने अंतर्गत रू. १० कोटी शासकीय निधी उपलब्ध करून देण्याबाबत.
८	वास्तु विशारद/तांत्रिक सल्लागार फी खर्च लेखाशिर्षात सन २०२६-२७ च्या मुळ अर्थसंकल्पीय तरतुदीचे पुर्नविनियोजन करणे कामीच्या प्रशासकीय ठरावास मान्यता मिळणे बाबत.
९	भिवंडी निजामपूर शहर महानगरपालिकेच्या विकास कामांकरिता एम.एम.आर.डी.ए. योजने अंतर्गत रु. १०० कोटी शासकीय निधी उपलब्ध करुन देण्याबाबत. (३१ कामे)
१०	भिवंडी निजामपूर शहर महानगरपालिकेच्या विकास कामांकरिता एम.एम.आर.डी.ए. योजने अंतर्गत रु. ७.५० कोटी शासकीय निधी उपलब्ध करून देण्याबाबत.
११	स्वच्छ महाराष्ट्र अभियान (ना.) २.० अंतर्गत राडा रोडा प्रकल्प सविस्तर प्रकल्प अहवाल प्रशासकीय मान्यतेसाठी स्वच्छ महाराष्ट्र अभियान संचालनालय, मुंबई यांचे कडे सादर करणे कामी मा. महासभेची मंजुरी मिळणे बाबत.
१२	भिवंडी निजामपूर शहर महानगरपालिका कार्यक्षेत्रातील एम.एम.आर.डी.ए., बी.ओ.टी., पे अँड यूज, मनपा तत्वावरील तसेच सर्व शासन निधी/खासदार निधी / आमदार निधी /मनपा स्वनिधी द्वारे नवीन बांधलेले / दुरुस्ती केलेल्या शौचालयांवर सि.बी.ओ. नियुक्त करणे करीता मानक करार नियम निश्चित होणेबाबत.
१३	सन २०२६-२०२७ व त्या पुढील दोन वर्षाकरिता स्वच्छता विषयक कामासाठी जंतुनाशक, डासनाशक, अळीनाशक व दुर्गंधीनाशके खरेदी करणेकामी होणा-या खर्चास मा.महासभेची मिळणे बाबत.
१४	भिवंडी मनपा क्षेत्रातील सर्व व्यावसयिक आस्थापना (हॉटेल, रेस्टॉरंट, उपाहारगृह, खानावळ, लॉजिंग, मंगल कार्यालये, केटरिंग व्यवसाय, भाजीपाला व फळ विक्रेते, बाजारपेठा, हॉस्पिटल / नर्सिंग होम, शैक्षणिक संस्था, धार्मिक स्थळे, मॉल, सुपर मार्केट, इ.) यांचे कडील दैनंदिन निर्माण होणारा कचरा संकलन करणे कामी वार्ड क्र. १ ते २३ निहाय वेगवेगळया संस्थेची नियुक्ती करणे कामी मा. महासभेची मान्यता मिळणे बाबत.
१५	स्वच्छ भारत अभियान २.० अंतर्गत शहरातील रस्ते सफाई करणेसाठी घेण्यात आलेल्या स्विपीग मशीन कार्यन्वित करणे कामी सन २०२६-२०२७, २०२७-२०२८ व २०२८-२०२९ या आर्थिक वर्षात होणा-या खर्चास मा.महासभेची मान्यता मिळणे बाबत.
१६	पर्यावरण (राडा रोडा कचरा) नियम २०२५ नुसार भिवंडी निजामपूर शहर मनपाची एकात्मिक राडा रोडा कचरा व्यवस्थापन धोरणास मा. महासभेची मान्यता मिळणे बाबत.
१७	केंद्र शासन पुरस्कृत अमृत २.० अभियान अंतर्गत भिवंडी निजामपूर १०० एम.एल. डी. पाणी पुरवठा योजनेच्या कामाच्या मुदतवाढीस मा. महासभेची मान्यता मिळणे बाबत.
१८	भिवंडी निजामपूर शहर महानगरपालिकेच्या विकास कामांकरिता एम.एम.आर.डी.ए. योजनेअंतर्गत रु. १०० कोटी शासकिय निधी उपलब्ध करून देणेबाबत. (अग्निशमन वाहन खरेदी रु. २५ कोटी)
१९	महानगरपालिकेच्या आस्थापनेवरील अधिकारी व कर्मचा-यांना तसेच प्राथमिक व माध्यमिक शिक्षण विभागात कार्यरत शिक्षक व शिक्षकेतर कर्मचाऱ्यांना व महानगरपालिकेत ठोक वेतनावर कार्यरत अधिकारी व कर्मचा-यांना दिवाळी सण सानुग्रह अनुदान अदा करणेकामी झालेल्या खर्चास आर्थिक व प्रशासकीय मान्यता मिळणेबाबत.
२०	महानगरपालिकेच्या शाळांमधील विद्यार्थ्यांची घटती पटसंख्या, गुणवत्तापूर्ण इंग्रजी माध्यमातील शिक्षणाची वाढती मागणी तसेच सर्व आर्थिक स्तरांतील विद्यार्थ्यांना परवडणाऱ्या शुल्कामध्ये केंद्रीय माध्यमिक शिक्षण मंडळ (CBSE) संलग्न शिक्षण उपलब्ध करून देण्याच्या उद्देशाने भिवंडी निजामपूर शहर महानगरपालिकेमार्फत सीबीएसई संलग्न इंग्रजी माध्यमाची शाळा सुरू करण्याबाबत.
२१	भिवंडी निजामपूर शहर महानगरपालिका हद्दीतील थकीत वाणिज्यिक, औद्योगिक व संमिश्र वापराच्या मालमत्तांच्या मालमत्ता कराच्या वसुलीसाठी बाह्य व्यावसायिक संस्थेची कामगिरी आधारित सेवा शुल्क (Commission Based Service Fee) तत्त्वावर नियुक्ती करण्यास तत्त्वतः मान्यता देण्याबाबत.
२२	महाराष्ट्र महानगरपालिका अधिनियम, १९४९ मधील कलम २६७ अन्वये भिवंडी निजामपूर शहर महानगरपालिका क्षेत्रातील अनधिकृत बांधकामावर आकारावयाच्या शास्ती बाबत.
२३	भिवंडी निजामपुर शहर महानगरपालिका हद्दीतील सर्व आस्थापने व्यावसाईक / साठाकर्ता यांना देण्यात येणाऱ्या परवाना शुल्कात वाढ अथवा दुरुस्ती करणे तसेच व्यापार परवाना धारकांचे सर्वेक्षण, नवीन नोंदणी व परवाना शुल्क वसूलीसाठी कमिशन (Revenue Sharing) तत्त्वावर खाजगी ठेकेदार नियुक्त करण्याबाबत.

Sd/-
(संतोष प्र. टावरे)
प्र. नगरसचिव
भिवंडी निजामपूर श. महानगरपालिका

सहपत्र :- विषय क्र. १ इतिवृत्त प्रती, प्रस्ताव क्र. २ ते २३

तुझी..माझी..हिची अन् सर्वांची एकच पसंद



www.navshakti.co.in

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the right, title and interest of Mrs. Shalini Rajshekar Warrier, **Mr. Dhruv Rajshekar Warrior and Mr. Prithvi Rajshekar Warrior ("Owner")**, residing and holding the title and possession of the flat situated at **Flat No. A-2, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 ("said Flat").** The said Flat is more particularly set out in the **Schedule** hereunder written.

All persons having or claiming any share, right, title, estate, claim or interest against or to the said Land or any part thereof or the rights of the Company therein whether by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, mortgage, inheritance, share, gift, lien, charge, compensation, maintenance, easement, trust, beneficiary/ies, possession, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, development agreement, letter of intent, devise, bequest, succession, family arrangement/ settlement, litigation, decree or court order of any Court of Law, any contracts or encumbrance or otherwise howsoever, are required to make the same known, in writing and along with documentary proof, to the undersigned at his office at Shop No. 66, Maruti Paradise CHS Ltd, Plot No. 92-95, Sector No. 15, CBD Belapur, Maharashtra 400 614 with all notices marked to the attention of our office SSK Legal at ssk_legal@outlook.com within 14 (fourteen) days from the date of publication hereof, failing which any such purported claim, right, title, estate or interest shall be disregarded by our client and shall be deemed to have been waived off and/or abandoned.

THE SCHEDULE REFERRED HEREINABOVE
(Description of said Flat)

Flat No. A-2, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 admeasuring 935 square feet.

Place : Navi Mumbai
Date : 10/11/2026 For **SSK Legal**

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the right, title and interest of **Mr. Makarand Vishwanath Sawant and Mrs. Shraddha Vasant Rane ("Owner")**, residing and holding the title and possession of the flat situated at **Flat No. B-4, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 ("said Flat").** The said Flat is more particularly set out in the **Schedule** hereunder written.

All persons having or claiming any share, right, title, estate, claim or interest against or to the said Land or any part thereof or the rights of the Company therein whether by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, mortgage, inheritance, share, gift, lien, charge, compensation, maintenance, easement, trust, beneficiary/ies, possession, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, development agreement, letter of intent, devise, bequest, succession, family arrangement/ settlement, litigation, decree or court order of any Court of Law, any contracts or encumbrance or otherwise howsoever, are required to make the same known, in writing and along with documentary proof, to the undersigned at his office at Shop No. 66, Maruti Paradise CHS Ltd, Plot No. 92-95, Sector No. 15, CBD Belapur, Maharashtra 400 614 with all notices marked to the attention of our office SSK Legal at ssk_legal@outlook.com within 14 (fourteen) days from the date of publication hereof, failing which any such purported claim, right, title, estate or interest shall be disregarded by our client and shall be deemed to have been waived off and/or abandoned.

THE SCHEDULE REFERRED HEREINABOVE
(Description of said Flat)

Flat No. B-4, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 admeasuring 970 square feet.

Place : Navi Mumbai
Date : 10/11/2026 For **SSK Legal**

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the right, title and interest of **Dr. P. M. Jain ("Owner")**, residing and holding the title and possession of the flat situated at **Flat No. A-4, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 ("said Flat").** The said Flat is more particularly set out in the **Schedule** hereunder written.

All persons having or claiming any share, right, title, estate, claim or interest against or to the said Land or any part thereof or the rights of the Company therein whether by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, mortgage, inheritance, share, gift, lien, charge, compensation, maintenance, easement, trust, beneficiary/ies, possession, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, development agreement, letter of intent, devise, bequest, succession, family arrangement/ settlement, litigation, decree or court order of any Court of Law, any contracts or encumbrance or otherwise howsoever, are required to make the same known, in writing and along with documentary proof, to the undersigned at his office at Shop No. 66, Maruti Paradise CHS Ltd, Plot No. 92-95, Sector No. 15, CBD Belapur, Maharashtra 400 614 with all notices marked to the attention of our office SSK Legal at ssk_legal@outlook.com within 14 (fourteen) days from the date of publication hereof, failing which any such purported claim, right, title, estate or interest shall be disregarded by our client and shall be deemed to have been waived off and/or abandoned.

THE SCHEDULE REFERRED HEREINABOVE
(Description of said Flat)

Flat No. A-4, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 admeasuring 900 square feet.

Place : Navi Mumbai
Date : 10/11/2026 For **SSK Legal**

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the right, title and interest of **Mr. G. P. Krishnan Kutty ("Owner")**, residing and holding the title and possession of the flat situated at **Flat No. A-5, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 ("said Flat").** The said Flat is more particularly set out in the **Schedule** hereunder written.

All persons having or claiming any share, right, title, estate, claim or interest against or to the said Land or any part thereof or the rights of the Company therein whether by way of sale, transfer, exchange, assignment, lease, sub-lease, tenancy, sub-tenancy, leave and license, license, mortgage, inheritance, share, gift, lien, charge, compensation, maintenance, easement, trust, beneficiary/ies, possession, release, relinquishment or by way of any other method through any agreement, deed, document, writing, conveyance deed, development agreement, letter of intent, devise, bequest, succession, family arrangement/ settlement, litigation, decree or court order of any Court of Law, any contracts or encumbrance or otherwise howsoever, are required to make the same known, in writing and along with documentary proof, to the undersigned at his office at Shop No. 66, Maruti Paradise CHS Ltd, Plot No. 92-95, Sector No. 15, CBD Belapur, Maharashtra 400 614 with all notices marked to the attention of our office SSK Legal at ssk_legal@outlook.com within 14 (fourteen) days from the date of publication hereof, failing which any such purported claim, right, title, estate or interest shall be disregarded by our client and shall be deemed to have been waived off and/or abandoned.

THE SCHEDULE REFERRED HEREINABOVE
(Description of said Flat)

Flat No. A-5, Sabari CHS, Plot No. 59, Sector No. 15, Vashi, Navi Mumbai, Thane 400 703 admeasuring 1225 square feet.

Place : Navi Mumbai
Date : 10/11/2026 For **SSK Legal**

PUBLIC NOTICE

NOTICE is hereby given to the public at large that the documents listed in Second Schedule hereunder written in respect of Property more particularly described in First Schedule hereunder written, owned by Badri Infra Project Limited having its office at 2009-2014, Second Floor, Badri Tower, Ring Road, Surat, Gujarat 395002 have been misplaced and despite diligent search the same cannot be found.

ANY PERSON in possession or custody of any or all of the documents mentioned in the Second Schedule hereunder written and claiming to have any claim, demand, right, title, share and/or interest of whatsoever nature in respect of the said Property or any part or portion thereof by virtue of the documents by way of sale, transfer, assignment, exchange, mortgage, or charge or otherwise is called upon to make the same known in writing alongwith inspection of the original documents to the undersigned at M/s. Apex Law Partners, Advocates & Notary, having its office at Apex Chambers, 2nd & 3rd Level, 75 Janmabhoomi Marg, Fort, Mumbai-400001 (email : kmerchant@alpindia.com) within 10 (ten) days from the date hereof otherwise, it will be presumed that the documents are misplaced and lost forever.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of freehold non-agricultural land aggregately admeasuring 2210.40 sq.mtrs. bearing CTS No. 4A of Village Sahar, Taluka Andheri within the Municipal Corporation of Greater Mumbai in the Registration sub-district of Mumbai Suburban, situated at Sahar Road, Andheri (E), Mumbai earlier Survey No. 93C, Hissa No. 1, 2 and 3 along with building known as Sahar Business Centre consisting of two basements, ground and 5 upper floors, sixth floor (part) with terrace.

THE SECOND SCHEDULE ABOVE REFERRED TO :

List of documents misplaced in respect of property described in the First Schedule

Sr. No.	Documents Details
1	Articles of Agreement dated 31 August 1951 bearing registration No. BND / 752 / 1951 between Braz Alexandar Gomes & Mrs. Rosy Philomena Gomes and Toorabhai Musaji Malla
2	Indenture for Rectification dated 1 April 1953 bearing registration No. BND/266/1953 between Braz Alexandar Gomes & Mrs. Rosy Philomena Gomes and Toorabhai Musaji Malla
3	Agreement dated 10 December 1953 bearing registration No. BND-1026-1953 between Braz Alexandar Gomes & Mrs. Rosy Philomena Gomes and Toorabhai Musaji Malla
4	Indenture of Conveyance dated 29 July 1954 bearing registration No. BND-602-1954 between Rose B. Brako, Charles Anton Brako, Eustace John Dominic Brako, Mervyn John Dominic Brako, Rudolph John Domni Brako, Lydia Pareira and Mary Anton Brako and Toorabhai Musaji Malla
5	Indenture of Conveyance dated 29 July 1954 bearing registration No. BND-601-1954 between Augustin Louis D'Lima and Toorabhai Musaji Malla
6	Gift by registered Declaration dated 20 December 1956 bearing registration No. BOM/8038/1956 executed by Toorabhai Musaji Malla in favour of his daughters Khadijabai Poonawalla, Nafisa Malla, & Durriya Malla equally.
7	Agreement for Sale dated 18 April 2009 bearing registration No. BDR1-3449-2009 executed between Hatimbhai Toorabbhai Malla and Hotel Suba International division of Hotel Suba Palace
8	Release Deed dated 14 September 1973 bearing registration No. BDR/1996/1973 executed between Saddiq Malla, Taher Malla, Hatim Malla, Mohammed ul Bair Malla, Khadijabai Poonawalla, Nafisa Malla, Durriya Lakdawala AND Majmoona Malla
9	Deed of Release of November 2001 executed between Maria Sabbir Hebatullah, Batul Icecreamwalla & Alifiya M. Khambatta AND Fatema Sadiq Malla
10	Power of Attorney dated 7 August 2012 bearing registration No. BDR15-9015-2012 executed by Hatimbhai Toorabbhai Malla, Taher Toorab Malla, Mohammed Ul Bakir Toorab Malla, Nafisa S. Hebatullah, in favour of Abdulqadir Dahodwala
11	Indemnity Bond dated 7 August 2012 bearing registration No. BDR15-9014-2012 executed by Hatimbhai Toorabbhai Malla, Taher Toorab Malla, Mohammed Ul Bakir Toorab Malla, Fatema Saddiq Malla, Khadija A. Poonawala, Nafisa S. Hebatullah, & Durriya Lakdawala AND Maria Shabbir Hebatullah, Batul Mulla Aliasgar Icecreamwala, Alifiya M. Khambatti
12	Irrevocable Power of Attorney dated 30 August 2012 bearing registration No. BDR15-9858-2012 executed by Fatema Saddiq Malla, Khadija A. Poonawala, Durriya Lakdawala in favour of Abdulqadir Dahodwala
13	Agreement for Sale dated 24 October 2012 bearing registration No. BDR4-9065-2012 executed between M/s Continental Infrastructures and Kisan Shetty
14	Agreement for Sale dated 24 October 2012 bearing registration No. BDR4-9064-2012 executed between M/s Continental Infrastructures and Kisan Shetty
15	Agreement for Sale dated 25 October 2012 bearing registration No. BDR4-9066-2012 executed between M/s Continental Infrastructures and Kisan Shetty
16	Agreement for Sale dated 3 June 2013 bearing registration No. BDR9-4425-2013 executed between M/s Continental Infrastructures and Idris Badruddin & 3
17	Agreement for Sale dated 31 March 2016 bearing registration No. BDR-15/5614 of 2016 between M/s Continental Infrastructures and Badri Infraprojects Pvt. Ltd.

Dated this 9th day of November 2026

For **M/s. Apex Law Partners**
Sd/-
Kaizar Merchant
Advocates & Notary

SBI State Bank of India

State bank of India MIDC Mahad Branch (07795),
Near Cozzet hotel, Nangalwadi phata, Nadgaon tarfe Birwadi,
Tal. Mahad, Dist. Raigad, Pincode-402309.

PUBLIC NOTICE

Be it Known to the General Public that our loan A/c. 42601838573 Holder Mr. Dattu Pawar, Mrs. Usha Pawar and Mr, Sudhir Pawar, Indian Inhabitant having Address at Plot Survey No 178/1/2 Koste Khurde, City: Mangaon, Dist: Raigad, State: Maharashtra, India, Pin: 402120.

We are saying that Original Documents such as
1.Sale Deed Dt.13.05.2008 registered at Sr. No.624/2008.
2. Sale Deed Dt.15.12.2005 registered at Sr. No.1146/2005.
3. Sale Deed Dt.09.11.2005 registered at Sr. No.1007/2005.
4. Sale Deed Dt.30.11.2016 registered at Sr. No.3914/2016.

pertaining to Open Land Plot: Survey No. 56/1, 56/13A, 56/13B, At. Village Kumbharte, Post. Nizampur, Taluka Mangaon, District RAIGAD, Maharashtra, 402120, were misplaced/lost by us are not traceable after diligent search. A Police complaint lodge with Mangaon Police Station, Mangaon on 14/08/2026 vide property missing Register No. 0325/2026.

Regarding the said documents all persons having any claim in respect of the right, title, interest and/or benefit of the said flat by way of sale, exchange, mortgage, charge, gift, trust, maintenance, inheritance, possession, tenancy, occupation, lease, sub-lease, under lease, lien or otherwise howsoever are herein below within a period of 15 days from the date of publication hereof, failing which the claim of such persons shall be deemed to have been waived and /or abandoned.

Sd/-
Authorised Officer
State Bank of India, Mahad Branch

Tamilnad Mercantile Bank Ltd.
Mumbai Mandvi Branch,
#100/104, Goradia House,
1st Floor, Kazi Syed Street, Masjid
Bunder, Mandvi, Mumbai-400003
E-mail : mumbai_mandvi@tmb.bank.in
CIN : L65110TN1921PLC001908
Mob No. 9821165681

TMB Tamilnad Mercantile Bank Ltd — Be a step ahead in life

TAMILNAD MERCANTILE BANK LTD., MANDVI BRANCH

To

The Borrower(s)/Guarantor(s)/Proprietor(s)/Mortgagor(s)

1. M/s Ekdant Enterprise
Rep..by its proprietor Mr. Anuj Chandresh Khimasia,
Regd. Office at 4th Floor, 401, Gurukurpa Building,
Kazi Sayed, Mandvi, Mumbai-400003
Also Branch Office at
 # 3-B, 3rd Floor, Avsar Premises Co-Operative Society Ltd.,
Plot No. 77/81, Kazi Sayed Street, Mandvi,
Masjid Bunder (West), Mumbai-400003.

2. Mr. Anuj Chandresh Khimasia
S/o Chandresh Khimasia,
R/o A/283, Khimasia Bungalow,
Near Diamond Garden, 5th Road,
Chembur, Mumbai-400071

3. Mrs. Mrunal Bajarang Mohite
W/o Anuj Chandresh Khimasia,
R/o A/283, Khimasia Bungalow,
Near Diamond Gardent, 5th Road,
Chembur, Mumbai-400071

Also At :
C 602, Swarnapurti CHS,
New Tilak Nagar,
Tilak Nagar Station,
Chembur, Mumbai-400071

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged/charged to the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 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)/Guarantor(s)/Proprietor(s)/Mortgagor(s), **1) M/s Ekdant Enterprises Rep.., by it's proprietor Mr. Anuj Chandresh Khimasia, 2) Mr. Anuj Chandresh Khimasia S/o Chandresh Khimasia and Mrs. Mrunal Bajarang Mohite, W/o Anuj Chandresh Khimasia** that the below described immovable property mortgaged/ charged to the Secured Creditor, **the constructive possession** of which has been taken by the Authorized Officer of **Tamilnad Mercantile Bank Limited, Mandvi Branch** will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.11.2026** for recovery of **Rs. 1,35,66,368.38 (Rupees One Crore Thirty Five Lakhs Sixty Six Thousand Three Hundred Sixty Eight and Paise Thirty Eight Only) (For Cash Credit Account - Rs. 26,19,390/-, For Term Loan - Rs. 56,14,313.88, For Seasonal Cash Credit – Rs. 53,32,664.50) as on 31.10.2026** due to the **Tamilnad Mercantile Bank Limited, Mandvi** Branch with subsequent interest and expenses.

The Reserve price will be Rs. 24,90,000/- (Rupees Twenty Four Lakhs Ninety Thousand Only) and the earnest money deposit will be Rs. 2,49,000/- (Rupees Two Lakhs Fourty Nine Thousand Only) for Property No. 1

The Reserve price will be Rs. 76,00,000/- (Rupees Seventy Six Lakhs Only) and the earnest money deposit will be Rs. 7,60,000/- (Rupees Seven Lakhs Sixty Thousand Only) for Property No. 2

Place of Submission of EMD and Auction :	**Tamilnad Mercantile Bank Ltd. Mandvi Branch, #100/104, Goradia House, 1st Floor, Kazi Syed Street, Masjid Bunder, Mandvi, Mumbai-400003 E-mail : mandvi@tmb.bank.in Mob. No. 9821165681**
Date and Time of Auction Sale	**30-11-2026 and 03:00 PM to 04:00 PM for Property No. 1 30-11-2026 and 04:00 PM to 05:00 PM for Property No. 2**
Upset Price	**Rs. 24,90,000/- (Rupees Twenty Four Lakhs Ninety Thousand Only) for Property No. 1 Rs. 76,00,000/- (Rupees Seventy Six Lakhs Only) for Property No. 2**

Description of the Properties to the sold

Property No. 1

All that the part and parcel of the commercial Office No. 401, 4th Floor in the building Known as RAM MILAN PREMISES Co-Operative Society Ltd situated at Guru Krupa Building, 133, Kazi Sayed Street, Mumbai-400003 admeasuring 183 Sq.Feet built up area constured on the land bearing C. S. No. 300 and 301 of Mandvi Division, Municipal 'B' Ward in the Registration District of Mumbai standing in the name of Mr. Anuj Chandresh Khimasia S/o Chandresh Khimasia is being bounded by

Boundaries :
East :- Mathruchaya Building
South :- Kazi Sayed Street
West :- Mandvi Navjivan Prem Building
North :- Yogeshwar Building

Property No. 2

All that part and parcel of the office premises 3-B admeasuring 400 Sq. Feet in Carpet Area on 3rd Floor in Avsar Premises Co-Operative Society Ltd. situated at Plot No.77/81, Kazi Sayed Street, Majid Bunder (W), Mumbai-400003 constructed on the land bearing C. T. S. No. 287 of Mandvi Division, Mumbai City standing in the name of the Mr. Anuj Chandresh Khimasia (Proprietor of M/s Ekdant Enterprises) is being bounded by

Boundaries :
East :- Sahakar Bhavan
South :- Kazi Sayed Street
West :- Trumbay Residential
**North :- Sugar House