

इंडियन बैंक **Indian Bank**

ALLAHABAD

Mumbai-Fort Branch, Allahabad Bank Building, 37, Mumbai Samachar Marg, Fort, Mumbai, Maharashtra - 400 001 Phone: 022-22662018 E-Mail - F523@indianbank.co.in Website: www.indianbank.in

Appendix -IV-A [See Proviso to rule 8 (6)] Annexure :IX
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 provision 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 property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of **Indian Bank, Mumbai-Fort Branch, Secured Creditor**, will be sold on "As is where is", "As is what is" and "Whatever there is on 21.11.2023, for recovery Rs. 7,39,05,686/- (Rupees Seven Crore Thirty Nine Lakh Five Thousand Six Hundred Eighty Six only) as on 21.11.2023 due to the **Indian Bank, Mumbai-Fort Branch, Secured Creditor**, from:

- M/s. Nakoda Silver House, through its Proprietor Mr. Pravin B. Gandhi (Borrower) Having address at:- 199/200, Gold Coin Building, Zaveri Bazar, Mumbai - 400002.
- Mr. Pravin Bhawaralal Gandhi (Borrower/Guarantor/Mortgagor), Residing at:- Flat No. A-403 and 404, Anupam CHS., Dharmakhankar Marg, Parel, Sewree Division D. K. Road, Lalbaug, Mumbai - 400012.
- Mrs. Mamta Pravin Gandhi (Guarantor/Mortgagor), Residing at:- Flat No. A-403 and 404, Anupam CHS., Dharmakhankar Marg, Parel, Sewree Division D. K. Road, Lalbaug, Mumbai - 400012.
- M/s. Nakoda Bullion and Silver Pvt. Ltd. (Corporate Guarantor/Mortgagor), Room No. B, 2nd Floor, Coin Building, 199/201, Shaikh Menon Street, Zaveri Bazar, Mumbai - 400002.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

| Detailed description of the Property No.1 | | | |
|--|-----------------|------------------------|--------------------|
| Flat No. 403 and 404, admeasuring area 435*620=1055 sq. ft. (carpet) 4th Floor, A wing Anupam CHSL, Dharmakhankar Marg, Parel Sewree Division, D. K. Road, Lalbaug, Mumbai - 400012. | | | |
| Reserve Price | EMD Amount | Bid Incremental Amount | Property ID No. |
| Rs. 3,42,62,000/- | Rs. 34,27,000/- | Rs. 10,000/- | IDIB000MUMBAI-FORT |
| Encumbrances on Property Nil | | | |
| Date and time of E-auction 14.12.2023 at 11.00 AM | | | |

Bidders are advised to visit the website www.mstcecommerce.com of our E-auction service provider MSTC Ltd. to participate in online bid. For Technical Assistance Please call MSTC HELPDISK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd., please contact tbapiop@mstcecommerce.com and for EMD status please contact tbapfin@mstcecommerce.com.
For property details and photograph of the property and auction terms and conditions please visit: <https://tbapi.in> and for clarifications related to this portal, please contact help line number "18001025026" and "011-41106131".
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://tbapi.in> and www.mstcecommerce.com

Date: 21.11.2023 Sd/-
Place: Mumbai-Fort Authorised Officer Indian Bank

यूनियन बैंक **Union Bank of India**

Regional Office, Mumbai Thane, Dhanlaxmi Industrial Estate, Gokul Nagar, Near Naviti Motors, Thane (W), 400 601. Tel.: 022-21721145 (D)/1746/3741 Fax : 022-21721611 Credit Recovery & Legal Services Department Ref: ROMUMT/CRLD/27/2023-24

DEMAND NOTICE

To: Borrower: 1 Mr. Sikander Gani Shikgar, Flat No. 104, B Wing, Sidheshwar Tower, Ganesh Mandir Road, Near Mahaganpati Hospital, Narayan Nagar, Titwala East, Anahar, Thane - 421605. Sir/Madam, Notice under Sec.13 (2) read with Sec.13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Housing Loan (Ac No. 320306650/200359) with Kalyan Branch. You are addressed No. 1, herein have availed the following credit facilities from our Kalyan (32030) Branch and failed to pay the dues / instalment / interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 18.10.2023, as on 03.11.2023 a sum of Rs.27,86,254.06 (Rupees Twenty Seven Lakhs Eighty Six Thousand Two Hundred Fifty Four and paise Six) together with further interest and charges at the contractual rate from 03.11.2023 is outstanding in your account/s. The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

| Type of Facility | Outstanding Amount as on date of NPA i.e. as on 18.10.2023 | Interest w.e.f. 20.07.2023 to 03.11.2023 | Penal Intt (Simple) | Cost / Charges incurred by Bank | Total dues |
|------------------|--|--|---------------------|---------------------------------|------------------|
| Housing Loan | Rs. 26,94,748.00 | Rs. 91,506.06 | 0.00 | 0.00 | Rs. 27,86,254.06 |
| Total dues | | | | | Rs. 27,86,254.06 |

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. Sikander Gani Shikgar has executed documents and created security interest by way of: Mortgage of immovable property described herein below: Flat No. 108, admeasuring 630 sq.ft. Built up area, 1st Floor, B Wing, Vrundavan Residency, Plot No. 7 & 8, Survey No. 92, Village Dhamote, Taluka Karjat, District Raigad. Therefore you are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, to pay a sum of Rs. 27,86,254.06 (Rupees Twenty Seven Lakhs Eighty Six Thousand Two Hundred Fifty Four and paise Six) together with further interest and charges at the contractual rate from 24.04.2023 as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act. As per section 13 (13) of the Act, on receipt of this notice you are restrained/prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Date: 03.11.2023 Sd/-
Place: Thane Authorised Officer

KRISHNA TOWER CO-OP HOUSING SOCIETY LTD.
(Regd. No. TMA/HSG/7C/10040/1998-99 Dt. 25.09.1998)
Krishna Tower, Kapurbawadi, Lata Kunj Compound, S. V. Road, Thane (W) - 400607.

Form No. 16 (Under Bye-law No. 35) PUBLIC NOTICE

Smt. Pushaben Kishor Gajjar a member of the Krishna Tower Co-operative Housing Society Limited., having address at Kapurbawadi, G. B. Road, Thane (W)-400607 and holding Flat No. 206 in the building of the society died on 08-04-2008, without making nomination. The society hereby invites claim or objection from the heir or heirs or other claimant or claimants objector or objectors to the transfer of the share and interest of the deceased member in the capital / property of society within 15 days from the publications of this notice with copies of such documents and other proofs in support of his / her / their claims objection for transfer of share and interest of the deceased member in the capital / property of the society. If no claims objection are received within the period prescribed above, the society shall be free to deal with shares and interest of the deceased member in capital property of the society in such manners as is provided under the Bye-Laws of the society. The claim, objections if any received by the society for transfer of shares and interest of the deceased member in the capital / property of the society shall be dealt with in the manner provided under the Bye-laws of the society. A copy of Bye-Laws of the society is available for inspection by the claimants, objectors in the office of the society with the secretary of the society between 11.00 A.M. to 12.30 P.M. from the date of publication of the society till the date of expiry of its period. For and on behalf of Krishna Tower CHS Ltd Sd/- Hon. Secretary Place: Thane Date: 24-11-2023

MOTILAL OSWAL HOME LOANS **Motilal Oswal Home Finance Limited**
Regd. Office: Motilal Oswal Tower, Rahmtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, Tel: (022) 47189999 Website: www.motilaloswal.com, Email: hfquery@motilaloswal.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

| Sr No. | Loan Agreement No. / Name of the Borrower/ Co Borrower/Guarantor | Date of Demand Notice and Outstanding | Date of possession Taken | Description of the Immovable Property |
|--------|--|---------------------------------------|--------------------------|---|
| 1 | LXVIR00216-170043773 / Mohamad Islam Siddiqi & Shagufa Yasmeen | 08-08-2023 for Rs. 694156/- | 18-11-2023 | Flat No. 204, 2nd Floor, Green Home Building, Gat No.88, Hissa No. 1, Vangani Village, Taluka- Ambernath, Dist-Thane, Maharashtra 421503 |
| 2 | LXVAS00116-170048737 / Dhiraj Chandra Bhushan Tiwari & Poornima Tiwari | 10-12-2020 for Rs. 525103/- | 20-11-2023 | Flat No - 204, 2nd Floor, Shri Manthan Apartment, Shivaji Nagar, Village Salva, Boisar (W) Palghar, Thane, Maharashtra - 401504 |
| 3 | LXTIT00316-170050065 / Swapnil Suresh Kanerkar & Seema Suresh Kanerkar | 25-05-2021 for Rs. 893122/- | 22-11-2023 | Flat No - 203, 2nd Floor, A - Wing, Vasant Valley Apartment, Near Anand Residency, Koli Farm House, S.No. - 224/3, Opposite Ajit Petrol Pump, Thane, Maharashtra - 421302 |
| 4 | LXVIR00315-160004355 / Bheraram Hansaram Choudhary & Nenu Bheraram Choudhary | 14-09-2021 for Rs. 1069191/- | 22-11-2023 | Flat No. 103, 1st Floor, B - Wing, Mahalaxmi Apartment, Dandipada Road, Near Boisar Station, Palghar, Maharashtra - 401501 |

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sd/-
Authorized Officer
(Motilal Oswal Home Finance Limited)
Date : 24-11-2023

JANA SMALL FINANCE BANK (A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/11, 11/2 & 12/2B, Of Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned auction for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

| Sr. No. | Loan Account Number | Name of Original Borrower/ Co-Borrower/ Guarantor | Date of 13-2 Notice | Date of Possession | Present Outstanding balance as on 21.11.2023 | Date & Time of Inspection of the property | Reserve Price in INR | Earnest Money Deposit (EMD) in INR | Date and Time of E-Auction | Last date TIME & Place for submission of Bid |
|---|---------------------|--|---------------------|--------------------|--|---|--|--|----------------------------|---|
| 1 | 3070942000503 | 1) Arjun Sahebrao Parbhane, And also at: Arjun Sahebrao Parbhane, 2) Manda Sahebrao Parbhane | 06.06.2022 | 06.09.2022 | Rs.10,25,118.08 (Rupees Ten Lakh Twenty Five Thousand One Hundred Eighteen and Eight Paise Only) | 11.12.2023 09:30 AM to 05:00 PM | Rs.12,38,000/- (Rupees Twelve Lacs Thirty Eight Thousand Only) | Rs.1,23,800/- (Rupees One Lakh Twenty Three Thousand Eight Hundred Only) | 26.12.2023 @ 11:30 AM | 22.12.2023, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037 |
| Details of Secured Assets: All that piece and parcel of the immovable property admeasuring 550 sq.ft., Flat No.302, 3rd Floor, R.S. Tower, Sr. No.230/2B/3/4, Plot No.1, Bhingar, Ahmednagar-414002 and the said land is bounded as under: On or towards: East: Flat No.301, South: Rear Margin, West: Side Margin, North: Flat No.303. | | | | | | | | | | |
| 2 | 3070942000911 | 1) Krishna Chandra Biswas, 2) Arundhati Krishna Biswas, 3) Bishnu Krishna Biswas | 11.04.2022 | 14.07.2022 | Rs.17,55,279.00 (Rupees Seventeen Lakh Fifty Five Thousand Two Hundred Seventy Nine Only) | 11.12.2023 09:30 AM to 05:00 PM | Rs.11,43,000/- (Rupees Eleven Lacs Forty Three Thousand Only) | Rs.1,14,300/- (Rupees One Lakh Fourteen Thousand Three Hundred Only) | 26.12.2023 @ 11:30 AM | 22.12.2023, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037 |
| Details of Secured Assets: All that piece and parcel of the Vedant Row Housing, Block No.3, admeasuring 52.50 Sq.mtrs, Pl No.8-9/3, SR No.74/1A/2, Jijai Nagar, Bplhegaon, Ahmednagar-414411 and within the local limits of Solapur Municipal Council. Towards: East by: Block No.4, West by: Block No.4, North by: Survey No.74, South by: 6 mt. Road. | | | | | | | | | | |
| 3 | 4569942200788 | 1) Mr. Malhari Laxman Yempure, 2) Mrs. Sharda Malhari Yempure, 3) Mr. Akshay Malhari Yempure | 31.05.2021 | 05.08.2021 | Rs.35,86,087.49 (Rupees Thirty Five Lakh Eighty Six Thousand Eighty Seven and Forty Nine Paise Only) | 11.12.2023 09:30 AM to 05:00 PM | Rs.44,69,000/- (Rupees Forty Four Lacs Sixty Nine Thousand Only) | Rs.4,46,900/- (Rupees Four Lakh Forty Six Thousand Nine Hundred Only) | 26.12.2023 @ 11:30 AM | 22.12.2023, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037 |
| Details of Secured Assets: All that piece and parcel of the property bearing Grampanchayat Milkat No.7 along with RCC construction standing thereon admeasuring 1470 square feet situated at Village Kondhawali, Taluka Mulshi, District Pune and within the local limits of Kondhawali Grampanchayat and is bounded as under: By Gat No.1, West: By Property of Mrs. Manabai Choudhary, North: By Property of Mr. Kundlik Gurav & others, South: By Gat No.1. | | | | | | | | | | |

The properties are being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the E-Auction will be conducted 'On Line'. The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal <https://bankauctions.in> & www.foreclosureindia.com. For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure**; Contact Mr. Bhaskar Naidu Contact Number: 8142000899/ 8142000061. Email id: info@bankauctions.in / subbarao@bankauctions.in

For further details on terms and conditions to take part in e-auction proceedings and any for which you are relating to property please contact **Jana Small Finance Bank authorized officers Mr. Kaushik Bag (Mob No.7019949040), Mr. Ajan Naik (Mob No.9960948687)**. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/s/ Mortgagors about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 24.11.2023, Place: Pune Sd/- Authorized Officer, Jana Small Finance Bank Limited

ADITYA BIRLA CAPITAL **PROTECTING INVESTING FINANCING ADVISING**

ADITYA BIRLA HOUSING FINANCE LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited, G-Corp Tech Park, 5th Floor, Ghodunder Road, Next to Hyper City Mall, Thane (W) - 400 607.
1. ABHL: Authorized Officer Mr. Jignesh Jadhav, Contact: 9823271213 and Mr. Mahesh Gawde 9271756797, Chirag Lokhande: 9773758208
2. Auction Service Provider (ASP):- M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakravorty

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. 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 Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" Basis.

| Sr No. | Name of the Borrowers & Co. Borrowers | Description of Properties Secured Assets | Amount as per Demand Notice | Reserve Price | EMD | Last EMD Date | Inspection Date and Time | Date of E-Auction |
|--------|--|--|---|--|---|---------------|--|-------------------|
| 1. | Vishal Neesh Bhatia, Heena Vishal Bhatia | All That Piece and Parcel along with the Construction At Karjat-Murbad Road, Tal-Karjat, 3rd Floor, Flat No. 301, Building No. 1A Wing Project Udaan Avenue Behind Nirman Nagari, Near Neral Railway Station, Raigad-Maharashtra-India-410101 | INR 21,91,745.40 /- (Rupees Twenty One Lacs Ninety One Thousand Seven Hundred Forty Five and Forty Paise Only) as On 14.07.2021 | INR 15,37,800/- (Rupees Fifteen Lacs Thirty Seven Thousand Eight Hundred Only) | INR 1,53,780/- (Rupees One Lac Fifty Three Thousand Seven Hundred and Eighty Only) | 27-12-2023. | 26-12-2023 between 11:00 am to 04:00 pm. | 28-12-2023 |
| 2. | Vijay Bachuram Pashi, Chaya Vijay Pashi | All That Piece and Parcel Of Flat No. 03 & 04, On the Ground floor, Admeasuring 55.52 Sq. Mtrs. (Built Up Area), In the Building Known As "Shree Sairaj Apartment" Constructed On Land Bearing Survey No. 406, (old), 161(New), Hissa No. 2/2, Situated At Village-Narang, Tal-Vasai, District- Palghar, Within The Area of Sub-Registrar At Vasai, Maharashtra-401305 | INR 15,79,728/- (Rupees Fifteen Lacs Seventy Nine Thousand Seven Hundred and Forty Eight Only) as On 12.04.2023 | INR 12,91,680/- (Rupees Twelve Lacs Ninety One Thousand Six Hundred and Eighty Only) | INR 1,29,168/- (Rupees One Lac Twenty Nine thousand One Hundred and sixty Eight Only) | 27-12-2023 | 26-12-2023 between 11:00 am to 04:00 pm. | 28-12-2023 |
| 3. | Sachin Vishwanath Tangadi, Aruna Sachin Tangadi. | All That Piece and Parcel Of Flat No. 003, Ground Floor, Admeasuring 700 Sq. Mtrs. Carpet, In B-Wing, In Building Known As "Sunflower", Constructed On Land Bearing Survey No. 63/2, Admeasuring 2120 Sq. Mtrs., Situated At Village-Kharbhav, Taluka Bhiwandri, District Thane Within The Limits of Gram Panchayat Kharbhav, District Thane, Sub Registration District Bhiwandri and Bounded as: East: Open Plot, West: A Wing, North: Road, South: Road | INR 18,72,419 /- (Rupees Eighteen Lacs Seventy Two Thousand Four Hundred and Nineteen Only) as On 17.09.2022 | INR 14,40,720/- (Rupees Fourteen Lacs Forty Thousand Seven Hundred and Twenty Only) | INR 1,44,072/- (Rupees One Lac Forty Four Thousand and Seventy Two Only) | 27-12-2023 | 26-12-2023 between 11:00 am to 04:00 pm. | 28-12-2023 |
| 4. | Naval Deep Amarnath Gupta, Kantidevi Amarnath Gupta, Amarnath Munilal Gupta. | All That Piece and Parcel Of Flat No. G-02, On Ground Floor, Admeasuring 520 Sq. Ft. (Built Up Area), In Building Known As Krishna Valley, Constructed On Land Bearing Survey No. 169, Plot No. 59, Lying and Being Situated In The Revenue Village Mamdapur, Within The Limits Of The Registration District Raigad, Sub-Registration District Karjat, and Also Within The Limits Of Mamdapur Gram Panchayat, and Bounded As: East: Open Plot, West: Open Plot, North: Open Plot, South: Open Plot | INR 18,33,109.37/- (Rupees Eighteen Lacs Thirty Three Thousand One Hundred Nine and Thirty Seven Paise Only) as On 17.05.2022 | INR 14,14,400/- (Rupees Fourteen Lacs Fourteen Thousand Four Hundred Only) | INR 1,41,440/- (Rupees One Lac Forty One Thousand Four Hundred and Forty Only) | 27-12-2023. | 26-12-2023 between 11:00 am to 04:00 pm. | 28-12-2023 |
| 5. | Ashish Mahanand Gupta, Soni Ashish Gupta. | All That Piece and Parcel of Shop No. 32, Ground Floor, D Wing, Building Type 21/2, Mohan Nano Estate, Khoj-Khuntavili, Ambernath (West), Survey No. 24 (PT), 25 (PT), Dist Thane-421501, Admeasuring 233 Sq. Ft. And Bounded As: East: Open Plot, West: Internal Road, North: Ishwar Building, South: Under Construction Building | INR 21,30,147.92/- (Rupees Twenty One Lacs Thirty Thousand One Hundred Forty Seven and Ninety Two Paise Only) as On 07.11.2022 | INR 20,00,000/- (Rupees Twenty Lacs Only) | INR 2,00,000/- (Rupees Two Lacs Only) | 27-12-2023 | 26-12-2023 between 11:00 am to 04:00 pm | 28-12-2023 |

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties> -for-auction-under-sarfaesi-act or <https://BestAuctionDeal.com>

Date: 24-11-2023 Place: Mumbai Authorized Officer Aditya Birla Housing Finance Limited

GIC HOUSING FINANCE LTD.
CORPORATE OFFICE / HEAD OFFICE : GICHL, National Insurance Building, 6Th Floor, J. T. Road, Next To Astoria Hotel, Churghata, Mumbai, 400 020. Tel.: (022) 2285 1765 / 66 / 67 Email: Corporate@GicHf.com Website: www.gicHfIndia.com
KALYAN BRANCH OFFICE: B-301, Ved Mantra, Behind Dakshin Mukhi Hanuman Mandir, Agra Road, Kalyan (West), 421301. Phone No. 0251-6536537, 0251-2210125.
VASAI BRANCH : Gic Housing Finance Ltd., B/101, 1St Floor, Kinni Arcade, Barampur, Near Stella Petrol Pump, Vasai (W), Palghar - 401 202. Tel : 8080022309 / 8080322309 E-Mail : Vasai@GicHf.co.in
VIRAR BRANCH : 3rd Floor, Sandeep House, Tirupati Nagar, Phase -1, Opp. Royal Academic School, VIRAR (West) - 401303 PHONE - 0250-2505222, 2506565, 2507003

DEMAND NOTICE

(IN PURSUANCE WITH SECTION 13 (2) OF THE SARFAESI ACT, 2002)

"GIC Housing Finance Ltd. (GICHL) had sanctioned Housing loan/Mortgage loan/Repair & Renovation loan to the following borrower(s) to purchase/renovate/loan against residential premises by creating equitable mortgage in favor of GICHL". The repayment of the loan(s) is irregular and the account(s) is finally classified as Non Performing Asset in accordance with directions and guidelines of National Housing Bank. GICHL has therefore invoked its rights under section 13 (2) of the SARFAESI ACT, 2002 and called upon the borrower(s) to repay the total outstanding due mentioned therein, within 60 days from the date of the said Demand notice(s). The borrower(s) is hereby again called upon publicly to pay the said total dues plus the charges & interest accrued till date within 60 days from the date of this notice failing which GICHL shall resort to all or any of the legal rights to TAKE POSSESSION of the said property(ies) and dispose it and adjust the proceeds against the outstanding dues amount. The borrower(s) is also restrained from alienating or creating third party interest on the ownership of the property(ies).

| Sr. No. | Name Of Borrower And Co-Borrower / Loan Number / Branch | Address Of Mortgaged Property | Outstanding Dues As Per Demand Notice (Amt In Rs.) | Date Of Demand Notice |
|---------|--|--|--|-----------------------|
| 1 | MH0560600001213 / MR.VISHWAS SHRIKANT SANGARE & MR.PREM VISHWAS SANGARE KALYAN BRANCH | Gut No: Sr No 1 19 1A 2A/2, Building Name: Avighna Residency, House No: Fit No B-201, Floor No: 2Nd Flr, Plot No: Sr No 1 19 1A 2A/2, Street Name: Bopele, Land Mark: Vill Bopele, Village: Bopele Karjat, Location: Neral, Taluka: Karjat, State: Maharashtra, Pin Code: 410101, Police Station: Neral, North By: Open Space, South By: A Wing, East By: Open Plot, West By: Road. | 12,79,243/- | 27-10-2023 |
| 2 | MH0560600001495 / MRS.DIPTI DATTA KATKADE KALYAN BRANCH | Gut No: 140, Building Name: Marathon Nextown - Opal, House No: A-1502, Floor No: 15Th, Plot No: 220/2, Street Name: Klayan Shiphata Road, Street No.: Sector Ward No.: Land Mark: Shiphata, Village: Desai, Location: Manpada, Taluka: Thane, State: Maharashtra, Pin Code: 421204, Police Station: Manpada Dombivli, North By: Bldg B, South By: Bldg G, East By: Clock Tower, West By: Bldg F. | 32,94,380/- | 27-10-2023 |
| 3 | MH0560600002055 / MR.DNYANESHWAR BIBHISHAN DAIN KALYAN BRANCH | Gut No: 23 Hissa No 7/1, Building Name: Krishna Residency Chs, House No: 101, Floor No: 1St Flr, Plot No: 101, Street Name: Badlapur, Sector Ward No: Badlapur, Land Mark: Muthoot Finance, Village: Belavli, Location: Ambernath, Taluka: Ambernath, State: Maharashtra, Pin Code: 421501, Police Station: Ambernath, North By: Parking, South By: Compound Wall, East By: Temple, West By: Flat. | 15,54,165/- | 27-10-2023 |
| 4 | MH0560600000211 / MRS.NAMRATA SANTOSH SAWANT & MR.SANTOSH D SAWANT KALYAN BRANCH | Building Name: Rama Apartment, House No: Fit No 101, Floor No: 1St Flr, Plot No: Plot No B-143, Street Name: Sector 19 Ges, Land Mark: Sector 19, Village: Koparkhairne, Location: Kopar Khairne, Taluka: Navi Mumbai, State: Maharashtra, Pin Code: 400709, Police Station: Koparkhairne, North By: Road, South By: Plot No 142, East By: Matru Krupa, West By: Plot No 144. | 13,19,400/- | 27-10-2023 |
| 5 | MH0560600001934 / MR.NITIN DADA LADE, MR.UMESH DADA LADE & MR.DADA C. LADE KALYAN BRANCH | Gut No: 539, Building Name: Ss-ii/A, House No: Ss-ii/A-539, Floor No: Ground, Plot No: 539, Street Name: Sec 2, Street No.: Sector Ward No: 2, Land Mark: Nr Terna College, Village: Koparkhairane, Location: Kopar Khairne, Taluka: Navi Mumbai, State: Maharashtra, Pin Code: 400709, Police Station: Koparkhairane, North By: Ss 538, South By: Ss 540, East By: Pathway, West By: Open Space. | 15,56,878/- | 27-10-2023 |
| 6 | MH0560600000100 / MR.MAHESH ASHOK SALVI & MRS.LEENATA MAHESH SALVI KALYAN BRANCH | Gut No: Sr No 29, 3233, Building Name: Falco Riverside, House No: Flat No 303, Floor No: 3Rd Flr, Plot No: H No 11 4A, Street Name: Mohli, Land Mark: Nrc Colony, Village: Ambivali East, Location: Ambivali, State: Maharashtra, Pin Code: 402301, Police Station: Ambivali, North By: Open Space, South By: Open Space, East By: Open Space, West By: Open Space. | 17,64,955/- | 27-10-2023 |
| 7 | MH0560600001952 / MR.HARIDAS S.KEZHUKODDA KALYAN BRANCH | Gut No: Sr No 131 54/3, Building Name: J P Regency, House No: B-608, Floor No: 6Th, Plot No: H No 3B 4A 1 2 8/1A, Street Name: Sr No 131, Sector Ward No: 4H No 3B 4A 1 2 8/1A/2/K, Land Mark: Vill - Pale, Village: Pale Ambernath, Location: Ambernath, Taluka: Ambernath, State: Maharashtra, Pin Code: 421501, Police Station: Ambernath, North By: Internal Road, South By: Open Space, East By: A Wing, West By: C Wing. | 27,13,078/- | 27-10-2023 |
| 8 | MH0560600001592 / MR.JEEVAN MADHUKAR ADHANGALE & MRS.SULBHA JEEVAN ADHANGALE KALYAN BRANCH | Gut No: Plot No D-4, Building Name: Pranay Chs Ltd, House No: Fit No 201, Floor No: 2Nd Flr, Plot No: Plot No D-4, Street Name: Plot No D-4, Land Mark: | | |