

**IDBI BANK** Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005  
 Branch Office: IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane (W), Maharashtra - 400604. M. No.: 9839635346/506670267/720825656  
 Email: abhishek.singh@idbi.co.in & m.kangle@idbi.co.in Website: www.idbibank.in

**PUBLIC NOTICE FOR SALE THROUGH E-Auction**  
 See Proviso to Rule 8(6) or 9(1)  
**RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION IN DOMBIVLI EAST, THANE**  
 Sale of Immovable properties mortgaged as security for availing financial assistance by **MADHAVI GAUTAM VARIK**

The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer in sealed covers for sale of the following property mortgaged as security for availing financial assistance by Madhavi Gautam Varik under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 read with proviso to rule 8(6) or 9(1), possession whereof has been taken by the AO, IDBI Bank Ltd on 16.01.2025.

**Brief Description of Properties:**  
 Property owned by Madhavi Gautam Varik  
 Address: Flat No. 102, 1st Floor, A/Wing, Sarvodaya Anand, Manpada Road, Dombivli East, Thane 421201 Maharashtra.  
 Carpet Area: 495 Sq.ft.

**2) The dues of IDBI Bank Ltd. Outstanding:**  
 Madhavi Gautam Varik dues as on 04.02.2025 stand at Rs. 36,10,000/- (plus expenses, charges and further interest thereon with effect from 05.02.2025.

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date of E-Auction & Time
Rs.30.60 lakh	Rs.3.10 lakh	11.03.2025 (11.00 am to 4.00 pm)	18.03.2025 till 4.00 PM	19.03.2025 From 11.30 AM to 12.00 PM

Branch Office: IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane (W), Maharashtra - 400604.

**4) Gist of the terms & conditions appearing in Bid Document:**  
 1. The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.  
 2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs. 10,000.00  
 3. The Earnest Money Deposit (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at [www.bankauctionz.com](http://www.bankauctionz.com) and shall take place on 19.03.2025 at 11.30 am to 12.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/s ANTARES SYSTEMS LIMITED, #24, Sucha Complex, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. Contact person Email: [sushmitha@antaresystems.com](mailto:sushmitha@antaresystems.com) / [marina.ja@antaresystems.com](mailto:marina.ja@antaresystems.com) / [8951944383@antaresystems.com](mailto:8951944383@antaresystems.com) (For Technical and Bidding Process).  
 4. Bidders are advised to go through the website: [www.bankauctionz.com](http://www.bankauctionz.com) for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.  
 5. Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Tik Chawk Branch, Payable at Mumbai or to be remitted to Account No. 45634915010026, IFSC Code: IBKL0000456. Branch Name: IDBI Bank Limited, Tik Chawk, Kalyan West. Thane by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proof) like PAN Card (compulsory), Aadhar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.  
 6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.  
 7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.  
 8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.  
 9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured Assets or for procuring any permissions etc for the dues of any authority established by law.  
 10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.  
 11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.  
 12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W), Maharashtra - 400604., on M. No.: 9839635346/506670267/720825656, Email: [abhishek.singh@idbi.co.in](mailto:abhishek.singh@idbi.co.in) and also be downloaded from [www.idbibank.in](http://www.idbibank.in)  
 13. Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 9839635346. Email: [abhishek.singh@idbi.co.in](mailto:abhishek.singh@idbi.co.in) at the above address in person during November 08, 2024 to December 12, 2024 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc..  
 14. Borrowers/Guarantors are also hereby given notice under rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in rule 8(5) of the Rules.

Place: Mumbai Date: 17.02.2025 Sd/- Authorized Officer, IDBI Bank Ltd

**PUBLIC NOTICE GOLD AUCTION**

Notice is hereby given to the public in general and the account holders in particular that e-auction of the pledged gold ornaments in the below mentioned accounts will be conducted by Federal Bank Ltd., on 07.03.2025 through online portal, <https://gold.samil.in>. Interested buyers may log on to the auction portal or contact the Bank at Br. Virar for further information. In case e-auction is not materialised for any reason on the date mentioned above, with respect any or all items of the pledged ornaments, Bank shall be conducting private sale of the items on any subsequent date/s without further notice.

Loan Account Number	Name
1551610050708	Shaikh Mohammed
15516100506953	Chandrashekar A Patil
15516100510286	Raksha Krushi Dhanak
15516100510260	Ganesh Gava
15516100510278	Ganesh Gava
15516100507928	Vaibhav Dilipbhai Mistry
15516100507936	Vaibhav Dilipbhai Mistry
15516100510336	Mohansingh Vasantsingh Rajput
15516100509445	Pravriti Uday Singh
15516100511524	Poonam Priyank Jadhav

Place: Virar Date: 17.02.2025 Sd/- Authorized Officer For The Federal Bank Ltd

**डॉ. विवेकी नगरी सहकारी बँक लि.**  
**DNS BANK** (मल्टी-स्टेट रेग्युलेट बँक)  
 अर्धराज्य विचारित मित्रे जन्म विचारसामा अर्ध मित्रे  
 Recovery Department, 2<sup>nd</sup> Floor, Madhukunj, P-52, MIDC, Phase-II, Sonarpada, Kalyan shil Road, Dombivli (East), District Thane-421 204. Telephone No.: 0251-2875000/2875119

**POSSESSION NOTICE**  
 (See Rule 8(i)) For Immovable Property

Whereas,  
 The undersigned being Authorized Officer of the Dombivli Nagari Sahakari Bank Limited under the Securitization 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 11/08/2023 calling upon the Borrower Mr. Omkar Balasaheb Kenjale & others to repay the amount mentioned in the notice being Rs.4,60,953.40 (Rupees Four Lakh Sixty Thousand Nine Hundred Fifty Three and paise Forty only) as on 11/08/2023 together with further interest thereon, within 60 days from the receipt of the said notice.

The Borrower/Mortgagors/Guarantors having failed to repay the amount, notice is hereby given to the borrower/Mortgagors/Guarantors and the public in general that the undersigned on 13/02/2025 has taken Physical Possession of the property described herein below through the Circle Officer, Shendre Tal. and Dist. Sata. in exercise of powers conferred on him under Sub-Section (4) Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules.

The Borrower/Mortgagors/Guarantors in particular and the public in general is hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of Dombivli Nagari Sahakari Bank Limited for an amount of Rs. 4,60,953.40 (Rupees Four Lakh Sixty Thousand Nine Hundred Fifty Three and Paise Forty only) as on 11/08/2023 together with further interest thereon till realization of entire dues.

The attention of the Borrower/Mortgagor is invited to the provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

ALL THAT PIECES AND PARCELS OF Open Non Agricultural Plot No.151 Admeasuring 135.00 Sq. Mtrs In Survey No. 172/4+5+6 Situated At Village Songaon Tar Sataru Within The Limits of Registration District and Sub-District-Satara. The Plot No.151 is bounded as follows:  
 On or Towards East Side : 6 meter Wide Road in the Same Lay out.  
 On or Towards South Side : Plot No.152 in the Same Lay Out .  
 On or Towards West Side : Open Space in the Same Lay out and  
 On or towards North Side : Open Space in the same lay out.

Sd/-  
 (Mr. Shrikant Sadashiv Biraje)  
 Authorized Officer  
 (Dombivli Nagari Sahakari Bank Ltd.)

Date : 15.02.2025  
 Place : Satara

**KOKAN MERCANTILE CO-OP BANK LIMITED** Multi State Bank Since 1973  
 Registered Office: 1st Floor, Harbour Crest, Mazgaon T.T, Mumbai 400010. | Phone: 23723753, 23729968, 23729970, 23729971, 23734202, 23734311. Fax: 23748589 | W: [www.kokanbank.in](http://www.kokanbank.in)

**SALE NOTICE**

Notice is hereby given to the public in general and to the Borrower, Partners & Sureties in particular by the Authorized Officer that the under mentioned property mortgaged to Kokan Mercantile Co-operative Bank Limited has taken physical possession on 28.01.2025 under the provision of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 will be sold by tender cum public auction as mentioned below for recovery of secured debt amounting to Rs.68,47,803.75 (Rupees Sixty Eight Lacs Forty Seven Thousand Eight Hundred Three and paise seventy five only) towards loan account No.70315 of M/S.U.M Marine Agency LLP and further interest @ 13% p.a. as detailed below:  
 The property will be sold without furniture and fixtures on "as is where is and as is what is" basis/condition.

Sr. No.	Name	Description of property	Status of the property	Reserve Price	E.M.D. (In Rs.)	Inspection date and time	Sale date and time
1.	Loan A/C. 70315 KURLA BRANCH	Flat no.2, adm. About 67 sq.mtrs, built up area on the ground floor in building no.3, of the society, known as Kuria M.I.G. Sangam CHS Ltd, situate at M.I.G. Colony, Vinobha Bhawe Nagar, Kuria (W), Mumbai - 400070 on the property bearing survey no.171 to 174 & 260 to 263 (CTS No.322) of Mouje Kuria-II Mumbai Suburban District.	Physical possession with the bank.	Rs. 97,50,000/-	Rs. 9,75,000/-	18.03.2025 from 11.00 am to 4.00 p.m.	25.03.2025 at 11 a.m.

Intending buyers may inspect the property on the date and time as mentioned above. The particulars in respect of the immovable secured property specified hereinabove have been stated to the best of the information and knowledge of the undersigned who shall however not be responsible for any error, misstatement or omission in the said particulars.

**Terms and Conditions of public auction:-**  
 1) Sale is strictly subject to the terms and conditions mentioned hereunder.  
 2) The property will be sold without furniture and fixture on "As is where is and "As is what is" condition.  
 3) The property under auction can be inspected on the date & time specified above. For any queries with regards to the inspection of the property or submission of tenders, kindly contact the Authorised Officer -Kokan Mercantile Co-op Bank Ltd, 1st floor Harbour Crest, Mazgaon T.T., Mumbai -400010. Phone : 9820547700/9833657955.  
 4) The interested buyers may send their offers for the above property in a sealed cover along with the Demand Draft of earnest money, deposit (EMD) at the Office of the Authorised Officer, Kokan Mer.Co-op Bank Limited, 1st floor Harbour Crest, Mazgaon, T.T, Mumbai -400010, on or before 21.03.2025. The sealed cover will be opened by the Authorised Officer at 1st floor, Harbour Crest, Mazgaon, Mumbai -400010 in the presence of available intending bidders, Borrower, Partners & Sureties on 25.03.2025 at 11 a.m. the time of sale.  
 5) Offers or conditional offers that are not filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers and accordingly shall be rejected. The earnest money deposit shall not carry any interest.  
 6) Along with offer document, the interested intending bidder shall also attach a copy of the KYC Document (Pan Card, & Address Proof).  
 7) In no eventuality the property would be sold below the reserve price.  
 8) Property shall be sold to the highest bidder/offerer subject to acceptance of the bid by the secured creditor i.e. Kokan Mer.Co-op Bank Ltd. However the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary which will take place at the said place, date and time.  
 9) The Auction/Inter Se Biddings will also take place at the same place when the intending bidder may remain present and submit their offers directly and revise their offers upwards.  
 10) All dues and outgoings i.e. Municipal Taxes, Maintenance /Society Charges, Electricity and water taxes or any other dues including all overdue in respect of the said property shall be paid by the successful bidder/purchaser.  
 11) The successful bidder/purchaser shall have to pay 25% of the purchase amount (after adjusting the E.M.D. already paid) immediately within 2 working days from the acceptance of the offer by the Authorised Officer in respect of the sale failing which the earnest money deposit will be forfeited.  
 12) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorised Officer. In the event of the default in payment of the balance 75% of the sale price or any part thereof within the prescribed period, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the property once again and the defaulting Purchaser shall forfeit all claims to the property or to any part of the sum already paid towards the purchase thereof.  
 13) Sale is subject to confirmation by the Secured Creditor.  
 14) The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents and other risk from the date of the confirmation of the sale by the undersigned Authorised Officer. The successful bidder shall not be entitled to allow the sale on any ground of whatsoever nature.  
 15) Any Statutory & Other dues payable including society dues if any and dues on the property shall be borne by the Purchaser and all expenses relating to Stamp Duty, Registration Charges, Transfer charges and any other expenses and charges in respect of the registration of the Sale Certificate for the above referred property shall be borne by the successful bidder.  
 16) No persons other than the intending bidders/offers themselves or their duly Authorised representative shall be allowed to participate in the auction/sale proceedings.  
 17) The sale will be conducted as per the provisions and rules of Securitisation and Reconstruction Of Financial Assets and Enforcement of Security Interest Act 2002

**STATUTORY 30 DAYS SALE NOTICE UNDER rule 8 (6) OF SARFAESI ACT 2002**  
 The borrower, partners and sureties are hereby notified to pay the aforesaid sum outstanding up to date and ancillary expenses from 30 days from today failing which the property will be put up for sale/sold and balance dues if any will be recovered with interest and cost

Place : MUMBAI Date : 17.02.2025 Sd/- Authorized Officer s/d Kokan Mer.Co-op Bank Limited

**CITY UNION BANK LIMITED**  
 Credit Recovery and Management Department  
 Administrative Office, No.24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id: [crmd@cityunionbank.in](mailto:crmd@cityunionbank.in), Phone: 0435-2432322, Fax: 0435-2431746

**RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002**

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of Rs.30,49,952/- (Rupees Thirty Lakh Forty Nine Thousand Nine Hundred and Fifty Two only) as on 10/02/2025 together with further interest to be charged from 13/02/2025 onwards and other expenses, any other dues to the Bank by the borrowers/ guarantors No.1) Mr. Ramesh Kankaiiah Bandi, S/o. Kankaiiah Bandi, H.No.1007, Room No.7, 2nd Floor, Vasam Niwas, Near Bhaji Market, Padma Nagar, Bhiwandi Thane - 421302. No.2) Mrs. Annapurna Ramesh Bandi, W/o. Ramesh Kankaiiah Bandi, H.No.1007, Room No.7, 2nd Floor, Vasam Niwas, Near Bhaji Market, Padma Nagar, Bhiwandi Thane - 421302.

**Immovable Property Mortgaged to our Bank**  
 (Property Owned by Ramesh Kankaiiah Bandi, S/o. Kankaiiah Bandi)

AAI that RCC Powerloom Shed bearing No.41/A, New Kaneri, admeasuring about 2,218.00 sq.ft. Equivalent to 206.13 sq. mtrs., on Ground Floor, Constructed on land bearing Survey No.36, Hissa No.1, Paiki, situated, lying and being at Mouje-Kamatghar, Taluka-Bhiwandi, District-Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi Sub-Registration District and Taluka, Bhiwandi Registration District and District Thane, State Maharashtra. Boundaries of the Property : East - Building, West - Building, North-Building, South- Internal Road.

**Reserve Price : Rs.36,00,000/-**  
 (Rupees Thirty Six Lakh only)

Date of Re-Tender-cum-Auction Sale	Venue
06-03-2025	City Union Bank Limited, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West, Maharashtra - 400602. Telephone No.022-25384747, Cell No.9325871410.

**Terms and Conditions of Re-Tender-cum-Auction Sale:**  
 (1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Thane Branch, Shop No.2, Ground Floor, Tropical Elite Building, Opposite Naupada Police Station, Naupada, Thane West, Maharashtra - 400602. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 01.00 pm, on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.022-25384747, Cell No.9325871410. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 02.00 pm, on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 15-02-2025 Sd/- Authorized Officer  
 Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287, Telephone No.0435-2402232, Fax: 0435-2431746, Website: [www.cityunionbank.com](http://www.cityunionbank.com)

**MAHAGENCO** Office of the Executive Director (IT), 'Estrella Battery Expansion Building', '1st Floor', Plot No.-1, Dharavi Road, Matunga (East), Mumbai-400 019. Phone (F) : 022-69425000, Email- [edit@mahagenco.in](mailto:edit@mahagenco.in)

E-Tender is invited online from experienced and reputed manufacturers/suppliers/contractor for the supply/works of following at IT section, Dharavi, Mumbai.

Sr. No.	Tender / RFx No.	Description	Estimated Cost	EMD (Rs.)	Sale Period	Last Date of Submission
1	3000055030	Design, Development, Testing, Implementation Hosting and Maintenance of Weigh Bridge Management Application (Weighing for Coal, Ash, Major material etc.).	Rs. 1,24,95,499.84/-	Rs. 1,28,455/-	17th February 2025 at 11:00 hrs To 10th March 2025 at 15:00 hrs	11th March 2025 at 15:00 hrs
2	3000055029	Availing annual software as a service of Legal / Litigation Management software for MAHAGENCO.	Rs. 3,00,000/-	Rs. 6,500/-	17th February 2025 at 11:00 hrs To 10th March 2025 at 15:00 hrs	11th March 2025 at 15:00 hrs

Contact Person Office of the Executive Director (IT), Email: - [edit@mahagenco.in](mailto:edit@mahagenco.in)

The tender cost is Rs. 1180 /-. Tender cost and EMD to be paid online only. Tenders are available for sell on our website from date 17th February 2025 at 11.00 hrs. For more details visit our website <https://procurement.mahagenco.in/>. Vendors are requested to register their firm for E-Tendering. Please log on to our website <https://procurement.mahagenco.in/> Sd/- Executive Director (IT), MAHAGENCO

**Public Notice For E-Auction Cum Sale (Appendix - IV) (Rule 8(6))**  
 Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.38, Udyog Vihar, Phase-V, Gurgaon-122015, (Haryana) and Branch Office at - "IIFL Home Sun Infotech Park Road No. 16V Plot No.B-23, Thane Industrial Area Wagle Estate Thane - 400604" under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"), whereas the Authorized Officer (AO) of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan account/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: [www.iiflhome.com](http://www.iiflhome.com)

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Sanjay Rajal Bhargava 2. Mrs. Mala Sanjay Bhargava (Prospect No. 929553)	23-Nov-2023 Rs. 21,10,858/- (Rupees Twenty One Lakh Twenty Eight Hundred and Fifty Eight Only)	All that part and parcel of the property bearing Flat No. 410, Wing No. 4, B Wing, B1, JP Symphony, S.No.108 H.No.1, S.No.138 H.No.12, Mouje Ambernath, Tal.ambarnath, Dist.thane, 421005, Area Admeasuring (in Sq. Ft.): Property Type: Saleable area. Carpet area. Property Area: 524.00, 321.00, Super Built Up Area-483 Sq. Ft.	06-Dec-2024	Rs. 14,00,000/- (Rupees One Lakh Forty Thousand Only)
1. Mr. Sandip Bhaswas 2. Mrs. Alo Debnath (Prospect No. 11011449)	28-Jan-2022 Rs. 12,75,398/- (Rupees Twelve Lakh Seventy Five Thousand Three Hundred Ninety Eight Only)	All that part and parcel of the property Flat No. 503, Floor No. 5, B5, Prem Narayan Residency, S No 59/22, Ad Nagar Village Tal. Shapur Dist. Thane. 421601 Area comprising 16.74 sq meter. (Super built up area:261 sq. ft.)	03-Sep-2024	Rs. 5,00,000/- (Rupees Five Lakh Only)
1. Mr. Tarique Umar Imtiaz Khan 2. Mrs. Najneem Mohd Tarique Khan 3. Taqeer Textiles (Prospect No. 11028449)	12-Jun-2023 Rs. 26,29,299/- (Rupees Twenty Six Lakh Twenty Nine Thousand Two Hundred Ninety Nine Only)	All that part and parcel of the property bearing H.No. 1, 195/63, S. No. 34, Hissa No. 1, Land Area 1800 sq. ft., Carpet Area 1650 sq. ft., Madga Compound, Khadiji Paar, Near Sadapura Hotel, Katia, Bhavnagar, Thane., Maharashtra, 421302.	08-Sep-2023	Rs. 15,79,000/- (Rupees Fifteen Lakh Seventy Nine Thousand Only)
1. Mr. Kumar Mani 2. Mrs. Bharati Kumar (Prospect No. 937761)	06-Sep-2021 Rs. 20,59,213.00/- (Rupees Twenty Lakh Fifty Nine Thousand Two Hundred Thirteen Only)	All that part and parcel of the property bearing Flat No. 607, Floor No. 6, Wing D, measuring 294 sq. ft., Hissa No. 551 Near J. P. Harmony And On Sai Tower Pale Village Ambernath East Thane. 421005 (Super built up area 365 sq. ft.)	06-Dec-2024	Rs. 16,00,000/- (Rupees Sixteen Lakh Only)

**15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with updated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place: Maharashtra Date: 17-Feb-2025 Sd/- Authorized Officer, IIFL Home Finance Limited

**ARKA ARKA FINCAP LIMITED**  
 Regd. Office : 250A, 25<sup>th</sup> Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Maharashtra, India

**DEMAND NOTICE**

**NOTICE UNDER SECTION 13 (2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

I, the undersigned being the authorized officer of Arka Fincap Limited ("AFL"), hereby give the following notice to the below mentioned Borrower(s) who have deliberately failed to discharge their legal and contractual liability(ies) i.e. defaulted in the repayment of the loan amount i.e. principal as well as the interest and other charges accrued thereon under the Loan against Property advanced/granted to them by Arka Fincap Limited and as a consequence thereof, the said Loan(s) have become Non-Performing Assets (NPAs) in the books of the AFL in accordance with applicable RBI regulations. Accordingly, Demand Notice(s) were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 and rules there-to ("SARFAESI Act"), on their last known addresses through Registered Post but the notices could not be served to all of them for various reasons. As such the said Borrower(s) are hereby intimated/put to notice by way of publication of this Demand Notice to clear their entire outstanding dues under the Loan against Property facility(ies) availed by them from AFL against securities created by them in favour of AFL, the details of which are specified hereunder:

LOAN ACCOUNT NO.	BORROWER(S) DETAILS	DEMAND NOTICE DETAILS AND NPA DATE
2002009042	BORROWER: M/s. SUNRAYS CLOTHING LLP CO-BORROWERS: 1. Mr. RAVI GHANSHANI ISHWAR 2. Mrs. SONIA RAVI GHANSHANI 3. M/s. RADIANCE GALORE	Rs. 2,31,42,164.97/- (Rupees Two Crore Thirty-One Lacs Forty-Two Thousand One Hundred and Sixty-Four and Paise Ninety-Seven Only) Demand Notice Date : 11/02/2025 NPA Date : 03/02/2025

**PROPERTY DETAILS - Property - 1:** All that piece and parcel of property bearing Unit No. 413, Fourth Floor, admeasuring 41 square meters carpet area, situated at Neelgiri Industrial Estate, Sewri Neelgiri Udyog Bhawan Co-operative Society Ltd., C. S. No. 2/183, Municipal Ward F. S. Village Parel-Sewri, Tokershi Jivraj Road, Sewri (West), Mumbai - 400015 **And Property - 2 :** All that piece and parcel of property bearing Unit No. 414, Fourth Floor, admeasuring 41 square meters carpet area, situated at Neelgiri Industrial Estate, Sewri Neelgiri Udyog Bhawan Co-operative Society Ltd., C. S. No. 2/183, Municipal Ward F. S. Village Parel-Sewri, Tokershi Jivraj Road, Sewri (West), Mumbai - 400015 **And Property - 3 - I:** All that piece and parcel of property bearing Unit No. 415, Fourth Floor, admeasuring 41 square meters carpet area, situated at Neelgiri Industrial Estate, Sewri Neelgiri Udyog Bhawan Co-operative Society Ltd., C. S. No.2/183, Municipal Ward F. S. Village Parel-Sewri, Tokershi Jivraj Road, Sewri (West), Mumbai - 400015

**PROPERTY DETAILS - Property - 1:** All that piece and parcel of property bearing Unit No. 413, Fourth Floor, admeasuring 41 square meters carpet area, situated at Neelgiri Industrial Estate, Sewri Neelgiri Udyog Bhawan Co-operative Society Ltd., C. S. No.2/183, Tokershi Jivraj Road, Wards No. F. S. Village Parel Sewri Division, Sewri (West), District - Mumbai - 400015

LOAN ACCOUNT NO.	BORROWER(S) DETAILS	DEMAND NOTICE DETAILS AND NPA DATE
2002013582	BORROWER: M/s. RADIANCE GALORE CO-BORROWERS: 1. Mr. RAVI GHANSHANI ISHWAR 2. Mrs. SONIA RAVI GHANSHANI 3. M/s. SUNRAYS CLOTHING LLP	Rs. 74,64,894.55/- (Rupees Seventy-Four Lacs Sixty-Four Thousand Eight Hundred and Ninety-Four and Paise Fifty Five Only) Demand Notice Date : 11/02/2025 NPA Date : 03/02/2025

**PROPERTY DETAILS - 1:** All that piece and parcel of property bearing Industrial Unit No. 101 on the first floor, admeasuring 38.3 square meters or thereabout forming part of four storied Service Industrial Estate Known as Neelgiri Industrial Estate situated in property bearing Cadestral Survey No. 183 (Part) I. e. 2/183 and Municipal Wards No. F/South, Zone 4 of Parel Sewree Division, Hirji Govindji Compound, Tokershi Jivraj Road, Sewree (West), Mumbai - 400 015

This substituted service/publication of Demand Notice(s) is being made as per the provisions of SARFAESI Act. The above mentioned Borrower(s) are advised to make the payments of all the amounts mentioned above along with Other Charges as applicable thereon, within 60 days from the date of publication of this Demand Notice failing which (without prejudice to any other rights and remedies available to AFL under the terms of Loan Agreement and applicable laws including without limitation further steps for taking possession of the Secured Assets/Mortgaged Properties specified above and subsequent sale/auction of the same towards recovery of the outstanding loan amounts, shall be initiated under the provisions of Section 13 (4) of the SARFAESI Act. The aforementioned parties and/or any other person acting for and on their behalf are also advised not to sell, transfer, dispose of, alienate, encumber and/or create any third-party rights or interest in any manner in the above-mentioned Secured Properties mortgaged in favour of AFL on first exclusive charge basis.

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. You are further requested to note that as per Section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above Secured Assets/Mortgaged Properties or transferring by way of sale, lease or otherwise of the Secured Asset without prior consent of AFL.

"Any person who contravenes or abates contravention of the provision of the SARFAESI Act or Rules made there under, shall be liable for all the consequences including imprisonment and/or penalty as provided under the Act."

"In case of discrepancy in translation, the English version shall prevail."

Place : MUMBAI Date : 17-02-2025 Sd/- Authorized Officer ARKA FINCAP LIMITED

**JANA SMALL FINANCE BANK** (A Scheduled Commercial Bank) Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off 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-AU