

DEBTS RECOVERY TRIBUNAL, MUMBAI (DRT 3)
1st Floor, MTNL, Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400 703.

Case No.: OA/1507/2024
Summons under Sub-Section (4) of Section 19 of the Act, read with Sub-Rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

UNION BANK OF INDIA EXH. No. 11562
VS
M/S. SAI ENTERPRISES PANCHAL

To,
(1) M/s. Sai Enterprises Panchal, D/W/S/o. Poja, Gala No. C 43, A-32, Ferradio Industrial Estate, Thane (W)-400 604, Thane, Maharashtra-400 604; Also at : Shop No. 0166, D 3, D 2, Near Patil Timber Gothavali Gaon, Rabale West, Navi Mumbai, Navi Mumbai, Maharashtra; Also at : Flat No. 704, B Wing, 7th Floor, Mavis Tower, Shree Nagar Sector 3, Above Vihan Honda Showroom, Thane, Maharashtra-400 604; Also at : Gala at Plot No. 268, K. B. Yadav Industrial Estate, Pokhara Road No. 1, Upvan, Thane, Thane, Maharashtra-400 606.

(2) M/s. Sai Enterprises, Shop No. 166, D 3, D 2, Near Patil Timber Gothavali Gaon, Rabale West, Navi Mumbai, Navi Mumbai, Maharashtra

SUMMONS
WHEREAS, OA/1507/2024 was listed before Hon'ble Presiding Officer/ Registrar on 08.11.2024. WHEREAS, this Hon'ble Tribunal is pleased to issue summons/ Notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of ₹ 45,32,361.25 (Application Along with Copies of Documents etc. Annexed). In accordance with sub-Sec. (4) of Sec. 19 of the Act, you, the defendants are directed as under:-
(i) To show cause within Thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under Serial Number 3A of the Original Application;
(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under Serial Number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and / or other assets and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal;
(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 19.05.2025 at 10:30 A. M. failing which the application shall be heard and decided in your absence.

Given under my hand and the Seal of This Tribunal on this date 13.03.2025.

Sd/-
Signature of the Officer Authorized to issue summons
(SANJAY JAISWAL),
Registrar,
DRT-III, Mumbai

Note : Strike out whichever is not applicable.

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

Case No.: OA/1290/2024
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

EXH. No.: 11567

BANK OF BARODA
VS
MAYURESH SAWANT

To,
(1) MAYURESH SAWANT
D/W/S/O- DINANATH
Room No 09, Janki Bag, Manvel Pada Road, Virar East, Palghar, Maharashtra -401305
Also At. Flat No 303 3rd Floor E Wing Building No 60 Mohak City Complex Manvel Pada Road Virar East Palghar, Maharashtra-401305

SUMMONS
WHEREAS, OA/1290/2024 was listed before Hon'ble Presiding Officer/Registrar on 20/09/2024. WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 438643.75/- (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 30/04/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date:18/03/2025.

Sd/-
(SANJAY JAISWAL)
REGISTRAR
DRT No. III, MUMBAI

PUBLIC NOTICE

This is to inform the public that the Flat No. 466, measuring 225 sq.ft. (carpet area), on the 1st Floor, Building No. 16, Pant Nagar, Ghatkopar (E), Mumbai-400075, owned by Shri Shivakumar Subhiah, has been gifted to Mrs. Selvi Ganeshan and Mrs. Gomathi Sivasubramanian via a gift deed registered with the Sub-Registrar, Kurla-5, Mumbai Suburban District (Registration No. 30690/2024, dated 21/11/2024).

Any claims, rights, or interests in the said property must be submitted in writing, with supporting documents, to selgan1969@gmail.com and igomathis@gmail.com within 14 days of this notice, failing which it shall be presumed that no such claims exist or that the same have been waived.

Dated 18th day of March 2025

Selvi Ganeshan - 09969275229;
Gomathi Sivasubramanian - 09821638581

Sd/-
Signature of Selvi Ganeshan
Sd/-
Signature of Gomathi Sivasubramanian

MUTHOO HOUSING FINANCE COMPANY LIMITED
Registered Office: TC No. 14/2047-7, Muthoo Centre, Punnen Road, Thiruvananthapuram - 695 034, CIN No. - 065922KL2010PLC026264, Corporate Office: 12/A 01, 13th Floor, Parvathi Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-6 (Block 'East'), Mumbai-400051 TEL. No. 022-62728517, Email Id: authorised.officer@muthoo.com

APPENDIX -IV[Rule 8(1)] Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoo Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No.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 a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, the Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this date.

Sr. No.	Name of Borrower / Co-Borrower / Guarantor	Date of Demand Notice	Total O/S Amount (Rs.) Future Interest Applicable	Date of Possession
1.	1. IAN NO. MHFLPUMRM000005010893 1. Anshul Jagan Paradi, 2. Arti Anshul Paradi	23-December-2024	Rs.15,67,920.00/- as on 13-December-2024	17-March-2025

Description of Secured Asset(s) /Immovable Property (ies) :- ALL THAT PART AND PARCEL OF THE PROPERTY BEING RESIDENTIAL FLAT NO.407, FOURTH FLOOR, AREA ABOUT 378 SQ. FT. BUILT UP AREA, SHIVSAI JAY MALHAR APARTMENT, HOSE NO.0062, PROPERTY NO. BE0001833102, VILLAGE KARVAE, NERUL, NAVI MUMBAI - 400706, TAL THANE, DISTRICT THANE

The Borrower/s / Guarantor/s in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Muthoo Housing Finance Company Limited, for an above mentioned demand notice amount and any further interest thereon.

Place : Maharashtra, Date : 20 March, 2025 Sd/- Authorised Officer, For Muthoo Housing Finance Company Limited

JM FINANCIAL
JM Financial Asset Reconstruction Company Limited
Corporate Identity Number : U67190MH2007PLC74287
Registered Office Address : 7th Floor, Corporate, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025
T: +91 22 6630 3030 F: +91 22 6630 3223 www.jmfinancial.com

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The Primal Capital And Housing Finance Ltd. has assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereon to JM Financial Asset Reconstruction Company Limited (hereinafter referred to as "JM") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT"). The undersigned is the Authorised Officer of JM assignee. Under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the "Act"). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the undersigned Officer has issued Demand Notice(s) under Section 13(12) of the said Act, calling upon the following Borrower(s) (the "Borrower(s)") to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to JM, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to JM by the said Borrower(s) respectively.

Name of the Borrower(s)/ Guarantor(s)/ Loan Code	Date and Amount With NPA Date	PROPERTY ADDRESS
(LC No. 26300000314 of Navi Mumbai - Roha Branch) Rajesh M Ghart (Borrower) Riva Rajesh Ghart (Co Borrower 1)	24-01-2025 / ₹ 3373737 / (₹ Three lakh Thirty Seven thousand Three Hundred Thirty Seven Only) NPA (09-10-2022)	Flat No.302, 3rd Floor, Wing A, Bhuvaneshwar Plaza, Varse Roha Raigad Maharashtra - 402109
(LC No. 2630000581 of Navi Mumbai - Roha Branch) Lata Manohar Savant (Borrower) Lina Lata Savant (Co Borrower 1)	24-01-2025 / ₹ 3041558 / (₹ Thirty lakh Forty One Thousand Five Hundred Fifty Eight Only) NPA (02-03-2019)	Flat No.003, Gr. Floor, Bldg No D2, Anandnagar, At Post Lonere, Mumbai Goa Highway N 117 LONERE, Manganol, Raigad Raigad Maharashtra : 402104
(LC No. 2630000600 of Navi Mumbai - Roha Branch) Surekha Ashok Vasave (Borrower) Vilas Manikrao Shinde (Co Borrower 1)	24-01-2025 / ₹ 2748389 / (₹ Twenty seven lakh Forty Eight Thousand Three Hundred Eighty Nine Only) NPA (10-12-2020)	Flat No. 303, 3 Rd Floor, B Wing Swami Heritage, More Ali N. Ganpati Mandir Roha, Dist Raigad Maharashtra - 421201
(LC No. 0130000901 of Navi Mumbai - Roha Branch) Pinky Khan (Borrower) Pinky Khan (Co Borrower 1)	24-01-2025 / ₹ 2095522.57 / (₹ Twenty lakh Ninety Five Thousand Five Hundred Twenty Two Only and Fifty Seven Paise) NPA (04-08-2019)	Flat No. 105, 1st Floor, E-Wing, Bldg No. 2, Belpur CBD Branch First Khan (Borrower) Karjat Raigad Maharashtra : 410201

If the said Borrower(s) fail to make payment to JM as aforesaid, JM shall proceed against the above secured assets under Section 13(4) of the said Act and the applicable Rules, and the said Borrower(s) shall be liable to the costs and charges thereon. The said Borrower(s) are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of JM. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Date : 20-03-2025
Place: Maharashtra

Authorised Officer
JM Financial Asset Reconstruction Company Limited,
acting in its capacity as trustee of Aranya - Trust

ADITYA BIRLA CAPITAL
Aditya Birla Housing Finance Limited
Registered Office- Indira Rayon Compound, Veraval, Gajurati - 362266
Branch Office- G-Coop Tech Park, 8th Floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

APPENDIX IV[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice(For Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the 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 a demand notice calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

The borrowers in particular and public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of mentioned below and interest thereon. Borrowers attention 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.

1. Name of Borrower: ILA KAMALA CHAKRABORTY & BHAIKUM BHUPENDRA MORZARIA
Outstanding: Rs. 42,30,664/- (Rupees Forty Two Lacs Thirty Thousand Six Hundred Sixty Four Only)
Demand notice Dated: 10-01-2025 Date of Possession: 18-03-2025

Description Of The Immovable Property
All That Piece And Parcel Of Flat No. A-1502, On 15th Floor, "A" Wing, Admeasuring 479 Sq. Ft. I.E. 44.50 Sq. Mtrs. (Carpet Area), Alongwith 1 Car Parking Spaces, In The Building Known As "Pearl" In Project Known As "Pearl A Wing", Construct On Survey No. 29/1a/1, 29/1b/1, 29/1b/2, 29/1/2 (P), 29/5a & 29/5b, Lying And Being Situated At Village: Khoni, Dombivali East, Taluka: Kalyan & District: Thane, Maharashtra-421201.

2. Name of Borrower: SHASHIKANT JAYARAM KAMBLE & SHRUTI SHASHIKANT KAMBLE
Outstanding: Rs. 23,13,094/- (Rupees Twenty-Three Lakh Thirteen Thousand Ninety Four Only)
Demand notice Dated: 10-01-2025 Date of Possession: 18-03-2025

Description of the Immovable Property
All The Part And Parcel Of A Self-Contained Flat No. 003, Admeasuring Area 344.12 Sq. Ft. (Carpet), On Ground Floor, In The Building No. 10 Known As "Peony" On The Complex "Panvelkar Bhoomi Phase-II", In The Society Known As "Panvelkar Bhoomi Building No. 9, 10, 11, Co.Op. Hsg. Soc. Ltd.", Constructed On Land Bearing Survey No. 27 Hissa No. 3/5 (Old S No. 27 Hissa No. 3/2) Area 1020 Sq. Mtr., S.No. 27 Hissa No. 1b Area 1400 Sq. Mtr., S.No. 27 Hissa No. 1a Area 1480 Sq. Mtr., S.No. 27 Hissa No. 2 Area 760 Sq. Mtr., S.No. 26 Hissa No. 1 Area 1196 Sq. Mtr., Total Area 8836 Sq. Mtr., Lying And Situated Village Kharvai, Badlapur (E), Tal. Ambernath, Sub-Registration Ulhasnagar-2, Dist. Thane, Within The Limits Of Kulgao Badlapur Municipal Council, Maharashtra-421501.

Date: 18.03.2025 Authorised Officer
Place: MUMBAI Aditya Birla Housing Finance Limited

TATA CAPITAL LIMITED
Registered Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd., (hereinafter referred to as "TCL - Transferee) through Tata Capital Financial Services Ltd (hereinafter referred to as TCFSL - Transferor) vide Orders dated 24th November 2023 passed by National Company Law Tribunal, Mumbai vide scheme of arrangement agreed between Tata Capital Financial Services Limited ("TCFSL") as Transferees and Tata Capital Limited ("TCL") as Transferee under the provisions of Sections 230 to 232 r Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme") having our registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. 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.

The borrowers, having failed to repay the amount, notice is hereby given to the borrowers, in particular and the public, in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said Rules.

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 the Tata Capital Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

Sr. No.	Loan A/c. No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
1.	TCFLA 063200 001202 2745	1. Rajeshkumar Rangrajji Ranka, 2. Asha Rajeshkumar Ranka, 3. Nakoda Agencies Through its Proprietor Rajeshkumar Ranka, 4. Ranka Rajesh Rangji HUF Through its Karta Rajeshkumar Ranka all having address at Room No.703, 7th Floor, Sealdor CHSL, Above Axis Bank, Plot No.16, Ramnagar Road, Borivali (W) Mumbai-400092	Rs.1,42,21,751/- (Rupees One Crore Forty Two Lakh Twenty One Thousand Seven Hundred and Fifty One Only) in Loan Account No. TCFLA06320000-12022745 as on 09-12-2024 Date of Demand Notice: 09-12-2024	18th March 2025

Description of Secured Asset: Flat No.703, 7th Floor of Sea Lord Co-operative Housing Society Ltd, situated at Plot No.16, Ram Nagar, Off S.V. Road, Borivali (West), Mumbai 400092, area measuring 555 sq. ft. Carpet and the building was constructed in the year 2012 and the building is having Ground + 7 floors with lift, situated on the Plot of land bearing C.T.S No. 18/1 Village Magathane, Taluka Borivali, Mumbai Suburban District.

Date : 18 March, 2025 Authorised Officer
Place : Mumbai, Maharashtra Tata Capital Limited

JANA SMALL FINANCE 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, Challahatta, 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 PROVISO 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 account 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 18.03.2025	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	45698640000682	1) Ms. Shree Swami Samarth Seedlings and Rose Nursery, 2) Dashrath Vitthalrao Shastri, 3) Neelima Dashrath Shitole	07.10.2024	23.12.2024	Rs.4,22,39,629.70 (Rupees Four Crore Twenty Two Lacs Thirty Nine Thousand Six Hundred Twenty Nine and Seventy Paise Only)	07.04.2025 09:30 AM to 05:00 PM	Rs.3,71,49,000/- (Rupees Three Crores Seventy One Laks Forty Nine Thousand Only)	Rs.37,15,000/- (Rupees Thirty Seven Lakh Fifteen Thousand Only)	21.04.2025 @ 11:30 AM	19.04.2025, 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 being Land Admeasuring 0.7400 H.R. Sq.mtr. being and situate at Gat No.249, Mauje Koregaon Mul, Tal. Haveli, Dist. Pune-412202. On or towards: Towards East by: Property of Shivaji Bhosale, Towards West by: Common Road, Towards South by: Property of Pandurang Shitole, Towards North by: Property of Laxman Kankate (Bhosale).

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> and 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. Arijit Kumar Das Contact Number: 8142000725. Email id: info@bankauctions.in/arjit@bankauctions.in.

For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.843598759), Mr. Ranjan Naik (Mob. No.6362951653). 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: 20.03.2025, Place: Pune Sd/- Authorized Officer, Jana Small Finance Bank Limited

E-AUCTION SALE NOTICE
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098
[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Edelweiss Asset Reconstruction Company Limited ("EARC"). Further, EARC (acting in its capacity as Trustee of EARC Trust SC - 414 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 29.12.2021 from IndusInd Bank Ltd (Assignor Bank Ltd) (Assignor Bank) along with underlying security from assignor bank. Accordingly, EARC has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of EARC took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of EARC hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to EARC as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 24.06.2022 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Swiftline Global Logistics Private Limited (Borrower) Mr Vinoo Raghavan Nair (Co-Borrower/Mortgagor) Mr Anandkirtik Ramakrishna Iyer (Co-Borrower/Mortgagor) Mrs Jalaja Iyer (Co-Borrower/Mortgagor)	Flat No 204, Admeasuring 643 Sq Ft Carpet Area, On Second Floor In The Building Known As Gagori Sadan Chsl, Situated On Plot No 7 & 12, In Sector 12, Khandala Colony, Node Near Panvel Navi Mumbai 410206 On Or Towards East: Gayatri Sadan, On Or Towards West: Neelkanth Dhara, On Or Towards North: Gangotri Bldg No 1 On Or Towards South: Road	Mr Vinoo Raghavan Nair Mr Anandkirtik Ramakrishna Iyer Mrs Jalaja Iyer	Rs 97,14,343.96 (Rupees Ninety Seven Laks Fourteen Thousand Three Hundred Forty Three And Paise Ninety Six Only)	30.07.2021	02.02.2024	Rs. 50,00,000/- (Rupees Fifty Laks Only)	Rs. 50,000	Rs. 500000	As per prior appointment

Account No.: 000405123391, Name of the Beneficiary: EARC TRUST SC -414, Bank Name: ICICI Bank Ltd., Branch: Nariman Point, IFSC Code: ICIC0000004

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:- Received 1 day prior to the date of auction Date of E-Auction & Time: 08.04.2025 @ 11:00 AM
Place for Submission of Bids:- 1st Floor, Edelweiss House, Off CST Road, Kalina, Mumbai-400098 Contact Persons with Phone Nos.:- Toll Free Number: 1800 266 6540

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (EARC) website i.e. <https://auction.edelweissarc.in>

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) R/W 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.
Date: 20.03.2025 Authorised Officer, Edelweiss Assets Reconstruction Company Ltd.
Place: MUMBAI (Acting in its capacity as a Trustee of EARC Trust SC - 414 Trust)

Public Notice For E-Auction For Sale of Immovable Properties
Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Home Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Ujwala Vihar, Phase-IV, Gurgaon-120115 (Haryana) and Branch Office at "Gr.Floor, Sai Anand Pride-B, Duler Naka Ghinoti Siroda Road, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003, Maharashtra" and "Plot No. 10, Sai Anand Pride-B, Duler Naka Ghinoti Road Opposite of Venus Book Depot Gokulpeth, Nagpur - 440010" IFL Home Finance Ltd. 16 Plot No.B-23, Thane Industrial Area Wagle Estate, Band - 400604/ Office No. 107 and 108, A wing, 1st Floor, Preeti silicon plaza, next to chaturshringi temple, SB Road, Pune 411016/ 3rd Floor Oberoi Chambers, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003/3rd Floor Siroda Road, Opposite Government Milk Scheme, Jalana Road Aurangabad - 431003, Maharashtra. The said Borrower(s) has taken the possession of the following properties pursuant to the notice issued under 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, 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.iflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice (Date and Amount)	Description of the Immovable Property / Secured Asset	Date of Symbolic Possession	Reserve Price
1. Mr. Anand Ashok Thakur 2. Mrs. Pavitra Anand Thakur (Prospect No. IL10249298)	18-Sep-2024, Rs.1391335/- (Rupees Thirteen Lakh Ninety One Thousand Three Hundred and Thirty Five Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 606, Floor: 6, B5, Prem Narayan Residency, S.No.58/2/2, At Algaon village Tal. Shajapur Thane, Maharashtra, India, 421301 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area, Measuring 295.00, 180.00 (Area admeasuring 261 sq. ft.)	22-Nov-2024	Rs.11,00,000/- (Rupees Eleven Lakh Ten Thousand Only) Total Outstanding as on Date 07-Mar-2025 Rs.14,73,507/- (Rupees Fourteen Lakh Seventy Three Thousand Five Hundred and Seven Only)
1. Mr. Shrikumar Rameshwar Upkar, 2. Mrs. Priyanka Shri Kumar Upkar, 3. Mrs. Maheshwar Upkar & Suppliers (Prospect No. IL10145772)	23-Nov-2022, Rs.788735/- (Rupees Seven Lakh Eighty Eight Thousand Seven Hundred and Thirty Five Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No.101, Floor: 1, Carpet area admeasuring 303 sq. ft., Building No. B26, Nil Nagar, Kh. No.63, Taluka, Kh. Taluka Karmale, Near Symbiosis University, Nagpur, 440035	13-Mar-2025	Rs. 9,02,000/- (Rupees Nine Lakh Two Thousand Only) Total Outstanding as on Date 07-Mar-2025 Rs. 8,17,151/- (Rupees Eight Lakh Seventeen Thousand One Hundred and Fifty One Only)
1. Miss. Pangima Anun Dangora 2. Mr. Anun Ramraoj Dangora (Prospect No. IL10252686)	13-Nov-2024, Rs.868477/- (Rupees Eight Lakh Sixty Eight Thousand Four Hundred & Seventy Seven Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 203, 2nd Floor, Wing 2A, SDPL Ashray Bellari Apartment Condominium, Flat No. R5, No. 38, at Mouza Bellari, Tah. Nagpur(Rural), Nagpur, 441109 Area Admeasuring (In Sq. Ft.): Property Type: Saleable Area, Carpet Area, Property Area: 450.00, 292.00	12-Feb-2025	Rs.15,79,000/- (Rupees Fifteen Lakh Seven Nine Thousand Only) Total Outstanding as on Date 08-Mar-2025 Rs. 9,06,026/- (Rupees Nine Lakh Six Thousand and Twenty Six Only)
1. Mr. Sanjay Hiralal Jain, 2. Mrs. Sunita Sanjay Jain 3. Snow Byte The Family Restaurant (Prospect No. IL10245904)	14-Nov-2024, Rs.1491075/- (Rupees Fourteen Lakh Ninety One Thousand and Seventy Five Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. 08, Second Floor, Survey No.334 Building known as Shri Durga Apartment Constructed on Survey No 3 A/4, Plot no 08, Village Dewdali, Shivajinagar, Taluka & District: Nashik, MH, India, 422011 Area Admeasuring (In Sq. Ft.): Property Type: Built Up Area, Carpet Area, Property Area: 550.00, 458.00	10-Feb-2025	Rs.19,25,000/- (Rupees Nineteen Lakh Twenty Five Thousand Only) Total Outstanding as on Date 07-Mar-2025 Rs. 15,11,550/- (Rupees Fifteen Lakh Eleven Thousand Five Hundred and Fifty Only)
1. Mr. Dhiraj Janardhan Kamble 2. Mrs. Sulbha Dhiraj Kamble (Prospect No. IL10268053)	23-May-2023, Rs.751698/- (Rupees Seven Lakh Fifty One Thousand Six Hundred and Ninety Eight Only) Bid Increase Amount Rs.40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No 1305, Floor No. 13, Carpet Area 321 sq. ft., Super Built-Up Area 321 sq. ft., L14, L Sector No. 10, Chorghar Navi Mumbai, Maharashtra-410208 (Area admeasuring 482 sq. ft.)	09-Aug-2023	Rs.28,20,000/- (Rupees Twenty Eight Lakh Twenty Thousand Only) Total Outstanding as on Date 08-Mar-2025 Rs. 8,26,373/- (Rupees Eight Lakh Twenty Six Thousand Three Hundred and Seventy Three Only)</