

Bank of Baroda
वैक ऑफ बरोडा
Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683807, 43683808, Email: arbomb@bankofbaroda.com

Sale Notice For Sale Of Immovable
 "APPENDIX- IV-A (See proviso to Rule 8 (6))"

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (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 Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/s/Secured Asset/s/Dues/Reserve Price-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr. No.	Name & Address of Borrower/s/Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction - Start Time to End Time 3.Last date and time of submission of Bid and EMD.	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	1. EMD deposit Account No. 2. IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Constructive / Physical) 2. Property Inspection date 3. Time
1	M/s Sri Laxmi Agro Foods. (Borrower) Shop No. 110 5, Kingston Tower, Opp Viva College, Virar West, Thane 401303 Mr. Hitesh Prabhudas Parekh (Partner) 703, M B Tower, M B Estate, Near Ram Mandir, Virar West Dist Palghar 401303 Mr. Siddhant Bhanchandra Vaze (Partner) A 1540 Vaze Ali, Opp Ganesh Mandir Bolinj, Virar West Dist Palghar, 401303 Formerly known as M/s Viva Supermarket Pvt.Ltd. (Guarantor) Thakur Arcade Ground Floor, Virar 401303 Mr. Siddharth Deepak Thakur (Guarantor) Tara Niwas Datta Mandir Road, Virar West Dist Palghar 401303 Mr. Hitesh Prabhudas Parekh (Guarantor) 703, M B Tower, M B Estate, Near Ram Mandir, Virar West Dist Palghar 401303 Mr. Siddhant Bhanchandra Vaze (Guarantor) A 1540 Vaze Ali, Opp Ganesh Mandir Bolinj, Virar West Dist Palghar, 401303	All that piece and parcel of the land bearing Survey No.9 and Hissa No.2 admeasuring about 102.04 Sq. Mtrs. And Survey No. 15, Hissa No.2, Plot No. 4, admeasuring about 827.84 Sq. Mtrs. along with the building known as NIRMALA SADAN, Vasai (W), Palghar - 401202, excluding One Gala No. 6 on the Ground Floor, area admeasuring 290 Sq.ft. and Flat No.02 on the 2nd floor, area admeasuring 470 Sq.ft.(Built up), lying, being and situated at village -Navghar, Taluka -Vasai, District-Palghar (Previously under Thane District), Sub- Division & Sub-registration office- Vasai-2 and division and registration District-Palghar Encumbrance known to bank: Nil	Total Dues- Rs. 1591,09,000/- plus further interest, legal and other charges	1. 04.04.2025 2. 13.00 Hrs to 15:00 Hrs 3. 03.04.2025 and 17:00 Hrs	1)Rs.916.00 lakh 2)Rs.91.60 lakh 3)Rs. 1.00 lakh	1. 03830200001231 2. BARB0BALBOM (Fifth Chamber Zero) 3. Ballard Estate	1. Symbolic 2. 21.03.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and https://bob.auctiontiger.net/EPROC/ prospective bidders may contact the Authorised officer on Tel No.022-43683808 Mobile No. 9304047200

Date: 10.03.2025
Place: Mumbai

Sd/-
Authorized Officer

APPENDIX-IV-A
 Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 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 to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) (CIN : L65922DL2005PLC136029) ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 28.03.2025 from 05.00 P.M. to 06.00 P.M. for recovery of Rs. 12,86,85,951/- (Rupees Twelve Crore Eighty Six Lakh Eighty Five Thousand Nine Hundred Fifty One only) pending towards Loan Account No. HLAFL0W00373831, by way of outstanding principal, arrears (including accrued late charges) and interest till 04.03.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 05.03.2025 along with legal expenses and other charges due to the Secured Creditor from ZAKARIA FAROUK DARVESH @ ZAKARIA MOHAMED FAROUK DARVESH, HANIFA FAROUK DARVESH, FSD LIFESPACES PVT. LTD. (THROUGH ITS DIRECTORS), FSD BUILDING MATERIALS PVT. LTD. (THROUGH ITS DIRECTORS) and FSD FAMILY HOME LLP (THROUGH PARTNERS).

The Reserve Price of the Immovable Property will be Rs. 77,25,000/- (Rupees Seven Crore Seventeen Lakh Twenty Five Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 71,72,500/- (Rupees Seventy One Lakh Seventy Two Thousand Five Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

OFFICE No. 4B ON THE 2ND FLOOR, ADMEASURING 314.38 SQ. MTRS. EQUIVALENT TO 3384 SQ. FT. (CARPET AREA), OF THE BUILDING / COMPLEX KNOWN AS "KALEODNIA", TOGETHER WITH 2 CAR PARKING SPACES AS PER PLAN ANNEXED, SITUATED AT SAHAR ROAD, OFF WESTERN EXPRESS HIGHWAY, ANDHERI (E), MUMBAI - 400069, CONSTRUCTED ON LAND ADMEASURING ABOUT 938.81 SQ. MTRS. OR THEREABOUTS AND BEARING CTS NOS. 16, 17 AND 19 (NOW BEARING CTS NO. 12 A/5), OF VILLAGE VILE PARLE, TALUKA ANDHERI (EAST), IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI SUBURBAN AND IN THE DISTRICT OF MUMBAI CITY AND SUBURBAN, MUMBAI - 400069, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to https://assets.matexauctions.com.

sd/-
 AUTHORIZED OFFICER
 SAMMAAN CAPITAL LIMITED
 (Formerly known as
 INDIABULLS HOUSING FINANCE LTD.)

Date : 05.03.2025
 Place : MUMBAI

NOTE : We have no connection with Svaaman Financial Services Pvt. Ltd.

FEDERAL BANK
 YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department - Mumbai Division
 The Federal Bank Ltd. Loan Collection & Recovery Department - Mumbai Building, 134, 13th Floor, Jyoti Marg Chamber II, Nariman Point, Mumbai-400021
 E-mail : mumiord@federalbank.co.in, Phone : 022-22022548 / 22028427
 CIN : L651911K1931PLC000368, Website : www.federalbank.co.in

Sale Notice for Sale of Movable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described movable properties hypothecated/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 16/04/2025, for recovery of Rs. 15,56,807/- (Rupees Fifteen Lakh Fifty Six Thousand Eight Hundred and Seven Only) as on 16/04/2025 along with further interest, charges and cost thereon due to The Federal Bank Limited (secured creditor) till realization from, 1) Mr. Vinod Ramling Yelwante, Son of Mr. Ramling Yelwante and 2) Mrs. Mirabai Vinod Yelwante, Wife of Mr. Vinod Ramling Yelwante. The Reserve price for hypothecated vehicle will be Rs. 7,81,000/- (Rupees Seven Lakh and Eighty One Thousand Only) and the earnest money deposit for hypothecated vehicle will be Rs. 78,100/- (Rupees Seventy Eight Thousand and One Hundred Only).

Description of Hypothecated Movable Property

Hypothecation of Ashok Leyland LTD. CA1215/42 H CC BSVI, NP Brown colour having Chassis No. MB1AUGCC2NRGZ0176, Engine No. NGH418256, 2002 Model, Diesel, Registration No. MH 04 LE 1674.

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd. i.e. https://www.federalbank.co.in/web/guest/tender-notices

Mr. Lecin C
 Deputy Vice President - I & Division Head
 (Authorized Officer under SARFAESI Act)
 Date : 10/03/2025

M Maharashtra Gramin Bank
पॉसेसिऑन नॉटिस
 (Rule 8 (1) For movable / Immovable Property)

Head Office : Plot No. 42, Gut No.33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Aurangabad 431136
 Regional Office : Nashik

Whereas, the undersigned being the Authorized Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office - Nashik (Branch-Talasar/ Dahanu/Girgaon (T) Dist-Palghar) under the Securitization 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 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on date calling upon the concerned Borrower / Guarantor fully described to repay the amount mentioned in the notice with further interest, incidental expenses & cost within 60 days from the date of receipt of the said notice.

The following borrower / Guarantor having failed to repay the amount, notice is hereby given to the under noted Borrower / Guarantor and the Public in general that the undersigned has taken Symbolic Possession of the property in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule No. 8 of the said Rules on following dates described as below.

The borrower in particular and the public in general is hereby cautioned not to deal with the movable / immovable assets / property and any dealing with the movable/ immovable assets / property will be subject to the charge of Authorized Officer / Regional Manager, Maharashtra Gramin Bank, Regional Office - Nashik (Branch-Talasar/ Dahanu/Girgaon (T) Dist-Palghar) on the amount given & further interest, incidental expenses and cost.

Description of Movable / Immovable Property

Name of the Borrower/Guarantor	Amount due in Rs.	Description Of Assets With Boundaries	Date of Demand Notice	Date of Symbolic Possession	Name of the Branch
Borrower : Mr. Hajari Budiram Kuar A/104, Ghodela Garden, Old Satpati Road, Palghar, Tal & Dist:Palghar, Pin:401404 Guarantors: Nil Loan A/c No: 8007224712	Rs.9,64,403.74/- due as on 12/12/2024 plus, charges, expenses & interest w.e.f. 01/08/2024	Simple Registered Mortgage of Flat No.B-001, Ground Floor,Building No.8,Type-B, Funnel CHS Ltd., on Plot No.208 & 209, Survey No.84/1,38/1/5 /6, 43/3/5,Near Dhansar Kashipada, Ghodela Garden, Old Satpati Road, Dhansar, Palghar West, Tal & Dist:Palghar, Pin:401404, Standing in the name of Mr. Hajari Budiram Kuar, Total area adms. 42.93 Sq.Mtrs. Boundaries: East: Lavender Building, West: Funnell Building, South: Shyam Regency, North: Jupiter Building	13.12.2024	06.03.2025	Talasar Tal-Talasar Dist-Palghar
Borrower : Mr. Madanal Arjunlal Suthar Flat No.303, 2nd Floor, D-Wing, Sai Darshan Apartment, Riddhi Siddhi Park, Manor, Tal & Dist:Palghar, Pin:401403 Guarantor: Mr. Dineshkumar Bhavarlal Lohar, At Gaikwad Dongri, Manor, Tal & Dist:Palghar, Pin:401403 Loan A/c No: 1.80028044394(Housing) 2.80046554187(Topup)	1.Housing Loan-Rs.8,77,812.00/- due as on 12/12/2024 plus, charges, expenses & interest w.e.f. 01/04/2021 2.Top Up Loan-Rs.2,73,876.48/- due as on 12/12/2024 plus, charges, expenses & interest w.e.f. 01/08/2024	Equitable Mortgage of Flat No.303, 2ndFloor,D-Wing, Sai Darshan Apartment,Riddhi Siddhi Park, Gut No.212, Manor, Tal & Dist:Palghar, Pin:401403, Standing in the name of Mr.Madanal Arjunlal Suthar, Total area adms. 550 Sq.Fts. (Carpet) Boundaries: East: Gavthan Land & Plot No.2 of Gut No.212, West: Land of Gut No.208, North: Land of Gut No.214, South: Land of Gut No.211, 2.Guarantee Deeds executed by, i) Mr. Dineshkumar Bhavarlal Lohar	13.12.2024	06.03.2025	Dahanu Tal-Dahanu Dist-Palghar
Borrower : Mrs. Sunita Yogesh Raut Flat No.304, 2nd Raised Floor, B-Wing, Rishabh Apartment, Village Navali, Palghar, Tal & Dist:Palghar, Pin:401404 Guarantors: Mr. Yogesh Tukaran Raut Flat No.304, 2nd Raised Floor, B-Wing, Rishabh Apartment, Village Navali, Palghar, Tal & Dist:Palghar, Pin:401404 Loan A/c No: 80050717249	Rs.9,61,173.91/- due as on 18/11/2024 plus, charges, expenses & interest w.e.f. 01/09/2023	Equitable Mortgage of Flat No.304,2nd Raised Floor,B-Wing,Rishabh Apartment, Plot No.37, Gat No.50/2+3,Village Navali, Palghar, Tal & Dist: Palghar, Pin:401404, Standing in the name Mrs.Sunita Yogesh Raut, Total area adms. 560.00 Sq. Fts. (Built-up) Boundaries: East: Property of Plot No.38, West: Plot No.36, North: Plot No.32, South: Layout Road, 2. Guarantee Deeds executed by, i) Mr. Yogesh Tukaran Raut	19.11.2024	06.03.2025	Girgaon(T) Tal-Talasar Dist-Palghar

Date : 11.03.2025
 Place : Nashik

Authorized Officer / Regional Manager
 Maharashtra Gramin Bank, Regional Office : Nashik

अपना सहकारी बँक लि.
APNA SAHAKARI BANK LTD.
 Multi State Scheduled Bank

Corporate Office: Apna Bank Bhavan, Dr. S.S.Rao Road, Patel, Mumbai: 400 012, Phone No: 24104861-62, Fax No.: 24104860, E-mail: corporateoffice@apnabank.co.in, Website: www.apnabank.co.in

अपना बँक
 अपना सहकारी बँक लि.
 APNA SAHAKARI BANK LTD.

NOTICE

All our customers who have not submitted documents for updating their KYC should immediately submit their new photo, proof of identity, proof of address and Pan card to the bank for updating the bank records.

Customers accounts which have become 'DORMANT' due to non-use of their account should contact the Branch head immediately and submit new photo and KYC documents (proof of Identity and proof of address) to make the account operative.

As per RBI guideline & our Bank policy If no transaction has been made in the account for more than 2 years (no credit or debit transaction by the customer as well as third party) the saving/current account is treated as dormant.

All non KYC compliant accounts & dormant accounts are marked 'Debit Freeze'.

Please provide your mobile/telephone/email id to update details for further communication.

We look forward to your fruitful collaboration with us in providing delightful services to you.

Date : 11/03/2025
 Place : Mumbai
 (Suresh Chavan)
 sd/-
 Interim Chief Executive Officer

REGD./A/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT

EXH. 123

SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER
 DEBTS RECOVERY TRIBUNAL-II, MUMBAI
 MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P.No. 218/2006 DATED : 25.02.2025

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Central Bank of India, Dadar Branch Certificate Holders
 V/s
 Mr Dinesh Maruti Kadakane & Anr Certificate Debtors

CD - 1: Mr Dinesh Maruti Kadakane, 304, Shankala Industrial Estate, Off Aarey Road, Gogate Wadi, Goregaon (East), Mumbai 400 063
 CD - 2: Apna Tabba Phadke, Flat No. 4, Ground Floor, Triveni Apartment, Achole Road, Nallasopara (East), District Thane. And also at: Ashinwad, Jai Janta Nagar, Mith Chowki, Manve Road, Malad (West), Mumbai 400 064.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 311 of 2003 for recovery of Rs. 15,59,95,191.41 with interest and costs from the Certificate Debtors and a sum of Rs. 12,60,89,848.30 (upto 26.12.2024) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 1,59,95,191.41 along with pending-fee and further interest @ 12% p.a. from the date of filing of application till payment and/or realization and costs from CDs.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 23.04.2025 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankauctions.com) of M/s. C-1 India Private Limited, having address at Plot No 68, Sector 44, Gurugram - 122003, Haryana, India, Contact Person : Mr. Bhavik Pandya (Mobile +91 8866682937). Email address - maharashtra@clindia.com & gjarat@clindia.com. (Support help Desk No. +91 8866682937 / 01244302000) The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact - Mr Samir Jethava, Branch Head. Mobile 82380 47962.

The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also is stopped, if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

- The reserve price below which the property shall not be sold is Rs. 1,15,20,000/- (Rupees One Crore Fifteen Lakhs Twenty Thousand only)
- The amount by which the bid is to be increased shall be Rs. 1,00,000/- (Rupees One Lakh only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to Rs. 11,52,000/- (Rupees Eleven Lakhs Fifty Two Thousand only), is payable by way of RTGS/NEFT in the Account No.: 3635863001, IFSC Code No: CBN0280624 of Central Bank of India, Crawford Market Branch)
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No.218 of 2006 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of Rs. 11,52,000/- (Rupees Eleven Lakhs Fifty Two Thousand only) should be deposited with the undersigned not later than 4:00 P.M. on 17.04.2025.
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the C.O. of the principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 17.04.2025 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 15.04.2025 at the property site.
- For further details contact - Mr Samir Jethava, Branch Head. Mobile 82380 47962.
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,00,000/- and @ 1% of the excess of said amount of Rs. 1,00,00,000/- in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids found unreasonable or postpone the auction at any time without assigning any reason.

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof.	Details of any other encumbrance to which the property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	Flat No 2701, 2 nd Floor, Gokul Condo CHSL, Village : Poisar, Opp. Sai Baba Mandir, Western Express Highway, Kandivali (East), Mumbai 400 101.	Not available	Identified property	Not available

Given under my hand seal on this 25th day of February, 2025

Sd/-
 S K Sharma
 Recovery Officer
 DRT-II, Mumbai

Continued from previous page.....

Sr. No	Loan Ac. No and Branch	Name of Borrower(s) / Co-borrower(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	O/s as on 03-03-2025
26	TCHHL02960 00100088695 & 10133063 & TCHIN060100 0100062308	MR. JITENDRA VASANTRAO MAHALE MRS. NIRMALA VASANT MAHALE,	Rs. 1231758/- (Rupees Twelve Lakh Thirty One Thousand Seven Hundred Fifty Eight Only) is due and payable by you under loan account No TCHHL029600100088695 and an amount of Rs. 125611/- (Rupees One Lakh Twenty Five Thousand Six Hundred Eleven Only) is due and payable by you under loan account No 10133063, and an amount of Rs. 141993/- (Rupees One Lakh Forty One Thousand Nine Hundred Ninety Three Only) is due and payable by you under loan account No TCHIN0601000100062308, totalling to Rs. 1499362/- (Rupees Fourteen Lakh Ninety Nine Thousand Three Hundred Sixty Two Only)	Rs. 9,70,000/- (Rupees Nine Lakh Seventy Thousand Only)	Rs. 97,000 /- (Rupees Ninety Seven Thousand Only)	Physical	Rs. 1588440/- (Rupees Fifteen Lakh Eighty Eight Thousand Four Hundred Forty Only) is due and payable by you under Agreement no. TCHHL029600100088695 and an amount of Rs. 230860/- (Rupees Two Lakh Thirty Thousand Eight Hundred Sixty Only) is due and payable by you under Agreement no. TCHIN0601000100062308 and an amount of Rs. 160017/- (Rupees One Lakh Sixty Thousand Seventeen Only) is due and payable by you under Agreement no. 10133063 totalling to Rs. 1979317/- (Rupees Nineteen Lakh Seventy Nine Thousand Three Hundred Hundred Seventeen Only)

Description of the Immovable Property: A residential premises being Flat No. 2, admeasuring about 269.32 Sq. Ft Carpet area, on the ground floor of building No. 0E-05, on all those piece and parcel of the land or ground being Reg Nos. 279,281,284,286,287,288,296,298,301 to 305, 306P, 308AND 312,314, 315,317,318,323,339, AND 344 in Shubh Griha Complex, situated at Village Khatvali, Taluka Shahapur, District Thane

Sr. No	Loan Ac. No and Branch	Name of Borrower(s) / Co-borrower(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	O/s as on 03-03-2025
27	TCHIN068300 0100144132 & TCHHL06830 0010014272	Mr. Dhanjay Shahu Mrs. SANITRA DEVI	Rs. 2335179/- (Rupees Twenty Three Lakh Thirty Five Thousand One Hundred Seventy Nine Only) is due and payable by you under Agreement no. TCHHL068300010014272 and an amount of Rs. 250253/- (Rupees Two Lakh Fifty Thousand Two Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHIN0683000100144132 totalling to Rs. 2585432/- (Rupees Twenty Five Lakh Eighty Five Thousand Four Hundred Thirty Two Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000 /- (Rupees Two Lakh Fifty Thousand Only)	Physical	Rs. 285170/- (Rupees Two Lakh Eighty Five Thousand One Hundred Seventy Only) is due and payable by you under Agreement no. TCHIN0683000100144132 and an amount of Rs. 2628355/- (Rupees Twenty Six Lakh Twenty Eight Thousand Three Hundred Fifty Five Only) is due and payable by you under Agreement no. TCHHL0683000100144132 totalling to Rs. 2913529/- (Rupees Twenty Nine Lakh Thirteen Thousand Five Hundred Twenty Five Only)

Description of the Immovable Property: All that piece and parcel of the Flat No. 304, on the Third Floor, admeasuring 27.70 Sq. Mtrs. (Carpet Area) in A-Wing, in the Building known as "Unique Avenue 210" constructed on NA Land bearing Old Survey No. 201 and 210 admeasuring 2005 Sq. Mtrs lying, being and situated at Village Nilmore, Taluka Vasai, District Palghar, within the area of Sub Registrar of Vasai I to VI.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-Auction of the properties will take place through portal http://bankauctions.in/ on 28-03-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorized Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increase Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 18-03-2025 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorized Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closeup, Block No 605 A, 6th Floor, Multivivan Commercial Complex, Amerpet, Hyderabad - 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish Bansal@tatacapital.com Authorized Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDs of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://surl.li/afvtv for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent/partner from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorized officer for all queries and enquiry in this matter.

Sd/-
 Authorized Officer
 Tata Capital Housing Finance Ltd.

Date :- 11-03-2025

बँक ऑफ इंडिया
Bank of India
 Relationship beyond banking

Goregaon - East Branch
 Ajay Apartment, Ishwarbhai Patel Road, Jay Prakash Nagar, Goregaon (E), Mumbai-400063
 Email: GoregaonE.MumbaiNorth@bankofindia.co.in

Ref No. GMGOREAS/2024-25/711-252/13(2) Date: 24-02-2025

To,
 Mr. Nilesh Ramakbal Singh
 Flat No. A-102, 1st Floor, Building No. 16, Flower Valley Complex
 Birwadi, Umroli West, Palghar-402302

And
 Mr. Nilesh Ramakbal Singh
 Flat No. 205, Tower 4, Lodha Casa Maxima Hatkesh Road, Opp GCC Club
 Mira Road, Thane-401107

Mira
 Mr. Nilesh Ramakbal Singh
 Flat No. 503, 5th Floor, A Wing, Building No. 13, Rashmi Heights
 New Link Road, Vasai East, Palghar-401209
 Sir/Madam,

NOTICE U/S 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

1. At the request made by you, the Bank has granted to you Home Loan facility aggregating to an amount of Rs. 18,58,000/-. We give hereunder details of the Home Loan granted by us and the outstanding dues thereunder as on the date of this notice:-

Nature of Facility	Sanctioned Limit (in Rs.)	Outstanding Dues (in Rs.)
Home Loan 009875110000252	Rs. 18,58,000.00	Rs. 18,85,514.20

2. The aforesaid credit facilities granted by the Bank are secured by the following assets / securities

Nature of Facility	Security
Home Loan 0098	