Public Notice For E-Auction For Sale of Immovable Properties

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. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and **Branch Office at "IIFL House Sun Infotech Park Road No. 16V Plot No.B-23 , Thane Industrial Area Wagle Estate Thane - 400604"/ Gr Floor, Sai Anand Pride-B, Duber Naka Ghhoti Sinner Road, Sinnar,Nashik-416520"/ "Milani Block No-4, 1st Floor, Vishram Nagar, Opp ESIC Hospital, Hotgi Road Solapur-413003"** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 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.iiflonehome.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. Mrs. Hema Ajay Salekar 2. Mr.Ajay Naresh Salekar **(Prospect No 854764)**	**19-Jan-2023** **Rs.19,50,398/-** (Rupees Nineteen Lakh Fifty Thousand Three Hundred Ninety Eight Only) **Bid Increase Amount** **Rs.25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No 306, 3rd Floor, With Carpet Area Ad Measuring 445 Sq.ft. And Super Built Up Area Ad Measuring 623 Sq.ft., Type- A Building, E-Wing, at Shantaram Park Residency, Constructed on Plot No. 51/3, Opposite Bhatsa Colony, Goyheghar, Wafe, Shahpur , Thane, 421601, Maharashtra, India. **(Area admeasuring 646 sq. ft.)**	**28-Mar-2025** **Total Outstanding as On Date 16-Apr-2025** **Rs.25,53,975/-**(Rupees Twenty Five Lakh Fifty Three Thousand Nine Hundred & Seventy Five Only)	**Rs.20,67,000/-**(Rupees Twenty Lakh Sixty Seven Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 2,06,700/-** (Rupees Two Lakh Six Thousand Seven Hundred Only)
1. Mr. Anand Ravindra Maralgoikar 2. Mrs. Asha Ananda Bhalerao **(Prospect No IL10099198)**	**04-Jul-2023 Rs.15,77,188/-** (Rupees Fifteen Lakh Seventy Seven Thousand One Hundred Eighty Eight Only) **Bid Increase Amount** **Rs.25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Row House No. 01, Ground + First Floor, Carpet area admeasuring 509 sq. ft., Built up area admeasuring 610 sq. ft., Vanvihar Row House, Plot No 4 & 5, Sy. N. 121/1, Near Z.P School, Village and Tal. Dhagur, Shiwar, Dindori, Dist. Nashik, Maharashtra, India, 422003. **(Area admeasuring 965 sq. ft.)**	**28-Mar-2025** **Total Outstanding as On Date 17-Apr-2025** **Rs. 18,55,561/-** (Rupees Eighteen Lakh Fifty Five Thousand Five Hundred and Sixty One Only)	**Rs.11,95,000/-** (Rupees Eleven Lakh Ninety Five Thousand Only) **Earnest Money Deposit (EMD)** **Rs.1,19,500/-** (Rupees One Lakh Nineteen Thousand Five Hundred Only)
1. Mr. Rameshwar Ashok Garad 2. Mrs. Shivkanya Rameshwar Garad 3. Transport Business **(Prospect No IL10410162)**	**23-Nov-2023** **Rs.667528/-** (Rupees Six Lakh Sixty Seven Thousand Five Hundred and Twenty Eight Only) **Bid Increase Amount** **Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing H. No. 619, Situated At Ranmasle, North Solapur, Solapur, Maharashtra, 413222 Area Admeasuring (In Sq. Ft.): Property Type: Land_Area, Carpet_Area, Built_Up_Area Property Area: 1368.00, 800.00, 1000.00	**20-Mar-2025** **Total Outstanding as On Date 17-Apr-2025** **Rs. 7,70,767 /-** (Rupees Seven Lakh Seventy Thousand Seven Hundred and Sixty Seven Only)	**Rs.14,48,000/-** (Rupees Fourteen Lakh Forty Eight Thousand Only) **Earnest Money Deposit (EMD)** **Rs. 1,44,800/-** (Rupees One Lakh Forty Four Thousand Eight Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
30-May-2025 1100 hrs -1400 hrs	02-Jun-2025 till 5 pm.	04-Jun-2025 1100 hrs.-1300 hrs.

Mode of Payment :-EMD payments are to be made vide online mode only. To make payments you have to visit **https://www.iiflonehome.com and pay** through link available for the property/ Secured Asset only., **Note:** Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. **For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount.**

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.com** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. **Bidders are advised to go through the website https: //www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.**
7. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome.com, Support Helpline Numbers:@1800 2672 499.**
8. **For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com**
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated 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: 30-04-2025 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

Paper Publication in OA 837/2024

IN THE DEBTS RECOVERY TRIBUNAL NO.2

MTNL Bhavan, 3rd Floor Strand Road, Appollo Bandar, Colaba Market, Colaba, Mumbai - 400 005.

ORIGINAL APPLICATION NO.837 OF 2024
SUMMONS

Exh. No.: 11

IDBI BANK LTD. ...APPLICANT

V/S

MANISH CARPENTER & ANR ...DEFENDANTS

Whereas O.A No.837 of 2024 was listed before Hon'ble Presiding Officer on 29.10.2024.

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.40,22,739/-** (application along with copies of documents etc,. annexed). Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal. In accordance with Sub-Section (4) of Section 19 of the Act you the defendants are directed a under :-

(i) To Show cause within 30 (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 asset specified by the applicant under Serial Number 3A of the Original Application;

(iii) You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under Serial Number 3 A of the Original Application, pending hearing and disposal of the application for attachment of the 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 asset 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 realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institutions holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-II on 09/07/25 at 11:00 a.m. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this date Tribunal on this 2 day of April 2025

SEAL

Sd/-
Registrar
Mumbai DRT No.2

Mr. Manish Carpenter - Defendant. 1
A/13, Vishparva Shristi CHSL, Shrishti Complex, Sector 3,
Mira Road (East), Thane - 401107.
Also at : ii) A-103, Shettal Sarovar, MTNL Road Sheetal Nagar, Mira Road, Thane 401 107
Mrs. Vandana Carpenter
A/13, Vishparva Shristi CHSL, Shrishti Complex, Sector 3 Mira Road (East) Thane - 401 107 - **Defendant. 2**

SBI State Bank of India

HOME LOAN CENTRE, SION : B 602/604, Kohinoor City, Commercial-I, 6th Floor, Kirol Road, Off. L.b.s. Marg, Kurla West, Mumbai - 400070. **Email Id:** Racpc.sion@Sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrower/s have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and the loan has been classified as Non Performing Asset (NPA). The notice was issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses but they have been returned unserved and as such they are hereby informed by way of this public notice.

Name of the Borrowers/ Guarantors	Details of Immovable Properties/Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding as on date of notice
Mrs. Seeta Chirag Jogatar **Mr. Chirag Pankaj Jogatar/** **Home Loan A/C No - 38863828373** **Suraksha Loan A/C - 38891722600**	Flat No. 104, 1st Floor, B Wing, Building No.2, Arkade Art, Arkade Art Avant Chsl, Mira Road (E), Thane-401107	26/03/2025	25/03/2025	**Rs.50,61,449/-** (Rupees Fifty Lacs Sixty-One Thousand Four Hundred Forty-Nine Only) as on 26.03.2025

The steps are being taken for substituted service of notice. The above Borrowers is hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002.

The Borrower 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.

Date : 30/04/2025 **Mrs. Muneera Nisar Khan**
Place: Mumbai **Chief Manager And Authorised Officer, State Bank Of India**

PUBLIC NOTICE

ICICI Bank Branch Office : ICICI Bank Limited Shal Tower Plot No-23, New Rohtak Road Karol Bagh New Delhi-110005

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA).

A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	Suresh Kumar, Renu Sharma, House No. 649, Ward No. 63, Gali No. 1, New Jawanar Nagar, Chheharta, Amritsar, Punjab-143105., A/c No. LBAMT00006298999	Plot No. 165-C, Measuring 131.11 Sq. Yards, Comprised In Khasra No. 6//9 Min., Khata Khatoni No. 1149/1590, As Per Jamabandi Year 2013-2014, Situated At Village Kala Ghannupur Sub-urban, Abadi New Pal Avenue, Tehsil Amritsar-2, District Amritsar, Punjab- 143001. Standing In The Name of Renu Sharma Vide Sale Deed Wasika No. 2021-22/93/1/2323, Dated 17/05/2021.	03/04/2025 Rs. 4,73,740/-	08/02/ 2025
2.	Suresh Kumar, Renu Sharma, House No. 649, Ward No. 63, Gali No. 1, New Jawanar Nagar, Chheharta, Amritsar, Punjab-143105., A/c No. LBAMT00005781027	Plot No. 165-C, Measuring 131.11 Sq. Yards, Comprised In Khasra No. 6//9 Min., Khata Khatoni No. 1149/1590, As Per Jamabandi Year 2013-2014, Situated At Village Kala Ghannupur Sub-urban, Abadi New Pal Avenue, Tehsil Amritsar-2, District Amritsar, Punjab-143001. Standing In The Name of Renu Sharma Vide Sale Deed Wasika No. 2021-22/93/1/2323, Dated 17/05/2021.	03/04/2025 Rs. 9,79,899/-	08/02/ 2025

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: April 30, 2025
Place: Mumbai

Sincerely, Authorised Signatory,
For ICICI Bank Ltd.

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. Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**

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 28.04.2025	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	45678640001307	1) M/s. Supreme Power Services, 2) Mr. Gulzar Gulam Rasul Karzi, 3) Mrs. Shabana Gulzar Kazi	04/12/2024	25/02/2025	**Rs.66,07,582.70** (Rupees Sixty Six Lakhs Seven Thousand Five Hundred Eighty Two and Seventy Paise Only)	19.05.2025 09:30 AM to 05:00 PM	**Rs.48,17,000/-** (Rupees Forty Eight Lakhs Seventeen Thousand Only)	**Rs.4,81,700/-** (Rupees Four Lakh Eighty One Thousand Seven Hundred Only)	02.06.2025 @ 11.30 AM	**31.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**
	Details of Secured Assets: All the piece and parcel of the immovable property Shop No.12, Admeasuring About 247 Sq.ft Build up Area Equivalent to 22.95 Sq.mtrs. Build up. On the Ground Floor of the Building known as Building No.4, in the Rahul Nagar (S.R.A.) Co-Operative Housing Society, situate Lying and being at Rafi Ahmed Kidwai Marg Sewree, Wadala Mumbai-400031. Bering C.S. No.457 of Parel Sewree Division in the Registration District and Sub-District of Mumbai City and Mumbai Suburban Now Great Mumbai.									
2	47609630000333	1) Nandu Ganpat Shinde, 2) Lata Nandu Shinde	15/04/2023	15/02/2025	**Rs.6,72,251.70** (Rupees Six Lakhs Seventy Two Thousand Two Hundred Fifty One and Seventy Paisa Only)	19.05.2025 09:30 AM to 05:00 PM	**Rs.18,11,000/-** (Rupees Eighteen Lakhs Eleven Thousand Only)	**Rs.1,81,100/-** (Rupees One Lakh Eighty One Thousand One Hundred Only)	02.06.2025 @ 11.30 AM	**31.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**
	Details of Secured Assets: All that part and parcel of House No.701, Area Admeasuring 3100 Sq.fts. B. up., Village Chargaon, Tal. Ambernath, Dist. Thane, Pin-421503, within the Limits of Grampanchyat Chargaon, Post Chargaon, Boradpada Road, situated at Revenue Village Chargaon, Tal. Ambernath, Dist. Thane, within the Limits of Grampanchyat Chargaon & within the Jurisdiction of Sub Registrar of Assurances Ulhasnagar and **Surrounded by: East:** Property of Vasant Dhau Padir, **West:** Property of Pandu Jaitu Lobhi, **South:** Bhat Sheti, **North:** Prakash Hari Shinde.									
3	33408950001061 & 33409670000140	1) Kundan Kasarimal Jain, 2) Kesardevi Keshulal Mandot	19/04/2022	11/04/2025	**Rs.11,79,333.56** (Rupees Eleven Lakhs Seventy Nine Thousand Three Hundred Thirty Three and Fifty Six Paise Only)	19.05.2025 09:30 AM to 05:00 PM	**Rs.18,38,000/-** (Rupees Eighteen Lakhs Thirty Eight Thousand Only)	**Rs.1,83,800/-** (Rupees One Lakh Eighty Three Thousand Eight Hundred Only)	02.06.2025 @ 11.30 AM	**31.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.**
	Details of Secured Assets: All that piece and parcel of immovable property bearing of Flat No.103, in the "B" Wing, on the First Floor, admeasuring 490 Sq.ft. [Built up area i.e. 45.53 Sq.mtrs. (Built up area), in the building known as "SHRI PRASTHA BLDG. NO.187, 188 CO-OPERATIVE HOUSING SOCIETY LTD.', Constructed on land bearing Plot No.187, 188, Survey No.153(P) 8/01 (Part), Village Nilemore, lying being and situated at Nilemore, Nallasopara (West), Taluka Vasai, District Palghar and within the Jurisdiction of Registration District Thane.									

The properties are being held on **"AS IS WHERE IS BASIS"** & **"AS IS WHAT IS BASIS"** and the E-Auction will be conducted **'On Line'.** The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal **https://bankauctions.in** & **www.foreclosureindia.com.** For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure; Contact Mr. Arijit Kumar Das Contact Number: 8142000725. Email id: info@bankauctions.in/ arijit@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.8433508759), 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: 30.04.2025, Place: Thane **Sd/- Authorized Officer, Jana Small Finance Bank Limited**

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagers have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Manaranjan Kailaschandra Nayak (Applicant), Rasmita Manaranjan Nayak (Co Borrower) LP0000000111435	11-Mar-25/ Rs.757967/- as on 9-Mar-25 with further Interest and charges thereon	All that premises of Flat No 104, area adm. 465 Sq. Ft., (Built Up) on 01st Floor, in building known as "Meenabai Apartment" constructed on Survey no. 82, Hissa no. 2, area adm. 300 Sq. Mtrs. lying, being and situated at Village Kalher, Tal. Bhiwandi and Dist- Thane, Maharashtra, 421302. North- Laxmi Park, South - House of Dhiraj Patil , East - Sherawali Complex , West- Manav Complex
Azad Muneer Ahmad (Applicant), Badarul Nisha (Co Borrower) HL0000000156344	15-Mar-25/ Rs.1218919/- as on 9-Mar-25 with further Interest and charges thereon	All that piece & parcel of the Residential Flat No 103, area adm. 31.87 Sq. Mtrs. (Carpet area), on 1st Floor, G-1 Wing, Type 1B, in the Building Known as "GAYATRI PARK", constructed on land bearing Survey No. 1023/1+2/22 and 1023/1+2/23, lying, being and situate at Village Mahim, Tal. & Dist. Palghar.. North- Survey No 1023 H N 1 2 21, South - Survey No 1023 H No 1 2 23, East - Haranwadi Road, West- Survey No 1023 Part
SHIVANI ANIL GAVALI (Applicant), Abhijit Mohan Jagtap (Co Borrower) HL0000000149769	17-Mar-25/ Rs.2090215/- as on 15-Mar-25 with further Interest and charges thereon	Flat No.704, on Seven Floor, In J wing, Having Area Adm.About Area 418 Sq.ft Carpet The Project Known as " Morning Star" in the Society Known As "Morning Star" in the society Known as "Siddhi City Morning Star Wing D To M Co-Operative Housing Society Ltd" Constructed on Plot of Land Bering Survey No.81, Hissa No 1 C2, Area Admeasuring 6300 Sq.Mtrs,Laying Being Situated at Village - Kharvai, Taluka Ambernath, Dist.Thane, State Maharashtra Pin 421503. North- Land of Smt Sitabhai Vishnu , South - Land of Shri Pandurang Dhule, East - Land of Shri Madhu Chokhate, West- Land of Shri Bastimal Genmal Shah
AKHILESH H PANDEY (Applicant), Archana Pandey (Co Borrower) HL0000000020459	17-Mar-25/ Rs.2777275/- as on 15-Mar-25 with further Interest and charges thereon	Flat No C/202, Second Floor, Building kanchan Smurti Co-operative housing Society Limited, Thakur Village,Kandivali East, Mumbai - 400101 at C.T.S No 818, Village - Poisar, Taluka- Borivali, Admeasuring 216 Sq.ft Built Up area , at Mumbai Suburban District.. North- Thakur Play Ground, South - Vasant Complex D Wing, East - A & B Wing/ Play Ground, West- Residential Building

The steps are being taken for substituted service of notice. The above borrowers, co- borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 30.04.2025 **Authorized Officer,**
Place : Mumbai **VASTU HOUSING FINANCE CORPORATION LTD**

RBL BANK LIMITED

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

Registered Office: 1st Lane, Shahupuri, Kolhapur- 416001.
Branch Office at: RBL Bank Ltd., 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF T HE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as **"Property"**) to **RBL Bank Ltd. ("Secured Creditor/Bank"),** the **Symbolic Possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis"** on **05/06/2025,** for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice / Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price / EMD / Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1) M/s. Atlanta Corporation (Applicant) Through its proprietor Mr. Deepak Virji Gajra. **2) Mr. Deepak Virji Gajra** (Co-Applicant) **3) Mr. Kamal Virji Gajra** (Co-Applicant & Mortgagor) **4) Ms. Hansa Virji Gajra** (Co-Applicant & Mortgagor) **5) M/s Cronus Agro Commodities LLP** (Co-Applicant) Through its active partner Mr. Kamal Virji Gajra. **Address of Correspondence** 1) Patang Nagar, E/301 Kukreja Palace, Vaibhav Baug Lane, Extension, Ghatkopar (East), Mumbai 400075 2) Flat No. 801, 8th Floor, Kukreja Palace-2, Kukreja Palace H-Wing CHS Ltd., Ghatkopar, Kurla, Mumbai 400 077	**Property owned by Mr. Kamal Virji Gajra and Ms. Hansa Virji Gajra** All that piece and parcel of Residential Property bearing Flat No. 801 (admeasuring about 1180 Sq. fts. Carpet area), on 8th Floor, in Wing 'H', in the building known as Kukreja Palace-2 in the society known as Kukreja Palace H-Wing Co-operative, Housing Society Limited, constructed on land bearing Survey no. 249 Hissa No.3, C.T.S No. 195/3A, Situated Village Ghatkopar, Taluka Kurla District Mumbai 400 077 **Which is bounded and surrounded by…** Towards East : Basket-Ball Court Towards South : Vallabh Baug Lane Towards West : Grihalaxmi Apartment Towards North : Police Ground	**Rs.3,67,45,509/-** (Rupees Three Crore Sixty-Seven Lakhs Forty-Five Thousand Five Hundred and Nine Only) **Demand notice dated 23/04/2025** **Date of Symbolic Possession 22/04/2025**	**12/05/2025** between 11:00 a.m. to 12:00 p.m.	**Reserve price: Rs.4,30,50,000/-** (Rupees Four Crores Thirty Lakhs Fifty Thousand Only) **EMD: 10% of Reserve Price** **Bid Increase amount: Rs.50,000.00** (Rupees Fifty Thousand Only)	**05/06/2025** Between 02:00 PM. To 03:00 PM.	On or Before **04/06/2025** upto 5:00	**Swatantra K Mishra (Mobile No. 9819052865/ 8208402936/ 7977937399** **Email address Swatantrakumar.Mishra@rblbank.com**

Terms and Conditions:

(1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of **https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news** before submitting their bids and taking part in e-auction.
(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
(3) The interested bidders shall submit their EMD details and documents through Web Portal: **https://www.bankeauctions.com** (the user ID & Password can be obtained free of cost by registering name with **https://www.bankeauctions.com**) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd., 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400 062 before 5:00 PM on or before 04/06/2025.
(4) Interested bidders may avail support/ online training on E-Auction from **M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Bhavik Pandya Mob No: 8866682937, e-mail-Id: gujarat@c1india.com and maharashtra@c1india.com** and for any query in relation to Property, they may contact **Mr. Swatantra Mishra, Authorised Officer (Mobile No. 9819052865/ 8208402936/ 7977937399 Email address Swatantrakumar.Mishra@rblbank.com**
(5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
(6) The asset shall not be sold below reserve price.
(7) The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
(8) Time and manner of payment:
a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
b) Balance within 15 days of the confirmation of sale by the Bank.
c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
(9) The above sale shall be subject to the final approval of Bank.
(10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
(11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
(13) The bidders / tenderers / offerers shall improve their further offers in multiples of **Rs.50,000/-** (Rupees Fifty Thousand Only).
(14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date : 30/04/2025 **Sd/-**
Place: Mumbai **Authorised Officer**
RBL Bank Ltd.

Muthoot Homefin **Muthoot Homefin (India) Ltd.**

CIN - U65922KL2011PLC029231
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, Senapati Bapat Marg, Tulsi Pipe Road, Near Ruparel College, Dadar West, Mumbai - 400028.
Branch Office: Muthoot Homefin India Ltd, Unit no 101, 1st floor, Punyoday Bhuvan , opp Raja Hotel , Kalyan west 421301

APPENDIX-IV-A [See proviso to Rule 8(6)]

PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-**

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Rintu Khitish Debnath/ Sangeeta Debnath/ 002-00000463/ Mumbai	19-Sep-2018, Rs.10,10,686/- Rupees Ten Lakh Ten Thousand Six Hundred Eighty Six Only.	Flat No. 303/B, Adm.