

**Motilal Oswal Home Finance Limited**  
 Corporate Office: Motilal Oswal Tower, Rahimullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025.  
 E-Auction Sale Notice of 30 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website motilaloswal.com as per the details given below:

Sr. No.	Borrower(s)/ Guarantor(s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
1.	LAN: LXVIR00315-160018957 Borrower: Virat Co-Borrower: Anind Maniram Kanoyiya Guarantor: Anind Arvind Kanoyiya	06-01-2025 For Rs: 835000/- (Rupees Eight Lakh Thirty Five Thousand Eight Hundred & Six Only)	Flat No 301 Floor 3rd A Wing Shiv Shakti Apartment S.No.48 H.No.7 Pissavli 0 0 N/Maharashtra Road 421536 Thane Maharashtra	Reserve Price: Rs. 800000/- (Rupees Eight Lakh Only) EMD: Rs. 80000/- (Rupees Eighty Thousand Only) Last date of EMD Deposit: 01-06-2025
2.	LAN: LXPN00115-160020704 Branch: Pen Borrower: Shekhar Laxman Dant Co-Borrower: Mangal Shekhar Dant	23-06-2021 For Rs: 902284/- (Rupees NINE Lakh Two Thousand Two Hundred & Eighty Four Only)	Flat No. - 11, 3rd Floor, Shrushti Apartment, Survey No. - 2, Plot No. - 6, Near Shekhar Mandir, Mouje Bhuvaneshwar, Raigad, Maharashtra - 402109	Reserve Price: Rs. 1700000/- (Rupees Seventeen Lakh Only) EMD: Rs. 170000/- (Rupees One Lakh Seventy Thousand Only) Last date of EMD Deposit: 01-06-2025
3.	LAN: LXPLA00216-170025359 Branch: Palghar Borrower: Chandraksh Haragen Mishra Co-Borrower: Geeta Chandraksh Mishra	05-12-2024 For Rs: 767509/- (Rupees Seven Lakh Sixty Seven Thousand Five Hundred & Nine Only)	Flat No 307 3rd Floor Krishna Kunj Admeasuring 325 Sq Ft Block No 12, Old S.No.489 New S.No.123 H.No.3C Chandrapada Juchandra Naigaoon East 401208 Vasai Palghar Maharashtra	Reserve Price: Rs. 800000/- (Rupees Eight Lakh Only) EMD: Rs. 80000/- (Rupees Eighty Thousand Only) Last date of EMD Deposit: 01-06-2025

Terms and Conditions of E-Auction: The Auction is conducted as per the further terms and conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com> of our Auction Service Provider, M/s. ARCAEMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Chetan Shishir Patil 7738061089 & Ramesh Kumar Yadav 9324505846**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail ID: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com)

Place: Mumbai  
Date: 26.04.2025

Sd/- Authorized Officer,  
(Motilal Oswal Home Finance Limited) (Earlier Known as Aspire Home Finance Corporation limited)

**Bank of India**  
 Dhamankar Naka Branch  
 Bank of India 72, Sneha Sadan,  
 Telipada, Kanheri Bhamburda 421302  
 E-mail: hamankarna.NaviMumbai@bankofindia.co.in

**POSESSION NOTICE (For Immovable property) (Under rule 8(1))**

Whereas, The undersigned being the authorized officer of the Bank of India, Dhamankar Naka Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice.

The borrower/borrowers having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 21st day of April of the year 2025.

The borrower 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 Bank of India, Dhamankar Naka Branch for an amount Rs. 21,97,624.46 (in words Twenty One Lakhs Ninety Seven Thousand Six Hundred Twenty Four and Forty Six Paisa) and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immovable Property/ies:**  
 Flat no 103 1st Floor Building A-1 Wing Adarsh park "AB" CHS Ltd. Municipal House No 476/14 Kasar Alley, Bhiwandi 421302

Place: Bhiwandi  
Date: 21.04.2025

Sd/- Authorized Officer  
Bank of India, Dhamankar Naka

**SBI भारतीय स्टेट बैंक** Home Loan Center, Kalyan,  
 State Bank of India Ground Floor & 1st Floor, Millennium Heights,  
 Shahad Mahone Road, Shahad, Kalyan (W) - 421103

**[Rule 8(1)] POSSESSION NOTICE (For Immovable Property)**

Whereas, The undersigned being the Authorized Officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 borrowers to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and public in general that 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 8 & 9 of the said rules on Date 22/04/2025. The borrowers 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 charge of State Bank of India for the amounts and further interest thereon mentioned against account herein below:

Sr. No.	Name of the Borrower & His Account No.	Date of 13(2) Notice and Amount	Description of properties
1.	Mr. Rakesh Haridas Pawar & Haridas Baburao Pawar (Account No. 6238368855 / 6238368886)	27.01.2025 / Rs. 17,09,857/- (Rupees seventeen Lakh Nine Thousand Eight Hundred Fifty Seven Only) as on 27.01.2025 with further interest, cost, charges etc.	Flat No. 003, Ground Floor, D-Wing Chintamani Myhome, Near IIT College, Taluka Shahapur, Thane-421601
2.	Mr. Kanchan Sangram Patkar & Sangram M Patkar (Account No. 61262216881 / 61262218211)	01.02.2025 / Rs. 22,62,460/- (Rupees Twenty Two Lakh Sixty Two Thousand & Four Hundred Sixty Only) as on 01.02.2025 with further interest, cost, charges etc.	Flat No. 103 & 104, 1st Floor, C-Wing, Sai Samarth Building, Shahapur, District Thane.
3.	Mr. Yogesh Subhash Fulpagare & Rajni Yogesh Fulpagare (Account No. 42653178647 / 4265315864188)	27.01.2025 / Rs. 15,78,000/- (Rupees Fifteen Lakh Seventy Eight Thousand Only) as on 27.01.2025 with further interest, cost, charges etc.	Flat No. 401, 4th Floor, Wing B-3 Prem Narayan Residency Bldg, Atgaon, Shahapur (East), Pin - 421603, Maharashtra, India

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.  
 Date: 22-04-2025, Place: Shahapur, Thane

Authorized Officer, State Bank of India

**ICICI Bank** Branch Office : ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WFI I Park, Wagale Industrial Estate, Thane (West) - 400604

The Authorized ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. JMD Marketing Private Limited/ Mr. Kannaiyald Jagdishlal Menda/ Mr. Girish Ramesh Vazirani/ Mrs. Anuradha Kannaiyald Menda/ Mrs. Indira Ramesh Vazirani/ D/o. of Mr. Dayaram Thakur/ Mr. Drupad Kannaiyald Menda/ M/s. JMD Auto India Private Limited through its Directors/ 0102551006147	Property-1 Showroom No. 08, Ground Floor, B-Wing of Building known as Prithvi Park Constructed on Plot No. 4, 5 & 6 of Sector 30, Vashi, Navi Mumbai Property-2 Showroom No. 10, Ground Floor, C-Wing of Building known as Prithvi Park Constructed on Plot No. 4, 5 & 6 of Sector 30, Vashi, Navi Mumbai April 22, 2025	December 24, 2024 Rs. 3,58,30,814.90/-	Mumbai
2.	M/s. JMD Auto India Private Limited/ Mr. Kannaiyald Jagdishlal Menda/ Mr. Girish Ramesh Vazirani/ Mrs. Anuradha Kannaiyald Menda/ Mrs. Indira Ramesh Vazirani/ D/o. of Mr. Dayaram Thakur/ Mr. Drupad Kannaiyald Menda/ M/s. JMD Auto India Private Limited through its Directors/ 0102551006152/ 010255000987/ 010255000887	Property-1 Showroom No. 08, Ground Floor, B-Wing of Building known as Prithvi Park Constructed on Plot No. 4, 5 & 6 of Sector 30, Vashi, Navi Mumbai Property-2 Showroom No. 10, Ground Floor, C-Wing of Building known as Prithvi Park Constructed on Plot No. 4, 5 & 6 of Sector 30, Vashi, Navi Mumbai April 22, 2025	December 24, 2024 Rs. 3,73,71,140.57/-	Mumbai
3.	M/s. Krupay Tradepieces Private Limited/ Mr. Pradip Rajnikant Shah/ Mrs. Kruti Sheetal Shah/ 122705000468	Plot No. 03, Ground Floor, In the Society known as Shree Kahan Nagar Co-Operative Society Limited, Situated at N. C. Kelkar Road, Dadar West, Mumbai 400028 Constructed on Plot of Land Bearing Final Plot No. 40, TFS-III of Mahim Division, In the Registration Sub-District of Mumbai City, Registration District Mumbai/ April 22, 2025	January 10, 2025 Rs. 99,66,403.10/-	Mumbai

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: April 25, 2025  
Place: Maharashtra

Sincerely Authorised Signatory  
For ICICI Bank Ltd.

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

RP NO. 01 OF 2025  
**MAHARASHTRA GRAMIN BANK**  
 VS  
**MR RAHUL VIKAS DAVRE & ORS.**

**DEMAND NOTICE**

To,  
**CD-1 MR RAHUL VIKAS DAVRE**  
 RESIDING AT- FLAT NO 303 B WING, GAURAV VALLEY, TULIP BUILDING, MIRA ROAD, OPP. GAURAV AVENUE, HUTCASE MIRA RAOS EAST THANE, MAHARASHTRA-401107  
**CD-2 MR KAMAL CHAND B. VISHWAKARMA.**  
 RESIDING AT- 101, MAHAVIR VIHAR, SHANTIVAN, MIRA BHAYANDER ROAD, MIRA ROAD, THANE, MAHARASHTRA-401107  
**CD-3 MR SHREE SAI NATH MOTORS**  
 RESIDING AT- SHOP NO. 07, AMBIKA COMPLEX, PLOT NO. 18, SECTOR 7, GHANSOLI, NAVI MUMBAI THANE, MAHARASHTRA-400701.

1. In view of the Recovery Certificate issued in O.A.No. 85 OF 2018 passed by the Presiding Officer, DRT-III Mumbai an amount of Rs. 12,24,599.00 in word (Rupees Twelve Lakhs Twenty Four Thousand Five Hundred Ninety Nine Only) is due against you.

2. You are hereby called upon to deposit the above sum within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 16/06/2025 at 2:30 p.m. for further proceedings.

5. In addition to the sum aforesaid you will be liable to pay:-  
 (a) Such interest as is payable for the period commencing immediately after this notice of the execution proceedings.  
 (b) All costs, charges and expenses incurred in respect of the service of this notice and other process that may be taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 15.04.2025

(DEEPA SUBRAMANIAN)  
 RECOVERY OFFICER-III  
 DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

**KOKAN MERCANTILE CO-OP BANK LIMITED** Multi State Bank  
 Registered Office : 1st Floor, Harbour Crest, Mazgaon T.T, Mumbai 400010. | Phone : 23723753, 23729969, 23729970, 23729971, 23734202, 23734311. Fax : 23748589 | W : www.kokanbank.net

**POSESSION NOTICE**

Whereas the Authorized Officer of the Kokan Mercantile Co-op Bank Ltd under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with rule 8 & 9 of the Security Interest (Enforcement) Rules 2002 issued demand notices calling upon the borrowers, mortgagors, and sureties to pay the dues of the bank.

Sr. No.	Details of loan account	Date of Demand Notice	Position of demand notice as on 06.02.2025	Amount O/S. as on 25.04.2025	Possession taken On	Description of Property
1	MIRA ROAD BRANCH Loan a/c. 7061/139 1.Mr.Bhuvad Abhijeet Prakash - Borrower & Mortgagor 2.Mr.Shaikh Mohammed Tasawuf Parvez - Surety 3.Ms.Khalepale Nakusha Ramchandra - Surety	10.02.2025	Rs. 29,86,476.62	Rs. 31,34,808.62	20.04.2025	Residential flat no.407, adm.77.06 sq.mtrs area on the 4th floor of the building known as Kanhaiya Meadows in 'C' Building constructed on land bearing survey no.13, Hissa no.6, situate at Village Palghar, Taluka Palghar, District Palghar within the area of Sub Registrar at Palghar.
2	MIRA ROAD BRANCH Loan a/c. no.7061/38 1.Mr. Shaikh Mohammed Tasawuf Parvez - Borrower/Mortgagor 2.Mr. Bhuvad Abhijeet Prakash - Surety 3.Mr.Shaikh Parvez Abdul Rahim - Surety	10.02.2025	Rs. 29,89,083.50	Rs. 31,38,831.50	20.04.2025	Residential flat no.206, adm.77.65 sq.ft built up area on the 2nd floor of the building known as Kanhaiya Meadows in 'C' Building constructed on land bearing survey no.13, Hissa no.6, situate at Village Palghar, Taluka Palghar, District Palghar within the area of Sub Registrar at Palghar.

The Borrowers, Mortgagors, and Sureties having failed to repay the amount, notice is hereby given to the Borrowers, Mortgagors, and Sureties public in general that the undersigned has taken physical possession of the properties on 20th day of April 2025 described hereinabove in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 & 9.

The Borrowers, Mortgagors, and Sureties in particular and public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Kokan Mer. Co-op Bank Ltd.

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002 read with rule 8 (6).**  
 The Borrowers, Mortgagors, and Sureties are hereby notified to pay the sum as mentioned in the demand notices along with interest up to date and ancillary expenses from 30 days from today failing which the properties will be put up for sale /sold and balance dues if any will be recovered with interest and cost.

Place : PALGHAR  
Date : 26.04.2025

For Kokan Mercantile Co-op Bank Ltd  
Sd/-  
Authorized Officer

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
 Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.  
 Regd. Office: 507, Datalamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

**PUBLIC NOTICE FOR SALE BY E-AUCTION**

Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s), that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus), having assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Bank wide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is" and "Whatever there is" basis along with all its known and unknown dues on 30/05/2025.

The Authorized Officer of Jana Bank had taken over the physical possession of the below described secured assets being immovable property on 28.01.2025 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorized officer of the Pegasus.

The sale/ auction is the details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s) and Mortgagor(s):	Mr. Subhash Tukaram Kshirsagar, Mrs. Bharti Subhash Kshirsagar
Outstanding Dues for which the secured assets are being sold:	Rs.3,74,403.34 (Rupees Three Lakh Seventy Four Thousand Four Hundred Three and Thirty Four Paisa Only) as of 13/12/2023 as per notice under section 13(2) SARFAESI Act, Rs.5,76,702.34 (Rupees Five Lakh Seventy Six Thousand Seven Hundred Two and Thirty Four Paisa Only) as of 08/04/2025 together with further interest, cost, charges and expenses thereon w.e.f. 09/04/2025 till the date of payment and realization.
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Subhash Tukaram Kshirsagar All that piece and parcel of House No.69/5, Shivaji Nagar, Ward No.1, Vangani admeasuring area 39.87 sq.mt., situated at Revenue Village & Gram Panchayat Vangani, Tal. Ambernath & Dist. Thane-421503, and within jurisdiction of SRO Ulhasnagar-2. Bounded by: Towards East: House of Shri Umavane, Towards West: Shri Sonawale, Towards North: Open Space of Shri Hari Kambari, Towards South: House of Shri Mahesh Kshirsagar.
CERSAI ID:	Asset ID: 200061153016; Security Interest ID: 400060539002
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.5,42,000/- (Rupees Five Lakhs Forty Two Thousand Only)
Earnest Money Deposit (EMD):	Rs.54,200/- (Rupees Fifty Four Thousand Two Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	16/05/2025 between 11.00 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob.No.9923680690 Mr. Nilesh More - Sr. Manager - Mob.No.9004722468
Last date for submission of Bid:	29/05/2025 till 04.00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website ( <a href="http://www.foreclosureindia.com">www.foreclosureindia.com</a> , <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 30/05/2025 from 11.00 A.M. to 12.00 P.M.

This publication is also Thirty (30) days' notice to the aforementioned Borrower(s)/ Co-Borrower(s)/ Guarantor(s) and Mortgagor(s) under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website ([www.foreclosureindia.com](http://www.foreclosureindia.com)) (<https://bankauctions.in>)

Place: Thane  
Date: 26.04.2025

Sd/- (Pramod Jadhav) Authorized Officer, Pegasus Assets Reconstruction Private Limited.  
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

**Karnataka Bank Ltd.**  
 Asset Recovery Management Branch 2nd Floor, 'E' Block 'The Metropolitan', Plot No C 26 & 27, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051  
 Phone: 022-35008017/3512842/3502558 E-mail: mumbaiarc@kbank.com  
 Website: www.karnatakabank.com CIN: L85110KA1924PLC001128

**POSESSION NOTICE**

WHEREAS, The Authorized Officer of KARNATAKA BANK LTD., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "said act") and in exercise of powers conferred under Section 13(12) of the said act, read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued the Demand Notice dated 13.01.2025 under Section 13(2) of the said Act, calling upon the borrowers 1) M/s. Prabhat Enterprises represented by Prop. Mr. Prabhat Singh, Addressed at: - CS Corner, Ahinsa CHS Ltd., Plot No.1 & 2, Sector 18, Kamathe, Navi-Mumbai 410209, Maharashtra, 2) Mr. Prabhat Chandrabhushan Singh S/o Mr. Chandrabhushan Singh, Addressed at: House No.856, 2nd Floor, Parshuram Niwas, Near Vitthal Mandir, Sector 36, Nerul West, Navi-Mumbai, 400706, Maharashtra, 3) Mr. Chandrabhushan Ramnath Singh S/o Mr. Ramnath Singh, Addressed at:- House No.856, 2nd Floor, Parshuram Niwas, Near Vitthal Mandir, Sector 36, Nerul West, Navi-Mumbai, 400706, Maharashtra, to repay the amount mentioned in the Notice being Rs.15,68,362.15 (Rupees Fifteen Lakhs Sixty Eight Thousand Three Hundred Sixty Two and Paise Fifteen Only) 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 being the Authorized Officer 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 8 of the said Rules on this 23rd day of April 2025. 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 in particular and the public in general are hereby cautioned not to deal with the property and any dealings with this property will be subject to the charge of KARNATAKA BANK LTD, Mumbai - Overseas Branch for an amount being Rs.16,19,578.29 (Rupees Sixteen Lakhs Nineteen Thousand Five Hundred Ninety Eight and Paise Twenty Nine Only) i.e. Rs.5,09,187.49 in PDPN A/c No.1017001400001501 as on 26.03.2025 plus future interest and costs from 26.03.2025 and Rs.11,10,390.80 in PSDO A/c No.101700060001401 as on 31.03.2025 plus future interest and costs from 01.04.2025.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

1] All that piece and parcel of bearing Residential Flat No.203, on the 2nd Floor, D-Wing in the Building known as "Krishna" in Shree Sadguru Complex, admeasuring 52.04 Sq. Mtrs. Carpet Area and 62.45 Sq. Mtrs. Built up area, constructed on Survey No.5, Hissa No.3, Survey No.67, Hissa No.01, situated in the Village Vashivi, Taluka Khalapur and District Raigad, and bounded: East: Parle Farm House, West: Main Road, North: Vashuvali Gaonthan Area, South: Parle Farm House

2] All that piece and parcel of bearing Residential Flat No.202, on the 2nd Floor, D-Wing, in the Building known as "Krishna" in Shree Sadguru Complex, admeasuring 52.03 Sq. Mtrs. Carpet area + 6.36 Sq. Mtrs. Terrace area and 62.43 Sq. Mtrs. Built up area + Terrace 9.36 Sq. Mtr. constructed on Survey No.5, Hissa No.3, Survey No.67, Hissa No.01, situated in the Village Vashivi, Taluka Khalapur and District Raigad, and bounded: East: Parle Farm House, West: Main Road, North: Vashuvali Gaonthan Area, South: Parle Farm House

DATE: 23.04.2025  
PLACE: Raigad

AUTHORISED OFFICER  
KARNATAKA BANK LTD.

Regd. AD / Dasti / Affixation / Beat of Drum and publication / Notice Board of DRT EXH NO:79

**PROCLAMATION OF SALE**

R.P. No. 75 of 2016  
**OFFICE OF THE RECOVERY OFFICER-I,**  
**DEBTS RECOVERY TRIBUNAL - I, MUMBAI**  
 DATED:19.04.2025

2nd Floor, Telephone Bhavan, Strand Road, Colaba Market, Colaba, Mumbai-400 005  
**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**

STATE BANK OF INDIA  
 .....Certificate Holders  
 VS  
 M/S. DHANSHREE DEVELOPERS PVT. LTD. AND ORS. .... Certificate Debtors

CD No. 1. M/s. Dhanshree Developers Pvt. Ltd., Registered Office at Bldg. no.A/4, Saddicha CHS, Rokadia Lane, SVP Road, Borivali (W), Mumbai 400 092.  
 CD No. 2. Shankarrao Borkar, Address at 602, Radha Mukund Tower, B.P. Road, Kander Pada, Dahisar (W), Mumbai 400 068.  
 CD No. 3. Amol Borkar, Address at 602, Radha Mukund Tower, B.P. Road, Kander Pada, Dahisar (W), Mumbai 400 068.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1 Mumbai has drawn up the Recovery Certificate in Original Application No.85 of 2014 for Recovery of Rs. 25,20,25,923.71 (Rupees Twenty Five Crores Twenty Lakhs Twenty Five Thousand Nine Hundred Twenty Three and Paise Seventy One Only) with interest and cost from the Certificate Debtors and a sum of Rs. 18, 20,879.71/- (Rupees Eighteen Lakhs Twenty Thousand Eight Hundred Seventy Nine Rupees and Seventy One Paise) is recoverable together with further interest and charges as per the Recovery Certificate/Decree.

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

And whereas a sum Rs. 57,18, 20,879.71/- (Fifty Seven Crore Eighteen Lakhs Twenty Thousand Eight Hundred Seventy Nine Rupees and Seventy One Paise) inclusive of cost and interest thereon as on 07.02.2025.

1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 12.06.2025 between 02.00 PM to 3.00 PM (with auto extension clause in case of bid in last 5 minutes before closing, if required) by e-auction and bidding shall take place through "On line Electronic Bidding" through the website of M/s. C-1 India Pvt. Ltd. Gurugaoon <https://www.bankauction.com> and the e-mail id's are [gujarat@c1india.com](mailto:gujarat@c1india.com) and [support@bankauction.com](mailto:support@bankauction.com) Contact Number of e-auction agency 0124-4302001, Mr. Hareesh Gowda Contact No. +91 9892975555 Email id. hareesh.gowda@c1india.com. For further details contact: (1) Ms. Vijaya H.Rane, Manager & C. Mor. 9892983045 (2) Mr. Arun Mishra, Assistant General Manager, Mob. 9793548630

2. The sale will be of the property of the Defendants above mentioned in the Schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against property.

3. 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 be 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.

4. 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 further following conditions.

5. 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 on this proclamation.

6. The assets shall be auctioned as per the following details:-

No of Lots	Description of the property	Date of Inspection	Reserve Price	EMD Amount/-	Incremental Bid
1	i. Piece or parcel of land admeasuring about 5-24-04 H. R. P. Survey no. 191 Hissa no.3, lying, being and situate at village Dhadhre, Taluka Shahapur, District Thane. ii. All that piece or parcel of land admeasuring about 3-31-0 H. R. P. bearing Survey no.193 Hissa no.4, lying, being and situate at village Dhadhre, Taluka Shahapur, District Thane. iii. All that piece or parcel of land admeasuring about 10-22-0 H. R. P. bearing Survey no.190, lying, being and situate at village Dhadhre, Taluka Shahapur, District Thane. iv. All that piece or parcel of land admeasuring about 0-34-0 H. R. P. bearing Gat no.88/1 situated at village Dhadhre, Taluka Shahapur, District Thane. v. All that piece or parcel of land admeasuring about 0-51-0 H. R. P. bearing Gat no.88/3 situated at village Dhadhre, Taluka Shahapur, District Thane.	04.06.2025	4,10,00,000/-	41,00,000/-	4,00,000/-

7. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

8. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD, is payable by way of RTGS/NEFT in the Account No. 3860740171, in the name of State Bank of India, at SARG-III Commercial Collection Account Nariman Point, Mumbai. IFSC Code No. SBIN0061341, of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/details is 10.06.2025 up to 4.30 p.m. The physical inspection of the immovable property mentioned herein below may be taken on 04.06.2025 between 11.30 a.m. to 4.30 p.m. at the property site.

9. The copy of Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit should reach the said service provider CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-I, DRT-I, Mumbai on 10.06.2025, 4.30 p.m. In case of failure bid shall not be considered.

10. 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 4:30 PM in the said account as per detail mentioned in the para -8 above.

11. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of 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 8 above. In addition to the above the purchaser shall also deposit postage fee with Recovery Officer-1, DRT-I @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-I, Mumbai.

12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale.

13. Further the purchaser shall also be liable to make good of any shortfall of difference between his final bid amount and the price for which it is subsequently sold.

14. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by the successful bidder by the concerned officer.

15. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

16. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

Sr No
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