

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, Challahatta, Bangalore-560071. Branch Office Address: Jana Small Finance Bank, 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 PROVISOR 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 15-04-2025	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	3404942000882	1) Mr. Rajkumar Tiwari 2) Rekha Tiwari	25/10/2024	02/01/2024	Rs.54,66,126.97/- (Rupees Fifty Four Lakhs Sixty Six Thousand One Hundred Twenty Six And Ninety Seven Paise Only)	05/05/2025 Time: 9:30 AM to 5:00 PM	Rs.38,07,000/- (Rupees Thirty Eight Lacs Seven Thousand Only)	Rs.3,80,700/- (Rupees Three Lakh Eighty Thousand Seven Hundred Only)	19/05/2025 at 11:30 AM	17/05/2025; Jana Small Finance Bank, Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610
<p>Details of Secured Assets: All that Piece and Parcel of the Immovable Property bearing Flat No.1102, On 11th Floor, in wing A/4, Total Admeasuring 1015 Sq.Ft Built-Up Area (Built-Up Area Includes the Area of Balconies) Building Known As "Krishna Paradise" Of Land Lying, Being And Situate At Village Tisgaon S/H No.52/1, 53/5, Taluka Kalyan, Dist. Thane Bearing And With The Limits Of The Kalyan Dombivli Municipal Corporation And Within The Jurisdiction Of Registration District Thane, Sub Registration District Kalyan.</p>										
2	3351944000027	1) Abhijeet Furniture, 2) Sangita Rajendra Patil	28/09/2022	17/12/2022	Rs.6,57,640/- (Rupees Six Lakhs Fifty Seven Thousand Six Hundred Forty Only)	29.05.2025 Time: 9:30 AM to 5:00 PM	Rs.7,60,000/- (Rupees Seven Lacs Sixty Thousand Only)	Seventy Six Thousand Only	05/05/2025 at 11:30 AM	02.05.2025; Jana Small Finance Bank, Shop No.4 & 5, Ground Floor, Indiabulls Mint Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West, 400610
<p>Details of Secured Assets: All that piece and parcel of the House No.622, Ground Floor, Grampanchayat Jaljar, Palghar-401102 and within the limits of Palghar Municipal Corporation. Bounded as follows: On or towards East: Open Plot, On or towards South: Anil Krishna Patil House, On or towards West: Open Plot, On or towards North: Open Plot.</p>										

The properties are being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and the E-Auction will be conducted 'On Line'. The auction will be conducted through the Bank's approved service provider M/S. 4 Closure at the web portal <https://bankauctions.in> & 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.

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: 17-04-2025, Place: Mumbai | Sd/- Authorized Officer, Jana Small Finance Bank Limited

MUMBAI BUILDING REPAIR AND RECONSTRUCTION BOARD
Reginon Unit of (Maharashtra Housing And Area Development Authority)

TENDER NOTICE No. 1 (2025-26)

The Executive Engineer F-South Divn., Mumbai Building Repairs and Reconstruction Board, invite sealed tender in B-1 form (percentage rates) from Eligible Contractor's who are registered with MHADA/M.C.G.M./CIDCO/PWD/CPWD/MIDC/BPT/MES/Indian Railway or any Govt./Semi Govt. Organization of appropriate Classes as shown in column No. 10 for repair works of cessed building as under.

Sr. No.	Name of work	Amount put to tender in ₹	1% Earnest money in ₹	Security Deposit 2% of Estimated cost in ₹	Cost of Bank Tender in ₹ (including GST)	Date of issue of blank tender	Date & time of receipt of sealed tender	Time limit	Class of Contractor
1	Repairs to Building no. 120 C, Krishna nagar, DR B. A. Road, Mumbai (MLA Fund Work)	3,70,370/-	3704/-	8000/-	590.00	17/04/2025 To 24/04/2025 11.00 A.M. to 1.00 P.M.	25/04/2025 To 28/04/2025 11.00 A.M. to 1.00 P.M.	10 Months	8 th & above
2	Repairs to Building no. 74 B.B.B.B, New Captain bldg., A. D. Marg, Sewree, Mumbai (MLA Fund Work)	3,82,780/-	3828/-	8000/-	590.00	17/04/2025 To 24/04/2025 11.00 A.M. to 1.00 P.M.	25/04/2025 To 28/04/2025 11.00 A.M. to 1.00 P.M.	10 Months	8 th & above
3	Repairs to Building no.65B, Yashwant bldg.DR S.S.Rao Road, Mumbai (MLA Fund Work)	3,73,110/-	3731/-	8000/-	590.00	17/04/2025 To 24/04/2025 11.00 A.M. to 1.00 P.M.	25/04/2025 To 28/04/2025 11.00 A.M. to 1.00 P.M.	10 Months	8 th & above

- If the tenderer has quoted below the estimated rates, the **Additional Security Deposit** (performance security) shall be paid additionally by the **Lowest bidder within 08 days after opening of Tender i.e. Financial bid**. The extension of time will not be given for the submission of Additional Security Deposit in any case. If the lowest bidder i.e. L-1, fails to submit Additional Security Deposit within stipulated time i.e. within 8 days from opening of Financial bid then L2 (2nd Lowest) will be asked. If second lowest bidder i.e. L-2 agrees to execute the work on the rate less than that of rate quoted by L-1 then offer of second lowest bidder i.e. L-2 will be accepted. For more information please refer Detailed Tender notice.
- Blank tender form shall be issued only on production of original or photo set copies (duly attested) of latest valid registration, PAN card, previous experience of similar nature of work done.
- The Contractors who are not registered in M.H.A.D.A. should produce certified copy affidavit duly notarized that they are not black listed in Government or Semi. Government organisation at the time of submission of tender forms.
- Copy of Affidavit regarding completeness, correctness and truthfulness Of documents submitted on Rs. 500/- Stamp paper before Executive Magistrate/Notary.
- Earnest money deposit shall be paid in the form of short term deposit receipt for the period of the one year issued by the nationalised/ schedule bank and endorsed in the name of Chief Accounts Officer, M.B.R. & R. Board, Mumbai.
- The Blank Tender will be issued by the Executive Engineer F/S Divn., M. B. R. & R. Board, B.M.C. "F South" Office Annexed Bldg., Third Floor, Parel, Mumbai-400012 as per column No.7 and All bids (Technical Envelop, & Financial Envelop) in One Sealed Envelop will be received in the same office within date & time prescribe in column No. 8. Sealed tender will be opened on 28/04/2025 if possible after 3.00 p.m. in the office of the Executive Engineer, F/S Div., M.B.R. & R. Board, Mumbai.
- Bids from joint venture are not acceptable.
- It is necessary that, a contractor shall have a Civil Engineer having minimum five years experience similar type work and other supervising officer.
- The experience of the sub contractor and tools and plants owned by him will not be considered.
- Right to reject any one or all tender are reserved by the competent Authority.
- Tender Called is based on SSR rate year 2022-23 without GST. GST will be paid on accepted contract value.
- Registration Certificate under GST in Compulsory.

MHADA - Leading Housing Authority in the Nation CPRO/A/308 | Sd/- Executive Engineer/F-South Div. M.B.R. & R. Board, Mumbai

HDFC BANK | Head Office : HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 | Regional Office : HDFC Bank Ltd. Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400 013.

E-AUCTION/PRIVATE TREATY SALES NOTICE

PUBLIC NOTICE FOR E-AUCTION / PRIVATE TREATY FOR SALE OF IMMOVABLE PROPERTIES LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW

E-Auction / Private Treaty Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets 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/Mortgagors/Guarantors that the Authorized Officer of HDFC BANK LTD. had taken physical possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "as is where is", "as is what is", whatever there is and without recourse basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

DESCRIPTION OF IMMOVABLE PROPERTIES

S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of mortgaged property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price		Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email Id	
						EMD Bid Increase Amount					
1	HDFC Bank Ltd, Mumbai. A/c- Joister Infomedia Pvt. Ltd	Borrower: M/s. Joister Infomedia Pvt. Ltd Mortgagor and Guarantors: Mr. Nikunj P. Kampani and Mrs. Manisha Kampani	Property situated at Gala No. 136, 1st Floor, Shiv Shakti Industrial Premises Co-Operative Society Ltd, constructed on a piece of land bearing CTS No. 703, S. No. 79, H. No. 15, S. No. 80 No.1 situated at Andheri - Kurla Road, Andheri (E), Mumbai - 400059 admeasuring 705 sq. ft. built up area owned by Mr. Nikunj Kampani;	Rs. 10,28,14,333.50 (Rupees Ten Crores Twenty Eight Lakhs Fourteen Thousand Three Hundred Thirty Three and Fifty Paise Only) as on 25th April, 2022 with further interest along with the costs and expenses till the date of full and final payment under the cash credit facility.	28/04/2025 11.00 am To 3.00 PM	Rs. 1,10,00,000/- Rs. 11,00,000/- Rs. 1,00,000/-		08/05/2025 11.00 AM to 12.00 Noon	07/05/2025 up to 4.00 PM.	Mr. Rupesh Waghe / Mr. Sunil Bhanushali Mobile : 8767257037/ 9270894499 / 9323176985 rupesh.waghe@hdfcbank.com sunil.bhanushali@hdfcbank.com	
2				Bungalow No. 2A, Ground Floor, 1st and Second Floor, Sureshwari Villas Complex, New Link Road, Near Eskay Resort, Borivali (West), Mumbai - 400103 admeasuring 2830 sq. ft. area owned by Mr. Nikunj Kampani and Mrs. Manisha Kampani;			Rs. 9,30,00,000/- Rs. 93,00,000/- Rs. 5,00,000/-				
3				Flat No. 702, admeasuring 63.94 sq. mtrs. Built up area in I Wing on 7th Floor, Timber Green Park "H" "I" Wing (Holly Ivy) CHS Ltd., constructed on piece of land bearing CTS No. 2959 situated at Village Dahisar, Dahisar (East), Taluka Borivali, Mumbai - 400068 admeasuring 688 sq. ft. owned by Mr. Nikunj Kampani		25.04.2022		Rs. 1,25,00,000/- Rs. 12,50,000/- Rs. 1,00,000/-			

- TERMS & CONDITIONS:**
- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
 - The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: 57500000904261, Name of the Account : DFSO TRANSITORY ACCOUNT : DOC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
 - To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Bank's record on the property except the one mentioned in detailed terms and conditions. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/ litigations. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/litigations, if any. **Properties can be inspected strictly on the above mentioned dates and time.**
 - The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos : 0124-4302000/21/22/23/24, Mr. Bhavik R Pandya Mobile : 08866682937. Help Line e-mail ID: support@bankauctions.com and for any property related query may contact the concerned Authorised Officer Rupesh Waghe (Mobile-08767257037), E Mail - rupesh.waghe@hdfcbank.com and Sunil Bhanushali (9323176985), E mail - sunil.bhanushali@hdfcbank.com at address as mentioned above in office hours during the working days. (10 AM to 5 PM)
 - The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

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

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers, Mortgagors and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before 15 days of this notice/the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 17/04/2025 | Place: Mumbai. | For HDFC BANK LIMITED (Rupesh Waghe) Authorised Officer

PHYSICAL POSSESSION NOTICE

ICICI Bank | Branch Office: ICICI Bank Ltd Office Number 201-B, 2ND Floor, Road No. 1 Plot No. B3, WIFIT PARK, Wagle Industrial Estate, Thane (West)- 400604

The Authorised 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 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 Physical Possession	Date of Demand Notice/ Amount in Demand (Rs)	Name of Branch
1.	Ravindra Dharm Hodge/ Sarala Ravindra Hodge/ LBNAS0005643125	Twin Bungalow No. 02, Shubh Twin Bungalow, Plot No.557, Survey No.62/1/62/2/63/64, Near Ashoka Universal, Mouze Chandshi, Near Nandamvan Hills Chowk, Maharashtra, Nashik- 422012/ April 11, 2025	October 30, 2023 34,44,617.00/-	Nashik

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 17, 2025 | Place: Maharashtra | Sincerely Authorised Signatory For ICICI Bank Ltd.

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property/properties (B)	Date Of NPA (C)	Outstanding amount (Rs.) (D)
1.	Loan Account No. HHLRTN00502880 1. RAHEEL A LATEEF HODEKAR 2. HALINA RAHEEL HODEKAR	ROW HOUSE NO. B 02, B WING, KOHNOOR HERITAGE PHASE 2, S. NO. 43, 40, 121, HISSA NO. 4, 4/1, CTS NO. 991, 992, 993, ZADGAON RAHATAGAR, RATNAGIRI - 415639, MAHARASHTRA.	05.03.2025	Rs. 46,35,552.71/- (Rupees Forty Six Lakh Thirty Five Thousand Five Hundred Fifty Two and Paise Seventy One Only) as on 17.03.2025
2.	Loan Account No. HDLKH00407367 (Earlier LAM Code 0003641 of DHFL) 1. PANKAJ BRJNANDAN PRASAD SINGH ALIAS PANKAJ SINGH 2. ADITI PANKAJ SINGH alias aditi pankajumar singh	FLAT NO. C - 401, 4TH FLOOR, C - WING, SHREE KURNESHWAR DARSHAN, S. NO. 12A(14/2), (15/2), (15/1/2), PLOT NO. 1, JAKATWADI SATARA - 415002, MAHARASHTRA.	08.02.2025	Rs. 21,49,446.89/- (Rupees Twenty One Lakh Forty Nine Thousand Four Hundred Forty Six and Paise Eighty Nine Only) as on 17.03.2025

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / her liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "a borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

For SAMMAAN CAPITAL LIMITED (Formerly known as Indiabulls Housing Finance Ltd.) Authorized Officer

Place : RATNAGIRI / SATARA

बैंक ऑफ महाराष्ट्र Bank of Maharashtra | Stressed Asset Management Branch, Mumbai 4th Floor, Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai - 400001. Tel : 022-22630885 / 22658384 | E-mail : bom1447@mahabank.co.in / bmgr1447@mahabank.co.in | Head Office: Lokmangal, 1501, Shivajinagar, Pune-5

(Appendix-IV-A) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) 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) and legal heirs/representatives that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the Symbiotic Possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 20.05.2025 between 11.00 am and 1 pm, for recovery of the balance of Rs. 15,05,93,553/- plus unapplied interest u/e 26.07.2022 and expenses or other incidental charges thereof and less recovery if any, due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), and legal heirs /representatives as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, reserve price and earnest money deposit are also given as:

Sr. No.	Name of Borrower	Short Description of immovable property with known encumbrances	Inspection of Property	Last date for submission of online bid	Reserve Price/ Earnest Money Deposit (EMD)
	Borrower: M/s. Innovative Ideals and Services India Ltd. Name of Directors/ Guarantors	1. Office Premises No. 202, 2nd Floor, E Wing, Deshmukh Park Building, Sky Park CHS Ltd, Near Oshiwara Garden, CTS No. 154 & 155 of Village-Pahadi, Ajit Glass Factory Road, Jogeshwari West, Mumbai 400102 (Carpet area 1313 sq. ft.) (Encumbrances not known)	On prior Appointment	As per e-bikray Rules.	Rs. 347.85 Lakhs EMD: 34.78 Lakhs
Lot No. 1	1. Mr. Maqsood Dabir Shaikh 2. Mrs. Tazeyen Maqsood Shaikh 3. Late Shri Dabir Ahmed Shaikh	2. Flat No. 604, 6th Floor, Bhagwati CHS Ltd, Plot No. 68, CTS No. 1029 Yari Road, Anandheri West, Mumbai - 400061 (built up area 955 sq. ft.) (Encumbrances not known)			Rs. 215.11 lakhs EMD: 21.51 lakhs
		3. Flat No. 10, 3rd floor "HAVANA", Seven Bungalows, Plot No. 67/68 Versova Road, Anandheri (West), Mumbai -400061 (Carpet area 680 sq. ft.) (Encumbrances not known)			Rs. 176.68 lakhs EMD: 17.67 lakhs

This notice is 30 days advance to you in respect of the proposed sale of the below mentioned property by undersigned as Authorised Officer of the Bank, in terms of the powers vested under the Securitization & Reconstruction of Financial Assets Act, 2002 [SARFAESI Act] and the Rules.

For detailed terms and conditions of the sale, please refer to the link <https://www.bankofmaharashtra.in/proposal.asp> provided in the Bank's website and also on E-bikray portal <https://baanknet.com> or contact, Mr. Ritesh Ranjan:8956197944, Mr. Santosh Kajale:9766024933, Mr. Tushar Bhekar:8999525411, Ms. Sapna Tekwani Ph:9898499411

Date: 16.04.2025 | Place: Mumbai | Sd/- AGM, SAMB Mumbai Bank of Maharashtra

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759 | Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISOR TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of the Secured Creditor have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various Trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15 days for S.No. 1 and 2 and 30 days for S.No. 3 and 4 is hereby given to the Borrowers and to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

Sl. No.	Loan Account No/Name of the Selling Institution	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on 14-04-2025	Reserve Price (In Rs)	Earnest Money Deposit (Emd) in Rs	Date & Time Of Auction	Type of Possession
1.	2633043/ HDBFSL	1) Sofeya Construction(Borrower) 2)Sofeya Tours And Travels, 3) Syed Parvez Ahmad, 4)Tanweer Fatma P Syed (Co-Borrowers)	EARC TRUST SC-483	Rs. 33,35,596.29/-	Rs. 19,40,000/-	Rs. 1,94,000/-	02-05-2025 AT 12:00 Noon	Physical
2.	NHMUM0000 1246216 / ICICI Home Finance Company Ltd	1.Mr. Uday Laxmandas Panchal ("Borrower & Mortgagor ") 2.Mrs. Poonam Udaykumar Panchal ("Co-Borrower & Mortgagor")	EARC TRUST SC-448	Rs. 53,54,475.69/-	Rs. 23,00,000/-	Rs. 2,30,000/-	02-05-2025 AT 2.30 PM	Physical
3.	XMHDMT H0086845 /RDFCL	1.Mr.Rahul Shreedhar Sathe (Borrower) 2.Mrs. Lalita Rahul Sathe (Co Borrower) 3.Mr. Hanuman N Yevale (Guarantor)	EARC TRUST SC - 421	Rs. 21,70,769.06	Rs. 12,00,000/-	Rs. 1,20,000/-	20-05-2025 AT 11:00 AM	Physical
4.								