

**The Mogaveera Co-operative Bank Ltd.**  
 Regd. & Administrative Office :  
 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road,  
 Andheri (West), Mumbai-400058  
**PUBLICATION OF NOTICE**  
**Regarding Physical Possession Of Property U/s 13(4) Of SARFAESI Act, 2002**  
 Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice under section 13(2) of the said Act was issued, calling upon Borrowers/ Mortgagees/ Sureties to repay the amount within 60 days from the date of receipt of said notice.  
 The borrowers having failed to repay the amount, notice is hereby given to the Borrowers/ Mortgagees/ Sureties and the public in general that the undersigned has taken **physical possession** of the property described herein below in exercise of power conferred on him / her under section 13(4) of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on the dates mentioned herein below.  
 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 the charge of the **Mogaveera Co-operative Bank Ltd.** for an amount mentioned herein alongwith interest thereon.

Name of Borrowers/ Sureties	Date of 13 (2) Notice	Mortgage & Description of the property mortgaged/ charged	Date of taking Physical Possession	Amount outstanding as on date of demand notice
M/s. Vidhi Enterprises (Prop.: Mr. Ashwin Shivji Patel) -Borrower Mr. Kirit Savji Patel Mr. Vishal Ashwin Patel Mrs. Sharada Ashwin Patel -Sureties	12/10/2023	Flat No.A/4, 2nd Floor, Venus Regency C.H.S.L., Navroji Lane, above Tribhuvan Dairy, Ghatkopar (West), Mumbai - 400 086 owned by Mrs. Sharadaben Ashwin Patel & Mr. Ashwin Shivji Patel	03/05/2025	Rs.1,56,09,951.96 (Rupees One Crore Fifty Six Lakhs Nine Thousand Nine Hundred Fifty One and Nine Six Paise Only) as on 30/06/2023 with further interest from 01/07/2023.

Dated : 03.05.2025  
 Place : Mumbai  
 Sd/-  
 Authorised Officer

**MUMBAI DEBTS RECOVERY TRIBUNAL NO-3**  
 MINISTRY OF FINANCE, GOVERNMENT OF INDIA,  
 Sector 30 A, Next To Raghuleela Mall,  
 Near Vashi Railway Station, Vashi, Navi Mumbai-400703  
**R.P. No. 177 OF 2019** Ex.33

**BANK OF INDIA ] CERTIFICATE HOLDER**  
**VS**  
**MR. IBRAHIM MOHAMMED KHAR ] CERTIFICATE DEBTORS**

**NOTICE FOR SETTLING THE SALE PROCLAMATION**  
 To  
**CD-1. MR. IBRAHIM MOHAMMED KHAN:-** Residing At:- Flat No. 101, Janki N Iwas, Plot No.102, Sector-26a, Kopri, Vashi, Navi Mumbai-400705.  
**CD-2. MRS. SALMA IBRAHIM KHAN:-** Residing At:- Flat No. 101, Janki N Iwas, Plot No. 102, Sector-26a, Kopri, Vashi, Navi Mumbai-400705.  
**CD-3. MR. SHAMMI A KHAN:-** Residing At:- Flat No. 101, Janki N Iwas, Plot No. 102, Sector-26a, Kopri, Vashi, Navi Mumbai-400705.  
 Whereas the Hon'ble Presiding Officer has issued Recovery Certificate in O.A. No.50 of 2017 to pay to the Applicant Bank / Financial Institution a sum of **Rs. 29,63,062.00 (Rupees Twenty Nine Lakh Sixty Three Thousand Sixty Two Only)** along with interest and cost, and  
 Whereas you the CDs have not paid the amount and the undersigned has attached the under mentioned property and ordered its sale.  
 Therefore, you are hereby informed that the **27.05.2025** has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are hereby called upon to participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said properties or any portion thereof.  
**SCHEDULE OF IMMOVABLE / MOVABLE PROPERTY**  
 All That Piece And Parcel Of Flat No. 302, 3rd Floor In The Building Known As "girija Apartments" Plot No. 95, Sector-1, House No. 364, Situated At Shiv Colony, Airoli, Navi Mumbai, District Thane With All Rights Therein.  
 Given under my hand and the seal of the Tribunal on 28/11/2024  
 Sd/-  
**(DEEPA SUBRAMANIAN)**  
 Recovery Officer-II  
 Debts Recovery Tribunal-III

**BRIHANMUMBAI MUNICIPAL CORPORATION**

**Nair Hospital Dental College**  
**No. DC/952/ACC Date : 02/05/2025**

**Short Tender Notice**  
**Department** : Nair Hospital Dental College  
**Subject** : Regarding e-tender notice for appointment of new contractor for running the Canteen on Contractual basis at New Extension Building, Nair Hospital Dental College, Mumbai Central. (Bid No. 2025\_mcg\_m\_1175430)

**Bid Start Date & Time** : 07.05.2025 (10.00AM)  
**Bid End Date & Time** : 21.05.2025 (06.00 PM)  
**Website** : http://mahatenders.gov.in  
**Contact** : Mrs. Manisha A. Lad (Ace. Dept.)  
 Tel. No. 022-69370540 / Mob.No. 9869464378

**PRO/305/ADV/2025-26** **Nair Hospital Dental College**  
**Fever? Act now see your doctor for correct & complete treatment**

**Bank of Baroda**  
**Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground Floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001 • Phone: 022-43683807, 43683808, • Email: armbom@bankofbaroda.co.in**

**SALE NOTICE FOR SALE OF MOVABLE PROPERTIES | "APPENDIX- IV-A [SEE PROVISO TO RULE 8 (6)]**

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 6(2) of the Security Interest (Enforcement) Rules, 2002.  
 Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagee (s) and Guarantor (s) that the below described immovable and movable properties mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues of secured creditor's below mentioned account/s. The details of Borrower/s/Director/s/Mortgagee/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1. Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection date & Time.
<b>M/s Ramkaml Chemicals Pvt Ltd (Borrower)</b> a) F-87, Kohinoor City Mall, C P Kumar Sadan, Near Krutika High School, New Hall Road, Kuria West, Mumbai 400070 b) Plot No A-77, MIDC Kurkumbh Industrial Area, Kurkumb, Taluka Daund Dist Pune - 413802 c) Flat No. 2613, 26th Floor, Building No 26, Kohinoor City Co-operative Housing Society Ltd, Kohinoor City, Kirol Road off. Lal Bahadur Shastri Marg, Kuria West, Mumbai 400070 <b>Mr. Sirajuddin Sartaj Khan (Director/Guarantor)</b> <b>Mr. Sahabuddin Sirajuddin Khan (Director/Guarantor)</b> <b>Mr. Sadruddin Sirajuddin Khan (Director/Guarantor)</b>	Property Item No 1 :All that part and parcel of lease hold right MIDC Factory Land, building including Plant and Machinery at Plot A-77 (as per Original lease deed) & (changed in MIDC record plot no A-A-77) in the Kurkumbh Industrial Area, within the village limit of Kurkumbh, Taluka And registration sub -District Daund, Dist. Pune, admeasuring 4050 sq.mt. in the name of M/s Ramkaml Chemicals Pvt Ltd <b>Encumbrance known to bank: Nil</b>	Total dues- Outstanding Amount as on 03.05.2025 Rs. 14,90,00,000/- plus Legal Charges, Other Charges Plus subsequent interest/cost thereon	1) 12.06.2025 2) 1400 Hrs to 1800 Hrs	1)Rs. 825.00 Lakhs 2)Rs. 82.50 Lakhs 3) Rs. 1.00 Lakh	Symbolic Property is under Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	27.05.2025 AM 11.00 AM to 04.00 PM
a) Flat No. 2613, 26th Floor, Building No 26, Kohinoor City Co-operative Housing Society Ltd, Kohinoor City, Kirol Road off. Lal Bahadur Shastri Marg, Kuria West, Mumbai 400070 b) F-87, Kohinoor City Mall, C P Kumar Sadan, Near Krutika High School, New Hall Road, Kuria West, Mumbai 400070 c) Plot No A-77, MIDC Kurkumbh Industrial Area, Kurkumb, Taluka Daund Dist Pune - 413802 <b>M/s Annex Pharmaceutical and Chemicals Pvt Ltd (Corporate Guarantor)</b> a) F-87, Kohinoor City Mall, C P Kumar Sadan, Near Krutika High School, New Hall Road, Kuria West, Mumbai 400070 b) G25, MIDC Nagapur, Ahmednagar -414111	<b>Property Item No 2 : Unit No.F 87, 1st Floor, "Kohinoor City Mall", Kirol Road, Kuria (w), Mumbai-400070. (Commercial Property) Having carpet area of 573.67 sq.ft. (which is inclusive of the full area of balconies )belonging to M/s Annex Pharmaceuticals &amp; chemicals Pvt. Ltd. <b>Encumbrance known to bank: Nil</b></b>		1) 12.06.2025 2) 1400 Hrs to 1800 Hrs	1)Rs. 145.00 Lakhs 2)Rs. 14.50 Lakhs 3) Rs. 1.00 Lakh	Symbolic Property is under Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com>  
 Also, prospective bidders may contact the Authorised officer on Tel No. 022-43683803-13 Mobile No. 9321582645  
 Date: 05.05.2025  
 Place: Mumbai  
 Authorized Officer

**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:** Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

**E-AUCTION NOTICE**  
**PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/Co-Borrower/Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 04.05.2025	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	45639630001249	1) Shrawan Kisan Ingale, 2) Rukhamabai Shrawan Ingale	09.06.2023	30.10.2024	Rs.6,49,97,000/- (Rupees Six Lakh Forty Nine Thousand Nine Hundred Seventy Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.18,16,000/- (Rupees Eighteen Lakhs Sixteen Thousand Only)	Rs.1,81,600/- (Rupees One lakh Eighty One Thousand Six Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All that piece and parcel of the immovable property Admeasuring 350 Sq.ft. being and situate at G.No.101/6 West Side Part, Old Asoda Road, Nr. Miral Building, Jalgaon, On or towards: Towards East by: Remaining Part of Same Survey No.101/6, Towards West by: Property of B. K. Ingale About 1 R, Towards South by: 15 Feet Common Road and beside Property Ramkrishan Nemade, Towards North by: Property of Janardhan Suka Nemade.										
2	45639610000431	1) Vijay Ranu Bhogde, 2) Nandana Dyaneshwar Mahale	15.04.2023	12.02.2025	Rs.13,72,106.48 (Rupees Thirteen Lakh Seventy Two Thousand One Hundred Six and Forty Eight Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.10,92,000/- (Rupees Ten Lakhs Ninety Two Thousand Only)	Rs.1,09,200/- (Rupees One Lakh Nine Thousand Two Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All the piece and parcel of the immovable property Admeasuring 495.33 Sq.mtr. situated at Plot No.46, 47, 48, Block No.7, Jalgaon, Maharashtra-425001 and Bounded by: At East: Plot No.46 to 50/3, At West: Block No.6, At North: Road, At South: Block No.8.										
3	30429440000112 & 30429670000109	1) Shree Charbhujia Market, Proprietor Langman Parmar, 2) Mangalam Parmar	19.07.2024	25.01.2025	Rs.17,61,857.81 (Rupees Seventeen Lakh Sixty One Thousand Eight Hundred Fifty Seven and Eighty One Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.17,86,000/- (Rupees Seventeen Lakhs Eighty Six Thousand Only)	Rs.1,78,600/- (Rupees One lakh Seventy Eight Thousand Six Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All that piece and parcel of the said property at Flat No.21, 4th Floor, S.No.31, Area Admeasuring 550 Sq.ft. i.e. 51.10 Sq.mtrs. situated at Ganesh Anand Apartment, Village Dhankawadi, Pune-411043 and the Said Property is Bounded as under: On or towards: Towards East by: Milkat of Shree Dhankawade, Towards West by: Building of Bank of Maharashtra, Towards South by: Flat No.22, Towards North by: Milkat of Gawade.										
4	45639420002781	1) Rahul Mahendra Pardeshi, 2) Komal Rahul Pardeshi	18.08.2023	17.12.2024	Rs.11,16,994.20 (Rupees ElevenLakh Sixteen Thousand Nine Hundred Ninety Four and Twenty Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.4,63,000/- (Rupees Four Lakhs Sixty Three Thousand Only)	Rs.46,300/- (Rupees Forty Six Thousand Three Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All that piece and parcel of the immovable property being Land Admeasuring Area 66.84 Sq.mtr. being and situate at S.No.163/2/3/1/163/3/2, P.No.77, North side Part Kandari Shivhar, Khadka Road, Back Side of MIDC, Bhusawal, Tal. Bhusawal, Dist. Jalgaon-425201. On or towards: Towards East by: 12.00 Mtr width Road, Towards West by: Plot No.76, Towards South by: Part of Plot, Towards North by: 9.00 Mtr width Road.										
5	32369610002412	1) Prakash Ashruba Gawai, 2) Ratnamala Prakash Gawai	19.07.2024	21.02.2025	Rs.17,39,200.22 (Rupees Seventeen Lakh Thirty Nine Thousand Two Hundred and Twenty Two Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.12,06,000/- (Rupees Twelve Lakhs Six Thousand Only)	Rs.1,20,600/- (Rupees One lakh Twenty Thousand Six Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All that piece and parcel of the immovable property being Admeasuring Carpet Area 32.37 Sq.mtr., i.e. Built-up Area 43.70 Sq.mtr., being and situate at Gat No.65/A, Plot No.14, CTS No.1943, "Aayodhya Apartment", First Floor, Flat No.2, Mauje Chunchale, Tal. & Dist. Nashik-422010. On or towards: Towards East by: Margin Space, Towards West by: Flat No.1, Towards South by: Lobby & Staircase, Towards North by: Margin Space.										
6	45609430000660	1) Amol Ganesh Gadekar, 2) Vijayabai Gadekar	21.04.2023	19.03.2025	Rs.6,69,945.45 (Rupees Six Lakh Sixty Nine Thousand Nine Hundred Forty Five and Forty Five Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.5,26,000/- (Rupees Five Lakhs Twenty Six Thousand Only)	Rs.52,600/- (Rupees Fifty Two Thousand Six Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All the piece and parcel of the Immovable Property Admeasuring 600 Sq.ft. situated at Milkat No.432, Satara Tanda, Mauje Satara, Aurangabad. At East: Milkat of Shivlal Chavan, At West: 12 Ft Road, At North: Milkat of Jaysingh Pawar, At South: 8 Ft Road.										
7	30709420002509	1) Vishal Raju Gaikwad, 2) Sunanda Raju Gaikwad	07.02.2024	18.03.2025	Rs.22,27,032.30 (Rupees Twenty Two Lakh Twenty Seven Thousand Thirty Two and Thirty Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand Only)	Rs.1,33,000/- (Rupees One lakh Thirty Three Thousand Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All that piece and parcel of the said Property situated at Survey No.72/6, Plot No.15, Hissa No.17, Row House Block No.1, Bolhegaon, Ahmednagar-414111, of which total area of the Plot is 87.86 Sq.mtrs. and the Construction Area on the Ground Floor is 22.95 Sq.mtrs. and the Construction Area of the First Floor is 22.95 Sq.mtrs. and a Total of 45.90 Sq.mtrs. and the said Property is Bounded as under: On or towards: Towards East by: 4.5 Mtrs. Road, Towards West by: Margin of Plot No.15 and Hissa No.17, Towards North by: Block No.2.										
8	45639420006103	1) Mr. Sagar Sukhadev Walse, 2) Mrs. Payal Sagar Walse	05.09.2024	11.03.2025	Rs.17,60,845.82 (Rupees Seventeen Lakh Sixty Thousand Eight Hundred Forty Five and Eighty Two Paise Only)	20.05.2025 09:30 AM to 05:00 PM	Rs.9,97,000/- (Rupees Nine Lakhs Ninety Seven Thousand Only)	Rs.99,700/- (Rupees Ninety Nine Thousand Seven Hundred Only)	26.05.2025 11:30 AM	23.05.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All the piece and parcel of Land at Gat No.34/2, Mauje Kusumbe Khurd Shivhar, Plot No.9 having Area of 225.00 Sq.mtrs., Gram Panchayat No.3715, Milkat No.2779, A Total of 4 Blocks of Houses Constructed as per the Approved Construction Plan. Out of those Built-up Blocks, Block No.1 on the South side has a Built-up One-Storey and Open Block Housing Area of 51.38 Sq.mtrs., Built-up Area of 49.88 Sq.mtrs. Tal. & Dist. Jalgaon-425001. On or towards the East by: Plot No.28 & 27, On or towards the North by: Plot No.2 to 4, On or towards the South by: Plot No.8.										
9	32369610001079	1) Eknath Sudhakar Pileare, 2) Beby Eknath Pileare	06.03.2024	21.04.2025	Rs.17,52,983.32 (Rupees Seventeen Lakh Fifty Two Thousand Nine Hundred Eighty Three and Thirty Two Paise Only)	26.05.2025 09:30 AM to 05:00 PM	Rs.10,71,000/- (Rupees Ten Lakhs Seventy One Thousand Only)	Rs.1,07,100/- (Rupees One Lakh Seven Thousand One Hundred Only)	09.06.2025 11:30 AM	06.06.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037
<b>Details of Secured Assets:</b> All that piece and parcel of the Immovable Property being Land situated at S.No.961/1961/2A/961/2B, Old Survey No.1226, Plot No.78, Area of which 211.75 Sq.mtrs. out of which 39.20 Sq.mtrs. Row House Complex Built and Named as Sai-3, Carpet Area of Ground Floor, Row House No.1 is 20.96 Sq.mtrs. and Builtup Area 28.29 Builtup Area i.e. 304.57 Sq.ft. at Taluka Sinhar, Dist. Nashik-422001. Boundaries of which are as follows: East: Amenity Plot, West: 9 Mtrs wide Road, North: Plot No.79, South: 12 Mtrs wide Road.										

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](http://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. Arjit Kumar Das Contact Number: 8142000725. Email id: [info@bankauctions.in](mailto:info@bankauctions.in) / [arjit@bankauctions.in](mailto:arjit@bankauctions.in).  
 For further details on terms and conditions to take part in e-auction proceedings and any for any relating to property please contact Jana Small Finance Bank authorized officers Mr. Manoj Thakur (Mob. No.9822396792), Mr. Dilshad (Mob. No.8433508759), Mr. Ranjan Raj (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 enquiries 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/ Mortgagees about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagee 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: 06.05.2025, Place: Pune  
 Sd/- Authorized Officer, Jana Small Finance Bank Limited

**DEMAND NOTICE**

Whereas the Authorized Officer of Asset Reconstruction Company (India) Limited (acting in capacity as Trustee for the below mentioned Trusts) (hereinafter referred to as "ARCI") is incorporated under the companies Act, 1956 and registered as an Asset Reconstruction Company with the Reserve Bank of India of Securitization and Reconstruction of Financial Assets and Enforcement of security interest Act, 2002 (hereinafter referred to as "SARFAESI Act") and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MUTHOO HOUSING FINANCE COMPANY LTD, the Original Lenders and whereas ARCI has acquired the financial assets relating to the loan accounts mentioned herein below and whereas ARCI being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

SR NO	LAN no. / Name of Original Lender / Demand Notice Date / Name of the Trust	Borrower / Co-Borrower Name	Total Outstanding in INR as per Demand Notice Date
1	LAN: 10102074203 Original Lender: MUTHOO HOUSING FINANCE COMPANY LTD Date of Demand Notice: 08-04-2025 Name of the Trust : Arcil-Retail Loan Portfolio-086-A-TRUST("Arcil")	NILOFER LIYAKAT SAYED, EMALIZA ILS ALPHONSO (GUARANTOR)	Rs. 17,56,946.70/- (Rupees Seventeen Lakhs Fifty Six Thousand Nine Hundred Forty Six and Paise Seventy Only) As on 12-03-2025
<b>Description of the Property :</b> All that part and parcel of the Property being Flat No.203, on 2nd floor, admeasuring about 450 Sq. Ft. Built up area in the Building No.11 in the complex known as Sai Jew Dhara constructed on the Land bearing S. No. 80, H. No.2/1 & 5/1, lying, being and situated at Village Puma, Taluka Bhiwandi, Dist Thane, within the territorial limits of Thane Municipal Corporation and Registration and Sub-Registration District of Thane.			
2	LAN: 10102004009 Original Lender: MUTHOO HOUSING FINANCE COMPANY LTD Date of Demand Notice: 24-03-2025 Name of the Trust : Arcil-Retail Loan Portfolio-086-A-TRUST("Arcil")	VIVEK KUMAR BRIJMOHAN PRASAD OJHA, BRIJMOHAN PRASAD RAMASHANKAR OJHA, ASHISH BRIJMOHAN PRASAD OJHA, REENA VIVEKUMAR OJHA	Rs.19,34,466.10/- (Rupees Nineteen Lakhs Thirty Four Thousand Four Hundred Sixty Six and Paise Ten Only) As on 28-02-2025
<b>Description of the Property :</b> Flat No.01, adm. 415.06 Sq. Ft. Carpet, on Ground Floor, Building No.2, D-Wing also known as Bakul, in Project 1, Karm Gardens, to be constructed on the land bearing Survey No. 139/2, 151/A, and 140/7C, lying, being and situated at Village Chikholi, Taluka Ambernath, Dist. Thane.			
3	LAN: 10102010515 Original Lender: MUTHOO HOUSING FINANCE COMPANY LTD Date of Demand Notice: 24-03-2025 Name of the Trust : Arcil-Retail Loan Portfolio-086-A-TRUST("Arcil")	POONAMCHAND SHANKARLAL BHATI ALIAS PUNAMCHAND SHANKARLAL, FAUJARAM GAMHARI PARMAR (GUARANTOR)	Rs. 28,45,656.02/- (Rupees Twenty Eight Lakhs Fifty Five Thousand Five Hundred Fifty Six and Paise Two Only) As on 28-02-2025
<b>Description of the Property :</b> Flat No.102, B-Wing, on First Floor, in the building known as Vajreshwari Apartment No.2 of adm. 400 Sq. Ft. (Built up area) i.e. 37.17 Sq. Mtrs. (Built up area), (which is inclusive of the area of balconies), constructed of N. A. Land bearing Survey No.88, Hissa No.1, adm. H. R. 0-40-8, Pot Kharab H. R. 0-00-2, situate, lying and being at Village Virar, Taluka Vasai, District Thane.			
4	LAN: 10102009970 a 10102074853 Original Lender: MUTHOO HOUSING FINANCE COMPANY LTD Date of Demand Notice: 24-03-2025 Name of the Trust : Arcil-Retail Loan Portfolio-086-A-TRUST("Arcil")	MANGESH DATTARAM MORE, MANSI MANGESH MORE	Rs.7,96,589.43/- (Rupees Seven Lakhs Ninety Six Thousand Five Hundred Eighty Nine and Paise Four Three Only) & Rs. 6,31,446.01/- (Rupees Six Lakhs Thirty One Thousand Four Hundred Forty Six and One Paise Only) As on 28-02-2025
<b>Description of the Property :</b> All that Flat No.405, on 4th Floor, adm.. 22.93 Sq. Mtrs. (Built up area.) in the building known as Om Shree Sadguru Nityanand Krupa, constructed on land bearing Survey No.147, H. No.2, adm. 0.23.0 sq. Mtrs., Asst. R.0.33 Ps. And lying, being and situated at Village Kopri, Taluka Vasai, District Palghar, within the area of joint sub Registrar Vasai and within the limits of Vasai Virar Municipal Corporation.			

Notice is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower/ Co-Borrower, ARCI, shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by Arcil at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act.  
 Take note that in terms of S- 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.  
 Sd/- Authorised Officer  
 Date - 06-05-2025, Place - MUMBAI **Asset Reconstruction Company (India) Ltd. (In capacity as Trustee)**

**APPENDIX IV-A**  
**Sale Notice for sale of Immovable Property**  
 E-Auction Sale Notice for sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.  
 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to Dhani Loans and Services Limited (formerly Indiabulls Consumer Finance Ltd.) [CIN : U74899DL1994PLC062407] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" on 26.05.2025 from 05.00 PM to 06.00 PM, for recovery of Rs. 3,76,93,839.30/- (Rupees Three Crores Seventy Six Lakhs Ninety Three Thousand Eight Hundred Thirty Nine and Thirty Paise only) pending towards Loan Account No. HILAVSH00436371, by way of outstanding principal, arrears (including accrued late charges) and interest till 30.04.2025 with applicable value added interest in terms of the Loan Agreement and other related loan documents (s.w.f. 01.05.2025 along with legal expenses and other charges due to the Secured Creditor from Shankar Kumar Jha (Proprietor, Global Group) and Gunjan Shankar Jha.  
 The Reserve Price for the Immovable Properties along with Earnest Money Deposit ("EMD") is as mentioned against each property given below :

S. No.	PROPERTY DESCRIPTION	RESERVE PRICE (IN RS.)	EARNEST MONEY DEPOSIT
1.	Unit No. 1205, 12th Floor, Niharika Mirage, Plot No. 274, Sector - 10, Kharghar, Panvel, Navi Mumbai - 410206, Maharashtra.	Rs. 54,00,000/- (Rupees Fifty Four Lakh only)	Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand only)
2.	Unit No. 1206, 12th Floor, Niharika Mirage, Plot No. 274, Sector - 10, Kharghar, Panvel, Navi Mumbai - 410206, Maharashtra.	Rs. 54,00,000/- (Rupees Fifty Four Lakh only)	Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand only)
3.	Unit No. 1207, 12th Floor, Niharika Mirage, Plot No. 274, Sector - 10, Kharghar, Panvel, Navi Mumbai - 410206, Maharashtra.	Rs. 54,00,000/- (Rupees Fifty Four Lakh only)	Rs. 5,