

PNB Housing Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phone:- 011-23357171, 23357172, 23705414, Website:- www.pnbhousing.com

Nav Mumbai - PNB Housing Finance Limited, 5th Floor, Flat No. 508-509, Perspolis Building, Sector -17, Vashi, Navi Mumbai, Maharashtra - 400703

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") had issued Demand Notice U/S 13(2) of Chapter III of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantor(s) since your account has been classified as Non-Performing (NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principal, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this public notice. The Demand Notice which is also required U/S 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary actions/ measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including legal possession of the borrowers and guarantors. Your kind attention is invited to provisions of sub-Section (6) of Section 13 of the Act of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only on the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/S 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

| Loan Account No. | Name/ Address of Borrower and Co-Borrower(s) | Name & Address of Guarantor(s) | Property (ies) Mortgaged | Date of Demand Notice | Amount O/s as on date Demand Notice |
|----------------------------------|--|--|---|-----------------------|--|
| 0018666/0001919/B.O. Navi Mumbai | Borrower- Mr. Ganesh Okharam Dewasi-Add-Flat No. 20 4th Flr Panchrasta, Panchsheel CHS Panchrasta Jun., Deviday Road T. Ward Mulund W. Mumbai, Maharashtra-400080/A-12 Chandra Darshan, P K Road, Mulund W. Mumbai, Maharashtra-400080/Flat No. 20, Located On The 4th Floor Of The Building Known As Panchrasta Panchsheel Co-operative Housing Society Ltd., Situated At Panchrasta Junction, Devidayal Road, Mulund (West), Mumbai -400080. | Guarantor- Mr. Malaram L Dewasi-Add-No. 2, Radhabinivas, Bhattapada Corner, LBS Marg, Opposite, At Panchrasta Junction, Devidayal Road, Mulund (West), Mumbai -400080. | Flat No. 20, Located On The 4th Floor Of The Building Known As Panchrasta Panchsheel Co-operative Housing Society Ltd., Situated At Panchrasta Junction, Devidayal Road, Mulund (West), Mumbai -400080. | 11-08-2025 | Rs. 8,69,718.26/- (Rupees Eight Lakhs Sixty Nine Thousand Seven Hundred Eighteen And Twenty Six Paise Only) as on 11-08-2025 |

Place, Mumbai Date: 29-08-2025 Authorized Officer, (M/s PNB Housing Finance Ltd.)

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I-Think Techno Campus, Building 'A' 4th Floor, Off Pokhran Road No 2, Behind TCS, Thane (W) 400 607.

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 below mentioned Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 30-09-2025 on "As is where is" and "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the secured asset / property shall be sold by E- Auction at 2.00 PM, on the said 30-09-2025. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 29-09-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Lodha I Think Techno Campus, Building "A" 4th Floor, Off Pokhran Road No 2, Behind TCS, Thane (W) 400 607

The sale of the Secured Asset/ Immovable Property will be on "as is where is, condition is" as per brief particulars described herein below:

| Sr. No | Loan A/c No | Name of Borrower(s)/ Co-borrower(s)/ Legal Heir(s) / Representative/ Guarantor(s) | Date of Demand Notice | Reserve Price | Outstanding as on |
|--------|-------------|---|--|--|---|
| 1 | 9943865 | Mr. HRUDAYNATH S JADHAV, Mr. AMAR SAYAJI JADHAV | Rs. 54,10,429/- (Rupees Fifty Four Lakh Ten Thousand Four Hundred Twenty Nine Only) 11-11-2024 | Rs. 52,58,500/- Earnest Money Deposit (EMD):- Rs. 5,25,850/- Type of possession:- Physical | Rs. 58,93,358/- (Rupees Fifty Eight Lakh Ninety Three Thousand Three Hundred Fifty Eight Only) 20-08-2025 |

Description of the Immovable Property: All that piece and parcel of the Flat bearing No. 204, on the 2nd Floor, admeasuring 578 Sq. Ft. Carpet area in Wing-F, in the building known as Guru Altman, Village Gauri Pada, Taluka Kalyan, Thane District, Maharashtra

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

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

NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 30-09-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch Address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 23-09-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. A Closure, Block No. 605 A, 6th Floor, Malviyam Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://surl.li/ztzssse> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

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

Place: Mumbai Date: 29-08-2025 Sd/- Authorized Officer Tata Capital Housing Finance Ltd.

MAHAGENCO E-TENDER NOTICE- 41 /2025 -26

1) **CHPE-tender 268/Rfx Code/3000061380** :- Procurement of Drive and Non-Drive Pulleys for conveyor system for 2 X 250 MW CHP at Paras TPS (Esti. Cost:- Rs. 53.82 Lacs EMD -Rs.57322/-)

2) **BM/e-tender 269/Rfx Code/3000061379**- Work of boiler side auxiliaries PA, FD, ID fans and APH's of 2X250 MW Units at Paras TPS on and when required basis. (Esti. Cost :- Rs. 9.28 Lacs EMD :- Rs.12782/-)

3) **BM/e-tender 270/Rfx Code/3000061435**- Procurement of rubber belts for Gravimetric Coal Feeders in 250 MW Unit-3&4 at Paras TPS. (Esti. Cost :- Rs.5.87 Lacs EMD :-Rs.9375/-)

1) Selling period for above tender Sr. No. 1 to 2 from 29.08.2025 to 18.09.2025 Submission on dated 19.09.2025 at 16.00 Hrs

2) Selling period for above tender Sr. No. 3 from 29.08.2025 to 07.09.2025 Submission on dated 08.09.2025 at 16.00 Hrs

Note :- For detail please see our website :- <https://procurement.mahagenco.in>

CHIEF ENGINEER MAHAGENCO TPS PARAS

ICICI Bank Branch Office: ICICI BANK Ltd, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akkruti Star, Andheri East, Mumbai- 400093

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

| Sr. No. | Name of Borrower(s)/ Co-Borrower/ Guarantor/ Loan Account No. | Details of the Secured asset(s) with known encumbrances, if any | Amount Outstanding | Reserve Price Earnest Money Deposit | Date and Time of Property Inspection | Date & Time of E-Auction |
|---------|--|---|---------------------------------------|-------------------------------------|--|---|
| (A) | (B) | (C) | (D) | (E) | (F) | (G) |
| 1. | Mr Prasad Jaiprakash Naik (Borrower)/ Mrs. Hemali Prasad Naik (Co-Borrower) LBN No. LBTNE00002022607 | Residential Flat No. 101, 1st Floor, B-Wing, Building No.2A, Tulsi Katash Complex situated at Survey No. 91/1/D, Near Dilipkar Research Institute of Engineering and Management Studies, Mamadapur Village Road, Village: Mamadapur, Neral, Taluka Karjat, Dist: Raigad-410201, Admeasuring an area of Admeasuring 24.57 Sq.Mtrs Total Carpet Area | Rs. 9,46,048/- As On August 31, 2025 | Rs. 7,00,000/- Rs. 70,000/- | September 01, 2025 From 11.00 AM To 02.00 PM | September 18, 2025 from 11.00 AM onward |
| 2. | Mrs. Aruna Digambar Kadam (Borrower) Mr. Digambar Bhiku Kadam (Co-Borrower) LBN No. LBLKY00005418916 | Flat No. 304, 3rd Floor, Wing A, Building No. 1, Shree Sadguru Residency, Sr No. 58, Hissa No. 1/a/2, Bandhivali, At Shelu(west), Tal Karjat, Dist Raigad, Karjat-410201, Admeasuring Area of Admeasuring Area of Admeasuring Area 25.18 Sq Mtr | Rs. 12,79,330/- As On August 31, 2025 | Rs. 7,00,000/- Rs. 70,000/- | September 01, 2025 From 02.00 PM To 05.00 PM | September 18, 2025 from 11.00 AM onward |
| 3. | Mr Kalpesh Keshav Dongarkar (Borrower) Mrs. Anandi Keshav Dongarkar (Co-Borrower) LBN No. LBMUM00005199557 | Flat No. 401, 4th Floor, "Galaxy Garden" Building No. 101, Near Pashane Road, Next To Dhruv Residency, Survey No. 242(Old S. No. 218/18, 22, 219/1, 2, 5, 6, 7, 8, 201/4, 5, 222/3, 7, 8, Plot No. 1 To 50, Village Pashane, Pashan Road, Vangani, Tal-Karjat, Raigad-410101, Admeasuring an area of Admeasuring About 21.423 Sq Mtrs Carpet Area | Rs. 12,72,225/- As On August 31, 2025 | Rs. 7,00,000/- Rs. 70,000/- | September 02, 2025 From 02.00 PM To 05.00 PM | September 18, 2025 from 11.00 AM onward |
| 4. | Mrs. Priyanka Namdev Chavan (Borrower) Mr. Vitesh Shrawan Rathod (Co-Borrower) Loan Account No- LBLKY00004896725 | Flat No.001, Ground Floor, Building Known As Sai Krupa, Society Known As Sai Sharan Chsl Plot No 9, Belavali, Kalyan Badlapur Road, Badlapur West, constructed on Plot of Land Bearing Survey No. 97B, Hissa No. 8P, Village Belavali, Tal- Ambernath, Dist- Thane, Thane- 421503 Admeasuring An Area of Admeasuring About 555 Sq Ft Builtup Area Le 51.57 Sq Mtrs Built Up Area | Rs. 22,10,188/- As On August 31,2025 | Rs. 15,00,000/- Rs.1,50,000/- | September 03, 2025 From 11.00 AM To 02.00 PM | September 18, 2025 from 11.00 AM onward |
| 5. | Mrs. Swati Shailesh Kasare (Borrower) Mr. Shailesh Shantaram Kasare (Co-Borrower) LBN No. LBTNE00003150367 | Flat No. 506, 5th Floor, B-Wing, Shivkanta Aadi Aarambh Complex, Durgapada, Near JP Harmony, Ambernath, Survey No. 129/1A, 129/1B, CTS No. 93/72 (Eq) And 93/74 (2), Thane 421501, Admeasuring An Area of 371 Sqft. Equivalent To 34.46 Sq.mtr, Carpet Area Along With Attached Terrace Admeasuring 55 Sqft. Equivalent To 5.10 Sq.mtr, Carpet Area Admeasuring In Aggregate 426 Sq.ft. Equivalent To 39.57 Sq.mtr. | Rs. 22,95,139/- As On August 31, 2025 | Rs. 12,50,000/- Rs. 1,25,000/- | September 03, 2025 From 02.00 AM To 05.00 PM | September 18, 2025 from 11.00 AM onward |
| 6. | Shanawaz Mohammad Yaseen Sayed (Borrower) LBN No. TBMUM00006167695 LBMUM00006315083 | Flat No. 102, 1st Floor, "Ghorpade Heights", M.K Potli School, Road, Gut No. 44/1-3b, Ward 3/10, Village Manjarli, Tal- Ambernath, Thane-421503 Admeasuring an area of Admeasuring About 38.90 Sq Mtrs As Per Rera Carpet Area | Rs. 31,71,541/- As On August 31, 2025 | Rs. 15,00,000/- Rs.1,50,000/- | September 04, 2025 From 11.00 AM To 02.00 PM | September 18, 2025 from 11.00 AM onward |
| 7. | Mr. Yogesh Sanjay Rajguru (Borrower) Mr. Sanjay Bapurao Rajguru (Co-Borrower) LBN No. LBLKY00005186134 | FLAT NO 401, 4th Floor, B Wing, Boardwalk, Survey No. 31, Mouze Mohili, Ambivili East, Maharashtra, Thane-421102 Admeasuring an area of Admeasuring Area 42.36 Sq Meter Le 455.96 Sq Feet | Rs. 25,26,980/- As On August 31, 2025 | Rs. 10,00,000/- Rs.1,00,000/- | September 04, 2025 From 02.00 PM To 05.00 PM | September 18, 2025 from 11.00 AM onward |
| 8. | Mrs. Swati Girish Akre (Borrower) Mr. Girish Kamalakar Akre (Co-Borrower) LBN No. LBMUM00002844413 | Flat No. 004, Ground Floor, Wing A1, Rose Building, Nirman Nano City, Survey No. 58 (Plot No. 1 to 23), (earlier Survey No. 44/1-3b), Near Anand Park, Village Bopale, Kolhare Road, Neral East, Tal. Karjat, Dist. Raigad-Karjat-410201 Admeasuring an area of 235 Sq.ft. Carpet Area | Rs. 16,12,346/- As On August 31, 2025 | Rs. 6,00,000/- Rs. 60,000/- | September 08, 2025 From 11.00 AM To 02.00 PM | September 18, 2025 from 11.00 AM onward |
| 9. | Mrs. Anjana Ramu Gajajoshi (Borrower) Mr. Ramu Maruti Gajajoshi (Co-Borrower) LBN No. LBMUM00005174297 | Flat No.307, 3rd Floor, Wing-A, Shree Hingad Aashiyana, Survey No.21/1, At-Bopale, Taluka-Karjat, Raigad-410101, Admeasuring an area of Carpet Area-327 Sqft | Rs. 14,06,368/- As On August 31, 2025 | Rs. 10,00,000/- Rs.1,00,000/- | September 08, 2025 From 02.00 PM To 05.00 PM | September 18, 2025 from 11.00 AM onward |
| 10. | Mrs. Narmada Krishna Matal (Borrower)/ Mr. Sandesh Krishna Matal (Co-Borrower) LBN No. LBMUM00005118362 | FLAT NO 303, 3rd Floor, Building known Narayan Krupa Samarth, Opp. As on s/s On highway, Krupa CHS, Situated at Survey No.73, Hissa No.12P, Plot No.5 & 7, Village Kulgaon, Samarth Nagar, Rameshwadi Kulgaon, Badlapur West, Maharashtra, Thane- 421502, Admeasuring An Area of Admeasuring Area 555 Sq Feet | Rs. 23,36,160/- As on August 31, 2025 | Rs. 13,00,000/- Rs.1,30,000/- | September 09, 2025 From 11.00 AM To 02.00 PM | September 18, 2025 from 11.00 AM onward |
| 11. | Mr Ganesh Shahaji Shinde (Borrower) Mrs. Vandana Shahaji Shinde (Co-Borrower) LBN No. LBMUM00005385752 | Flat No. 608, 6th Floor, Building Known As Sadguru Harmony Phase I, Wing A, Situated At Gut No. 218, 219, Hissa No. 1/2, Badlapur, Village Valivali, Tal- Ambernath, Dist-Thane, Thane-421503, Admeasuring An Area of Admeasuring About 27.95 Sq Mtrs Carpet Area Exclusive Facility 9.94 Sq Mtrs | Rs. 20,29,338/- As on August 31, 2025 | Rs. 15,00,000/- Rs.1,50,000/- | September 09, 2025 From 02.00 PM To 05.00 PM | September 18, 2025 from 11.00 AM onward |

The online auction will be conducted on the website (URL Link-<https://disposalhub.com/>) of our auction agency M/s NexTen Solutions Private Limited. The Mortgages/ Notices are given a last chance to pay the total dues with further interest by September 17, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 17, 2025 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before September 17, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 17, 2025 before 05:00 PM. Earnest Money Deposit DD/PO should be from a National/ Scheduled Bank in favour of "Payable at Mumbai". For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8104548031/9833699013/9168688529. Please note that Marketing agencies i.e. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girmarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd., have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/m4p45

Date : August 29, 2025 Place: Mumbai Authorized Officer ICICI Bank Limited

| Sr. No | Loan A/c No | Name of Borrower(s)/ Co-borrower(s)/ Legal Heir(s) / Representative/ Guarantor(s) | Date of Demand Notice | Reserve Price | Outstanding as on |
|--------|-------------|---|--|--|---|
| 1 | 9943865 | Mr. HRUDAYNATH S JADHAV, Mr. AMAR SAYAJI JADHAV | Rs. 54,10,429/- (Rupees Fifty Four Lakh Ten Thousand Four Hundred Twenty Nine Only) 11-11-2024 | Rs. 52,58,500/- Earnest Money Deposit (EMD):- Rs. 5,25,850/- Type of possession:- Physical | Rs. 58,93,358/- (Rupees Fifty Eight Lakh Ninety Three Thousand Three Hundred Fifty Eight Only) 20-08-2025 |

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

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

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Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch Address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 23-09-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. A Closure, Block No. 605 A, 6th Floor, Malviyam Commercial Complex, Ameerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com. Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://surl.li/ztzssse> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

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

Place: Mumbai Date: 29-08-2025 Sd/- Authorized Officer Tata Capital Housing Finance Ltd.

Bank of India Relationship beyond banking

Specialised Assets Recovery Management Branch

Mezzanine Floor, 70/80 M.G. Road, Fort, Mumbai 400 001, Tel 022-22673549 Contact Number: 9819403549 / 7598149913 E-mail: SARMI.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

E-Auction 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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of India, SARMI Branch, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 30.09.2025, for recovery of respective dues plus interest and charges up to date to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

| Sr. No. | Name of the Borrowers/ Guarantor and Amount Outstanding | Description of the Mortgaged Properties under Physical/Symbolic Possession | Reserve Price (Rs. In Lakhs) EMD of the Property (Rs. In Lakhs) | Inspection Date/Time and Area |
|---------|--|--|---|---|
| 1. | M/s. Jang Bahadur Singh Mr. Jang Bahadur Singh Mr. Ketan Somaiya Amount O/s - Rs.82.73 Lakhs + Interest + Expenses/Charges | Flat No. 102, 1st Floor, B-Wing, Shiv Govind Complex, Plot No. 224, Sector 13, Kharghar, Navi Mumbai. Physical Possession | 57.69 5.769 | 08.09.2025 12:00PM to 02:00PM Built Up:- 617 Sq. Ft. |
| 2. | M/s. Chef Panda Foods Mrs. Nirali Abhishek Dalvi Amount O/s - Rs.99.85 Lakhs + Interest + Expenses/Charges | Plant & Machinery Situated at Unit No.28, First Floor, Tejpal Singh Industrial Estate, Goregaon (W), Taluka - Borivali, Mumbai - 400062. Symbolic Possession | 18.16 1.816 | 09.09.2025 02:00PM to 04:00PM |
| 3. | M/s. Subhlaxmi Textile Mills Mr. Madhusudan Poria Mr. Purushottam Tapparia Amount O/s - Rs.44.26 Lakhs + Interest + Expenses/Charges | Factory land & building S. no. 111(P), Hissa No. 00, Village - Sonale, Village - Gholgaon, Bhivandi, Dist - Thane. Physical Possession | 123 12.3 | 10.09.2025 02:00PM to 04:00PM Plot Area - 19999 Sq. Ft. |
| 4. | Mr. Shashikant Raghunath Shinde Amount O/s - Rs. 117.41 Lakhs + Interest + Expenses/Charges | Flat No. 902, 9th Floor, Dolphins Pride, Near Metacross Gym, Plot No. 2B, Sector -34A, Ove, Kharghar, Navi Mumbai 410210. Symbolic Possession | 81.18 8.118 | 11.09.2025 12:00PM to 02:00PM Built Up:- 907.60 Sq. Ft. |
| | | Flat No. 901, 9th Floor, Dolphins Pride, Near Metacross Gym, Plot No. 2B, Sector -34A, Ove, Kharghar, Navi Mumbai 410210. Physical Possession | 76.00 7.60 | 11.09.2025 12:00PM to 02:00PM Built Up:- 849.40 Sq. Ft. |

Terms and Conditions of the E-auction are as under:

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- Bidder will have to visit www.banknet.com for registration and participation in E auction. EMD cut-off date and time will be 30.09.2025 till 04.00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/ rights/ dues of 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. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties put for sale.
- The date of on line E-auction for properties listed will be between 11.00 AM to 5.00 PM on 30.09.2025.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarmi.mumbai@south.bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SARMI BRANCH contact no. 022-22673549, to better facilitate the inspection.
- Bids shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only) for properties listed above.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-auction event.
- Bids shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refundable.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of