

**PNB Housing Finance Limited**  
**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**  
 Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets & Compliance of Rule 8(1) of the 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 demand notice on the date mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within 60 days from the date of notice(s) of receipt of the said notice(s).  
 The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.  
 The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest due on the date mentioned against each account. 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 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.  

| Loan Account No.                       | Name of the Borrower/Co-Borrower/Guarantor | Demand Notice Date | Amount Outstanding   | Date of Possession Taken | Description of the Property Mortgaged   |
|--|--|--------------------|--|--------------------------|---|
| HOU/NAV/0121853531<br>B.O. Navi Mumbai | Ashok Puranchand Sahu                      | 17-11-2021         | Rs. 23,02,219.18/- (Rupees Twenty Three Lakhs Two Hundred Ninety and Eighteen Paise Only) as on 17-11-2021 | 25.08.2025 (Physical)    | Flat No. 26, 4th Floor, A Wing, Silver Estate, Survey No. 105, Hissa 4/1, Dhavale, Ambemath, Thane, Maharashtra - 421501. |

 PLACE:- NAVI MUMBAI, DATE:- 28-08-2025 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

**निःषय आणि निर्भिड दैनिक**  
  
 www.navshakti.co.in

**PUBLIC NOTICE**  
 Notice is hereby given that Mr. Khalid Noorullah Shaikh ("Owner") is the member of Achal Avichal Chanchal Co-operative Housing Society Limited ("Society") and is entitled to under-mentioned Flat and shares of the Society (hereinafter collectively referred to as the "Premises") and more particularly described in the Schedule hereunder written.  
 Any person/party, judicial, quasi-judicial authority, financial institution, bank having any kind of objection/claim otherwise of whatsoever nature in respect of the Premises or any part thereof and/or any other kind of claim/objection of whatsoever nature in respect thereof by way of sale, exchange, lease, sub-lease, possession, assignment, mortgage, charge, lien, trust, inheritance, bequest, succession, gift, maintenance, easement, license or any arrangement or otherwise whatsoever, should make the same known to the undersigned in writing at the address and email id mentioned below together with certified true copy of supporting documents, within 10 (ten) days from the date of Publication of this notice, failing which such right, title, benefit, interest, claim and/or demand, if any, shall be deemed to have been waived and/or abandoned and the transaction between the Owner and my clients in respect of the Premises will be completed.  
**THE SCHEDULE HEREINABOVE REFERRED TO:**  
 ("Premises")  
 Flat bearing No. 604 on the 6th floor in 'B' Wing of the building known as "Achal" admeasuring approximately 825 sq. ft. built up area equivalent to 76.65 sq.m built up, Achal Avichal Chanchal Co-operative Housing Society Limited constructed on plot bearing CTS No. 1117(part), 1118 & 1120(Part) of Village Versova, Taluka Andheri, Mumbai Suburban District situated at Kalyan Complex, Yari Road, Versova, Andheri West, Mumbai - 400 061 and five (5) fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive nos. 651 to 655 (both inclusive) covered under share certificate no. 125 issued by the Achal Avichal Chanchal Co-operative Housing Society Limited.  
 Dated this 29<sup>th</sup> day of August, 2025  
 Krishna Tanna Associates  
 Advocates and Solicitors  
 (England and Wales)  
 Ground floor, Hareesh Icha, Plot No. 10, Navguy Society, N.S. Road No. 4, Juhu Scheme, Vile Parle (West), Mumbai 400 056  
 krishnatanna@tannaassociates.in, tannakrishna@gmail.com

**POSSESSION NOTICE**  
 (For Immovable Property)  
 Whereas,  
 The undersigned being the authorized officer of the Central Bank of India, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertaking) Act 1970 having its head Office at Chandernagore, Nariman Point, Mumbai and Branch Office at Ambad, Tal. Ambad, Dist. Nasik under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) and 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 16/05/2025 calling upon the Borrower - Mr. Sambhaji Datta Devde (Borrower), Mr. Chandu Maruti Chavan (Guarantor) to repay the amount mentioned in the notice being Rs. 9,97,544.00 (Rs. Nine Lakhs Ninety Seven Thousand Five Hundred Forty Four Only) + Interest and Charges thereon within 60 days from the date of receipt of the said notice & interest thereon.  
 The Borrower having failed to pay the entire dues of the bank, notice is hereby given to the borrower, the guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rule 2002 on this 21st August 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 Central Bank of India for an amount of Rs. 9,97,544.00 (Rs. Nine Lakhs Ninety Seven Thousand Five Hundred Forty Four Only)+Interest and Charges thereon.  
 The Borrower's attention is invited to provision of sub section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.  
**Description of the Immovable Property**  
 All that piece and parcel of the property, Flat No. 6, admeasuring an area of 50.27 Sq. Mtr., Second Floor, Advait Plaza, Plot No. 37/A, Gat No. 37/1, Mauje Chunchale, Taluka Nasik, Dist. Nasik - 422010, which is bounded as under:  
 East: By Plot No. 37-B, West: By Open Space, South: By Flat No. 05, North: By Flat No. 07  
 Date: 21.08.2025  
 Place: Nasik  
 Sd/- Authorised Officer  
 Central Bank of India

**GIC HOUSING FINANCE LTD.**  
 CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building 6<sup>th</sup> Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400020, Tel No- 022-43041900, corporate@gichf.com Website : www.gichf.com  
 • KALYAN BRANCH OFFICE : B-301, Ved Mantra, Behind Dakshin Mukhi Hanuman Mandir, Agra Road, Kalyan (West), 421301, Phone No: 0251-6536537, 0251-2210125, Email: kalyan@gichf.com AUTHORIZED OFFICER: RAHUL JADHAV - 9892645221  
 • THANE BRANCH OFFICE : 1st Floor, Horizon Tower, Above Kalyan Janata Saha Bank Ltd. Bhakti Mandir Road, Near Hariniwas Circle, Panchpakadi, Thane West - 400802, Office Tel : 022-25401957 / 58 / 59 Branch Mail ID:-thane@gichf.com AUTHORIZED OFFICER : DATTARAM GAWADE -9821505626  
 • NERE PANVEL BRANCH: Mahalaxmi Nagar, Nere Branch, Panvel Matheran Road, Nere, New Panvel-410206 Branch Email : nerepanvel@gichf.com Authorised Officer : VISHNU SALGAONKAR - 9762442721  
 • PANVEL BRANCH OFFICE : Shop No 2-6, Suryakiran Chs Ltd, Plot No: 05, Sec No :05 Behind D'mart, Opp Neel Vardhaman, New Panvel (East), Raigad District- 410 206 EMAIL : panvel@gichf.com Authorised Officer : VISHNU SALGAONKAR -9762442721

**E-AUCTION SALE NOTICE**  
**E-AUCTION DATE : 15-09-2025 / Last Date for Bid Submission : 13.09.2025**

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken **PHYSICAL POSSESSION** of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

| Sr. No. | Loan File No./ Name of the Borrower/ Co Borrower/ Guarantor                   | Property Address/ Property Area (Built up in Sq Ft)   | Demand Notice Issued Date | Date of Physical Possession | Total Outstanding as on 31.08.2025 (Incl. POS, Interest and Other charges) (In Rupees) | Reserve Price (In Rupees) |
|---------|---|---|---------------------------|-----------------------------|--|---------------------------|
| 1       | MH056060000908 / LAXMAN M NASARI / JAYLAXMI NASARI / KALYAN                   | GUT No: PLOT NO 65, Building Name: BAB SADAN OF BAB SADAN ESTATE PV, House No: FLT NO 102, Floor No: 1ST FLR, Plot No: PLOT NO 65, Street Name: SECTOR 3, Sector Ward No: SECTOR 3, Land Mark: KOPARKHAIRNE BUE DEPOT, Village: KOPARKHAIRNE, Location: Kopar Khairne, Taluka: NAVI MUMBAI, State: Maharashtra, Pin Code: 400709 (Area of the Property - Built up area 464Sq. Ft.)                                      | 25.10.2018                | 31.01.2023                  | 7002108/-  | 5438133/-                 |
| 2       | MH0560600001434 / SACHIN MADHUKAR KARPE / KALYAN                              | GUT No: 30 H NO 29 24P, Building Name: SHREE SANKUL-I, House No: 301, Floor No: 3, Plot No: 32, Street Name: TISGAON, Land Mark: NR. NAGAR SEVAK OFFICE, Village: TISGAON, Location: Katemanivali, Taluka: KALYAN, State: Maharashtra, Pin Code: 421306 (Area of the Property - Built up area 385 Sq. Ft.)  | 22.06.2018                | 13.12.2021                  | 4308695/-  | 2047000/-                 |
| 3       | MH0560600000476 / NILESH SITARAM BHOR / MANISHA NILESH BHOR / KALYAN          | GUT No: S.NO. 146/147, Building Name: DESHMUKH HOMES ABOLI CHS LTD., House No: 401, Floor No: 4, Plot No: BLG NO. F1-26, Sector Ward No: KALYAN SHIL ROAD, Land Mark: TATAPOWER HOUSE, Village: KALYAN, Location: Kalyan D.C., Taluka: KALYAN, State: Maharashtra, Pin Code: 421301 (Area of the Property - Built up area 318Sq. Ft.)   | 05.07.2016                | 19.05.2022                  | 3813487/-  | 1622000/-                 |
| 4       | MH0230610002383 / MUKESH MOHANLAL SHARMA / THANE                              | RASHMI GARDEN, House No: 403, Floor No: 4TH FLR, Plot No: 2 WING, Street Name: NR. MANVEL PADA, Land Mark: NR. MANVEL PADA TALAV, Village: VIRAR - EAST, Location: Virar East, State: Maharashtra, Pin Code: 401305. (Area of the Property - Built up area 528 Sq Ft)   | 05.01.2016                | 05.04.2022                  | 8256858/-  | 3509460/-                 |
| 5       | MH0230610003631 / MYTHILI SRINIVASAN IYER / THANE                             | Building Name: ARCHANA APARTMENT, House No: 202, Floor No: 2ND FLR, Sector Ward No: BELAVALI, Land Mark: BHIM NAGAR, Village: BADLAPUR EAST, Location: Badlapur E.D., Taluka: AMBERNATH, State: Maharashtra, Pin Code: 421503, Police Station: BADLAPUR, North By: GAURI KRISHNA APARTMENT, South By: PRIVATE HOUSE, East By: INTERNAL ROAD, West By: PRIVATE HOUSE, (Area of the Property - Built up area 512 Sq. Ft.) | 25.11.2015                | 15.05.2017                  | 6933700/-  | 2016610/-                 |
| 6       | MH0230610007805 / JANARDAN LALTA PATHAK / THANE                               | GUT No: S NO 106 110 H NO 1, Building Name: NAMO SHIVAASTHU CITY, House No: FLAT 301 E WING, Floor No: 3RD FLR, Plot No: BLDG NO 3, Street Name: VEVOOR, Land Mark: POONAM PARK, Village: PALGHAR EAST, Location: Veur, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404. (Area of the Property - Built up area 712 Sq Ft)   | 24.10.2018                | 11.08.2021                  | 5584042/-  | 2535795/-                 |
| 7       | MH0230610007756 / JAVED YAKUB BHATTI / THANE                                  | GUT No: S NO 106 110 H NO 1, Building Name: NAMO SHIVAASTHU CITY, House No: FLAT 302 E WING, Floor No: 3RD FLR, Plot No: BLDG NO 3, Street Name: VEVOOR, Land Mark: POONAM PARK, Village: PALGHAR EAST, Location: Veur, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404. (Area of the Property - Built up area 712 Sq Ft)   | 24.10.2018                | 06.03.2020                  | 5388071/-  | 2535795/-                 |
| 8       | MH0490610002539 / SITARAM VITTHAL BELKAR / ANITA SITARAM BELKAR / NERE PANVEL | SAVITRI GULAB APRT, HOUSE NO:405, FLOOR NO: 4 TH, PLOT NO: 1, STREET NAME: CHINCHAVALI SHAKIN, SECTOR WARD NO: CHINCHAVALI, SHAKIN, LAND MARK: NR SHIV SENA SHAKHA, VILLAGE: CHINCHAVALI SHAKIN, LOCATION: KHALAPUR, TALUKA:KHALAPUR, STATE: MAHARASHTRA, PIN CODE: 410202. (Area of the Property - Built up area 449Sq. Ft.)   | 09.05.2019                | 10.03.2021                  | 2728109/-  | 1485269/-                 |
| 9       | MH0170610005606 / RAKESH MADHUKAR KATARE PRASHANT MADHUKAR KATARE / PANVEL    | GUT No: S.N.26, H.N.1A, Building Name: SHREE MAHALAXMI VIHAR, House No: 07/B-WING, Floor No: GROUND, Plot No: 06, Land Mark: LOWJEE STATION, Village: CHINCHVALI SHEKIN, Location: Khopoli, Taluka: KHALAPUR, State: Maharashtra, Pin Code: 410203 (Area of the Property - Built up area 490Sq. Ft.)  | 02.12.2018                | 23.01.2023                  | 1239965/-  | 1342000/-                 |

DATE OF E-AUCTION & TIME : 15-09-2025 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM, with unlimited extensions of 5 minutes each.  
 Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 13-09-2025 before 5.00 PM.  
 Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed covers or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

- TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-**
- E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHF approved Euction service provider "M/s.4 closure"
  - The intending bidders should register their names at [portal https://bankauctions.in](https://bankauctions.in) and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. A closure, # 605 A, 6<sup>th</sup> Floor Mallitranam, Ameerpet, Hyderabad - 500038, Telangana. Office Land Line: 040-23736405; Backend team : 814200062 / 66, Mr. Prakash - 814200062 / 642000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in. In property enquiries, CONTACT DETAILS S: RAHUL JADHAV - 9892645221, DATTARAM GAWADE -9821505626, VISHNU SALGAONKAR - 9762442721
  - The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/ website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
  - Every bidder is required to have his/her own email address in order to participate in the online E-auction.
  - Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her email to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
  - The aforesaid properties shall not be sold below the reserve price mentioned above.
  - Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the above said reserve price, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 00511010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.
  - The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
  - The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
  - That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
  - The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
  - Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price....
  - The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
  - The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
  - The notice is hereby given to the Borrowers, Mortgagors/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAUCTION Sale.
  - Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
  - The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
  - GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse basis.
  - In case the borrowers/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
  - The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
  - Minimum Bid increment value is Rs.10, 000/-

**STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**  
 For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website <https://bankauctions.in>

For GIC Housing Finance Ltd.  
 Sd/-  
 Authorized Officer  
 Date : 29.08.2025  
 Place : KALYAN, THANE, NERE PANVEL, PANVEL

**CAPRI GLOBAL CAPITAL LIMITED**  
 Registered & Corporate Office:- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
 Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

**APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]**  
**Sale notice for sale of 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) and 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 property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorized Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

| Sr. No. | 1. BORROWER(S) NAME   | 2. OUTSTANDING AMOUNT | DESCRIPTION OF THE MORTGAGED PROPERTY  | 1. DATE & TIME OF E-AUCTION                                  | 2. LAST DATE OF SUBMISSION OF EMD                      | 3. DATE & TIME OF THE PROPERTY INSPECTION | 1. RESERVE PRICE   | 2. EMD OF THE PROPERTY | 3. INCREMENTAL VALUE |
|---------|---|-----------------------|--|--|--|---|--|------------------------|----------------------|
| 1.      | M/s Ashok Engineering Work ("Borrower")<br>2. Mr. Ashok Sakharum Pawar<br>3. Mrs. Ranjana Ashok Pawar<br>4. Mr. Ramesh Sakharum Pawar (Co-borrower) LOAN ACCOUNT No. LNME5G000040618<br>Rupees 44,75,621/- (Rupees Forty Four Lakhs Seventy Five Thousand Six Hundred Twenty One Only) as on 03.07.2024 along with applicable future interest                                       | 7002108/-             | All Piece and Parcel of Western side of Plot No. 4, area admeasuring 106.5 Sq Mtrs., Survey No. 99/5/6/1, New Survey No. 30/5/6/1, situated at Karnal Road Sangli, Within the local limit of Sangli Miraj & Kupwad City Corporation Area, Tehsil Miraj, District Sangli, Maharashtra. Boundaries as under:- East - Remaining of Plot No. 4, West :- Plot No. 3, South :- Road, North :- Other's Property   | 1.E-AUCTION DATE:19.09.2025 (Between 3:00 P.M. to 4:00 P.M.) | 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.09.2025 | 3. DATE OF INSPECTION: 17.09.2025         | Rs. 14,00,000/- (Rupees Fourteen Lacs Only).<br>EARNEST MONEY DEPOSIT: Rs. 1,40,000/- (Rupees One Lac Forty Thousand Only)<br>INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)                             |                        |                      |
| 2.      | M/s Chetan Hair and Beauty Saloon ("Borrower")<br>2. Mr. Ranjit Suresh Jadhav<br>3. Mr. Chetan Suresh Jadhav<br>4. Mrs. Kusum Suresh Jadhav<br>4. Mrs. Sanika Sudhakar Vadkar (Co-borrower) LOAN ACCOUNT No. LNME5G000077179<br>Rupees 28,07,431/- (Rupees Twenty-Eight Lakhs Seven Thousand Four Hundred & Thirty-One Only) as on 22.03.2024 along with applicable future interest | 8256858/-             | All that piece and parcel of Property having land and building, being Land admeasuring 183.50 Sq. Mts., out of RS No. 36/3, Grampanchayat Milkat No. 4041/1, West Side Part, Shivajinagar, Yadav Wadi Road, Mouje Shirol, Pulachi, Taluka Hatkanangale, District Kolhapur, Maharashtra - 416122, Bounded As: East By - Property of Uday Maruti Jadhav, West By - Property of Ashok Shamrao Unale North By - Road, South By - Property of Pandurang Sambhaji Chavan   | 1.E-AUCTION DATE:19.09.2025 (Between 3:00 P.M. to 4:00 P.M.) | 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.09.2025 | 3. DATE OF INSPECTION: 17.09.2025         | Rs. 25,00,000/- (Rupees Twenty Five Lacs Only).<br>EARNEST MONEY DEPOSIT: Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand Only)<br>INCREMENTAL VALUE: Rs. 20,000/- (Rupees Twenty Thousand Only)                      |                        |                      |
| 3.      | 1. Mr. Mafa Bhikha Waghari ("Borrower")<br>2. Mrs. Sharda Mafa Waghari<br>3. Mr. Sunil Mafa Waghari (Co-borrower) LOAN ACCOUNT No. LNMEVIR000027642 (Old) and 80300005935714 (New)<br>Rupees 25,16,388/- (Rupees Twenty Five Lacs Sixteen thousand Three Hundred Eighty Eight Only) as on 05/10/2024 along with applicable future interest  | 5388071/-             | All that piece and parcel of property being Room No. 505, on 5th Floor, admeasuring 315 Sq. Ft. Super built-up area, 283 Sq. Ft. carpet area, in the building known as Gokuldharm Complex, Shaisham Building, B-Wing, Gokuldharm CHSL now known as Shaisham Co-operative Housing Society Ltd. lying being situated on Survey Number 158 (part), City Survey No. 960 to 982, 1025 (part), 1026, at Sarkari Godown, Saidham Nagar, Prabhodhankar Thakare Marg, Near New ICICI Bank, Siddharth Nagar, Kopari Colony, Kopri, Thane East, Thane, Maharashtra-400603. Bounded as under, East: Flat No. 501/502, West: Government Godown, North: Flat No.506./Railway Line, South: Flat No.506. | 1.E-AUCTION DATE:19.09.2025 (Between 3:00 P.M. to 4:00 P.M.) | 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.09.2025 | 3. DATE OF INSPECTION: 17.09.2025         | Rs. 28,60,000/- (Rupees Twenty Eight Lacs Sixty Thousand Only).<br>EARNEST MONEY DEPOSIT: Rs. 2,86,000/- (Rupees Two Lacs Eighty Six Thousand Only)<br>INCREMENTAL VALUE: Rs. 20,000/- (Rupees Twenty Thousand Only) |                        |                      |
| 4.      | 1. Om Shree Traders ("Borrower")<br>2. Mr. Yogesh Chudaman Shete<br>3. Mrs. Shaikha Chudaman Shete<br>4. Mrs. Bhumika Yogesh Shete<br>5. Mr. Chudaman Sonu Shete (Co-borrower) Loan Account No. LNMEJAL000078856<br>Rupees 42,58,046/- (Rupees Forty Two Lacs Fifty Eight Thousand and Forty Six Only) as on 24.05.2024 along with applicable future interest                       | 2728109/-             | All that piece and parcel of Property bearing CTS No. 1926, area admeasuring 120.4 Sq Mtrs., Mouje-Amalner, Tehsil Amalner, District-Jalgaon, Maharashtra - 425401. All that piece and parcel of Property bearing CTS No. 1927/1, area admeasuring 19.2 Sq Mtrs., Mouje-Amalner, Tehsil Amalner, District-Jalgaon, Maharashtra - 425401. All that piece and parcel of Property bearing CTS No. 1925, area admeasuring 148.8 Sq Mtrs., out of which Southern side portion admeasuring 74.4 Sq Mtrs., Mouje-Amalner, Tehsil Amalner, District-Jalgaon, Maharashtra - 425401.   | 1.E-AUCTION DATE:19.09.2025 (Between 3:00 P.M. to 4:00 P.M.) | 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 18.09.2025 | 3. DATE OF INSPECTION: 17.09.2025         | Rs. 21,00,000/- (Rupees Twenty One Lacs Only).<br>EARNEST MONEY DEPOSIT: Rs. 2,10,000/- (Rupees Two Lacs Ten Thousand Only)<br>INCREMENTAL VALUE: Rs. 20,000/- (Rupees Twenty Thousand Only)                         |                        |                      |

Property bearing CTS No. 1925 Bounded As: East By - CTS No. 1926, West By - CTS No. 2022, 2023, 2024, 2025 & 2026, North By - Remaining Portion of same land i.e., CTS No. 1925, South By - CTS No. 1931  
 Property bearing CTS No. 1926 Bounded As: East By - CTS No. 1930, 1927, West By - CTS No. 1925, 1931, North By - CTS No. 1927, South By - Road  
 Property bearing CTS No. 1927/1 Bounded As: East B-CTS No. 1927, West By - CTS No. 1925, 1926, North By-House of Patil & Road, South By-CTS No. 1926, 1930

- For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. [www.CapriGlobal.in/auction/TERMS & CONDITIONS OF ONLINE E-AUCTIONSAL](http://www.CapriGlobal.in/auction/TERMS&CONDITIONSOFONLINEE-AUCTIONSAL):-
- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
  - Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
  - E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
  - Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
  - The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
  - For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-61200531/576/596/559/598/587/594). Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontiger.net.
  - For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
  - For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 18-Sept-2025.
  - The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office 301 - 302, 3rd Floor, 927 - Sanas Memories, F C Road, Shivaji Nagar, Pune - 411004 or Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 latest by 03:00 PM on 18-Sept-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. \_\_\_\_\_ (as mentioned above) for property of "Borrower Name".
  - After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
  - Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
  - Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
  - Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Capri Global Capital Limited, Regional Office 301 - 302, 3rd Floor, 927 - Sanas Memories, F C Road, Shivaji Nagar, Pune - 411004 or Office No. 7th Floor, Above new passport office, Dosti Pinnacle, Wagale Estate, Road No. 22, Thane - 400604 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
  - The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
  - In case of default in payment of above stipulated amounts by the successful bidder/ auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
  - At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
  - The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate