NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS CHARGED TO PNB HOUSING FINANCE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINAN ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

SIDDHARTH B SAKPAL / URMILA SIDDHARTH SAKPAL RESIDENT AT 108,3, SHRI SIDDHIAPT, SANT NAGAR, MANVELPADA, VIRAEAST, MUMBAI, MAHARASHTRA-401305, MUMBAI, INDIA AND PROPERTY ADDRESS: BLDG NO 1 B.6,603.0, MEENAKSHI HEIGHTS, S. NO. 286(0), S. NO. 4(N), H. NO. 0,3, AT VILLAGE C, CHANDANSAR TAL. VASAI, DIST, PALGHAR, MEENAKSHI HEIGHTS, BHALBAHA DREAMS, CHANDANSAR ROAD, NEAR RAJ KARNAV HOTEL, VIRAR EAST, OPP SAI BABA MANDIR, THANE, MAHARASHTRA-401305, INDIA. LAN NO. HOUV/RRIGIGIS57976

ADDRESS OF THE BRANCH: PNB HOUSING FINANCE LTD, 302, THIRD FLOOR, RIDDHI ARCADE, 100FT NARANGI BYPASS ROAD, NEAR BIG BAZAR, VIRAR (WEST) MAHARASHTRA - 401303, AUTHORIZED OFFICER'S DETAILS: NAME: BANSRAJ PATEL, PHONE NOS. OF BRANCH: 8983812000, E-MAIL ID: BANSRAJ PATEL@PNBHOUSING.COM, MOBILE NO: 7428587132 LANDLINE NO. (OFFICE):

PRIVATE TREATY TO BE EXECUTED ON 27TH DECEMBER 2024

Purchaser Identified
he undersigned a Authorized Officer of PNB Housing Finance Ltd. has taken over possession of the schedule property(ies) u/s/ 13(4) or eSARFAESI Act, 2002. all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the ecured property as mentioned in the Schedule is available for sale, through Private Treaty, as per the terms agreeable to the PNB Housing inance Ltd. for realisation of dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" Standard terms & conditions for sale of the public treaty and the public treaty are a public treaty and the public treaty and the public treaty are a public treaty and trea

ance Ltd. for realisation of dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" Standard terms & conditions for sale or perty through Private Treaty are as under:

Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.

Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.

In case of non-acceptance of offer of purchase by the PNB Housing Finance, the amount of 10% paid along with the application will be refunded without any interest.

refunded without any interest.
The property is being sold with all the existing and future encumbrances whether known or unknown to the PNB Housing Finance. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date. The PNBHFL reserves the right to reject any offer of purchase without assigning any reason. In case of more than one offer, the PNBHFL will accept the highest offer. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application. The purchaser has to bear stamp duty, registration fee, and other expenses, taxes, duties In respect of purchase of the property. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.

Reserve Price (Rs.) (Below which the properties will not be sold), Rs. 1712000 (Rupees Seventeen Lakhs Twelve Thousand only)
DESCRIPTION OF THE PROPERTY(IES): Bidg no 1 B,6,603.0, Meenakshi Heights, S. No. 286(0), S. No. 4(N), H. No. 3, AT VILLAGE
C,CHANDANSAR, TAL. VASAI, DIST. PALCHAR, Meenakshi Heights, Bhalbaha Dreams, chandansar Road, Near Raj Karnav Hotel, Virar East, Opp
Sai Baba Mandir, Thane, MAHARASHTRA-40136, India
Total Rs. 1712000 / - (Rupees Seventeen Lakhs Twelve Thousand only)

DATE: 11.12.2024, PLACE: VIRAR

FOR PNR HOUSING SHANGE (1)

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FOR, PNB HOUSING FINANCE (AUTHORISED OFFICER)

भारत सरकार का उपक्रम CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT KOLHAPUR REGIONAL OFFICE

1411, C. Maya Chambers, Laxmipuri, Kolhapur

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets 8

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 to the Borrower/s and Guarantor/s in particular by the Authorized Officer, that the under mentioned properties mortgaged to Union Bank of India, taken possession under the provision of Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by E-Auction as mentioned below for recovery of under mentioned dues and further interest, charges and costs etc, as detailed below. The property is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities.

Details of any Encumbrances on the below mentioned properties is not known to Bank All the properties will be sold on the basis of Symbolic Possession. Bid Increment Amount to further

increase the bid amount from base price is 1% of reserve price for allthe properties mentioned						
	Sr. No.		Reserve Price, EMD Amount (Rs.)	Debt due in Rs. as of 30.09. 2024 (excluding further interest & Legal/Other Charges)	Branch Name,	
		Borrower: Mr. Rupesh Suresh Butala Co-borrower: Mrs. Swati Rupesh Butala Guarantor: Mrs. Sandhya Santosh Mehta	27,82,688 2,78,268	34.44.6//.28	CHIPLUN 7567867286	
- 1		B 10 00 B 1 AND 1 1 10	NI 00 A 4 A I	" N. 40 (L) 00 A L	. 0000	

Description of the Property: All the piece and parcel of Survey No. 66 A 1 A. Hissa No.13 (U) 36. Admeasuring 0-05-0 Assessed at Rs.0.55. The said landed properties are situated at village Kherdi named Neelam Palace, Residential Flat No.101 & 102 Area 1500 Sq. Feet (Built up) 139.40 Sq. Mtrs. situated at first floor of the building Tal. Chiplun, Dist Ratnagiri

2.	Borrower & Mortgagor: Mr. Gagan Khanna	35,93,848 3,59,384	58.85.609.00	KUDAL 9881026282
	<b>Description of the Property:</b> All the piece and parcel of Residenti No. 672, Gat No. 177 Non Agricultural land, Hissa No. 5, Area 0- Village Tulsuli Tarf Mangaon, within limits of Kudal, Tal Kudal, Dis	12-00 P.K. 0-02		

	Thags raisan rai mangasi, mani mito si raada, rai raada, bis	ti omianaaangi		
7.	Borrower & Mortgagor: Mr. Vikas Hari Mandavekar,	1,47,30,688	32,08,110,00	Chiplun
	Co-Borrower & Mortgagor: Mrs, Rajshree Vikas	14.73.068	32,00,110.00	7567867286
	Mandavekar, Mr. Vijay Hari Mandavekar	,,.		
	Guarantors: Mrs. Sangeeta Subash Patil			

Description of the Property: All the piece and parcel of Residential Property bearing Flat No.105, area adm.796 Sq.Fts. (73.977 Sq.Mtrs.) carpet area, situated on the 1st Floor bearing Municipal House No. 339/F-105 pa.ma. along with parking area on the Ground Floor bearing No. P-1, area adm. 589 Sq.Fts. (54.730 Sq.Mtrs.), out of the Building Known as Mahavir Palace, constructed on the NA land, bearing Survey No.147, Hissa No. 4/1, area adm. 2030 Sq. Mtrs. as per the revenue record, with corresponding CTS No. 6439/1 admeasuring 2030 Sq.Mtrs. as per CTS record, at village Bhogale, Chiplun, within the limits of Chiplun Municipality, Tal. Chiplun, Dist. Ratnagiri. owned by **Mr. Vikas Hari** Mandvekar, Mrs. Rajashree Vikas Mandvekar and Mr. Vijay Hari Mandvekar. Bounded By-East- Side open r

l	opade, west otali oase, ooutii open spade and road, worth i	Idt 1401 10-11		
	 Borrower: Mr. Amit Krushnakant Saitavadekar Guarantor: Mr. Mandar Ashok Guhagarkar	36,03,150 3,60,315	9 50 035 00	Guhagar 9561343028
l	Description of the Property: All that Part and Parcel of land	bearing Surve	y No.1591, Upvibhag	- together with all
l	buildings and structures thereon situated at - Gat No. 1591 Area	a H. 0-29-0 R. 8	K H. 0-04-0 R. Total H.	0-33-0 R., Assess
I	Rs. 0-20 Ps. Boundaries of the property: East: Gat No. 1586	8 & 1587; South	h: Gat No. 1592 & 159	93; West: Gat No.

	<b>Description of the Property</b> : All that Part and Parcel of land buildings and structures thereon situated at - Gat No. 1591 Area Rs. 0-20 Ps. <b>Boundaries of the property</b> : <b>East</b> : Gat No. 1586 1567 & 1589; <b>North</b> : Gat No. 1587.	a H. 0-29-0 R. 8	K H. 0-04-0 R. Total H.	0-33-0 R., Assess
	Borrower and Mortgagor: Mr. Raghuvir Ramdas Chipkar	11,78,284	10.00.925.00	Kudal

П	Guarantor, Ivii, Frasililat Frabilakai Diloliu	1,17,828		9001020202
П	Description of the Property : Immovable property together v	with construct t	here on at Survey No	. 47, Hissa No. 3,
Ш	situated at Village Mandkadevi, Tal. Kudal, Dist. Sindhudurg	admeasuring	0-2-5 Ha R. and con	structed there on
П	bounded by below East: Boundary of land Survey No. 47, His	sa No. 4, West	: Boundary of land Sur	vey No. 47, Hissa
ш	No. 1 North, Poundary of land Survey No. 47 Hissa No. 2 4 Co.	uth Doundan	of land Curvoy No. 17	Uiooo No. 4

140. 1, North: Boundary oriand ourvey 140. 47, Thissa 140. 2, 4, Boundary oriand ourvey 14					111336110.7.
		Borrower & Mortgagor : Late Mr. Sandesh Suresh	7,20,899	10.57.708.00	KUWARBAV
ı		Malwankar, through legal heirs Mrs. Radha Kishore Naik,	72,089		7599111472
ı		( Sister of Legal Heir )	, 2,000		
ı		Guarantor : Mrs. Lalita Ravindra Baraskar			

Description of the Property : All the piece and parcel of Residential Property bearing Flat No.301, area adm.31.04 sq.mtrs. (carpet), Third Floor, C-wing, in Building Known as Shri Narendra Nano City constructed on Plot No.2, Survey No.106, Hissa No.21A,21B,21C,22,23,24,26,28,29 & 30 situated at Grampanchayat Khedshi, Tal & Dist Ratnagiri owned by Mr. Sandesh Suresh Malwankar. Bounded By: East- Open Space, West- Stairs, North- Open Space, South Flat No.304.

	Mrs. Amruta Sayaji Parab alis Amruta Santosh Sawant	1,03,320	11,33,593.00	9422766825
l	Description of the Property: All the piece and parcel of resider	ntial Flat No. 07,	Ground Floor, House	No. 1513/G/07, S.
l	No. 102 B 1, Area adm 664 Sq.Fts, super built up i.e.61.71 Sq	.Mtr. ( adm 498	Sq.Fts. carpet area in	e.46.28 Sq.Mtrs.)
l	situated at First Floor, G Wing in building known as Sidhivinay	ak Park situate	d At Oras, Tal. Kudal,	Dist. Sindhudurg
l	416812 owned by Mr. Santosh Narayan Sawant. The said p	roperty is Βοι	inded on or towards	: East- Staircase,
l	West-Open space, North-Flat No. 8 and South-Flat No. 6.			

west-Open space, North-Flating, 8 and South-Flating, 6.			
Borrower: M/s. Deepak Sadashiv Palsule, through prop. Mr. Deepak Sadashiv Palsule, Borrower: Mr. Deepak Sadashiv Palsule Guarantor: Mrs. Medha Deepak Palsule	47,62,355 4,76,235	75 XA /17 HH	Rajapur Branch 9623229286
through prop. Mr. Deepak Sadashiv Palsule,		75 XA /17 HH	

**Description of the Property**: All the piece and parcel of Property open plot bearing S.No./ Hissa No. 1468/2.

	Grampanchayt, Village Vatul, Tal. Rajapur, Dist. Ratnagiri, ard Palsule. Bounded by - East-Tivare Road, West-Open land, No.			
20.	Borrower: Mr. Suresh Shantappa Khetri Co-borrower: Mrs. Sangeeta Suresh Khetri	11,78,100 1,17,810	12.00.000.00	KUWARBAV 7599111472

Description of the Property: All the piece and parcel Residential Flat No. 10 bearing Grampanchayat House No. 1297 area admeasuring 560 Sq. Fts. (built up area), 616 Sq. Fts. (super built up area) situated on First Floor of the building named "Aaryan Co-operative Housing Society Ltd." (Aryan Sahkari Gramin Sanstha), constructed on land bearing Survey No. 57AIA. Hissa No. 18B. At Karawachi Wadi within the limits of Grampanchayat Pomedi Budruk. Tal. Ratnagiri Dist. Ratnagiri; owned by Mr. Suresh ShantappaKhetri. The said Flat is bounded towards: East- Open Space, West-

Ш	Open space, North-Property of Flat No. 9, South-Property of F	iativo. 11.		
	Mortgagor & Borrower: Mr. Nitin Narendra Chavan Guarantor: Mr. Ganesh Jayawant Godkar	16,07,843 1,60,784	20, 10,073.00	Sawantwadi 9421145309

Description of the Property: All the piece and parcel of Flat No. 003, Ground Floor, Building No. "A" Charming Hill, Silver Acres, Sy. No. 30, Hissa No.1, Near Sawantwadi Railway Station, Namaswadi, Nirwade, Taluka Sawantwadi, District Sindhudurg, Maharashtra, PIN-416510 owned by **Mr. Nitin Narendra Chavan. Bounded by: North:** Flat No. Charming 001, South: Compound Wall, East: Burlington Bldg. Opp. Road, West: Flat No. Charming 004.

38	Mortgagor & Borrower:	9,27,000	12.40.625.00	Ratnagiri e CB
	Mr. Amol Suryakant Nivalkar & Mrs. Smita Amol Nivalkar	92,700	12,40,023.00	9422392230
	Guarantor: Mr. Ajit Avinash Juvekar			

Description of the Property: All that piece and parcel of land and building bearing C.S.No. 27A1A, Hissa No. 4/2/2/1/39, area 0.06.66, on this property purchased Flat in Advait Residency First Floor. Flat No. 103, Area 590 Sq.Fts. and parking 100 Sq.Fts, as per agreement to sale, situated at Mauje Padayewadi (Mirjole) within Dist and Sub-Dist Ratnagiri owned by Mr. Amol Suryakant Nivalkar and Mrs. Smita Amol Nivalkar. Boundries of Advait Residency in which flat 103 is situated: On or towards East-Internal Road; On or towards West-Landed property bearing S.No. 33; On or towards North- Landed property bearing Hissa No. 4/2/2/1/40; On or towards South- Landed property bearing Hissa No. 4/2/2/1/3 & S.No. 31. Boundaries of the property (Flat): North: Open Space; South: Flat No. 104

ΙL		Last. Open Space, West. Littanur assage.			
	39	Borrower & Mortgagor : Mr. Gani Gundu Mulla,	14,34,672	16.78.607.00	Ratnagiri eCB
Ш		Co-borrower: Mrs. Shabana Gani Mulla	1,43,467	10,70,007.00	9422392230
Ш		Guarantor: Mr. Naushad Mahamud Shekasan,			
Ш		Mr. Sajid Faimulla Shaha			

Description of the Property: All the piece and parcel of Residential Property bearing Flat No. 1, area adm. 900 Sq.Ft. built up situated on First Floor in the building named "Taj Tilekar Complex" constructed on land bearing S.No. 335/A1 Hissa No. 1/1B having corresponding CTS No. 3214, 3214/1, 3214/2, 3214/3, 3214/4 situated at Machchi Market Bazarpeth, Zadgaon, Ratnagiri, Dist. Ratnagiri; owned by Mr. Gani Gundu Mulla. Boundries of the Property:- North: Flat No.2: South: - Open Space: East: - Staircase & Passage: West: - Open Space & M G Road

#### Date & Time of E-Auction: 27.12.2024 from 12.00 PM. to 5.00 PM. For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.co.in/auction-property/view-auction-property.aspx For Registration and Login and Bidding Rules visit https://BAANKNET.in

This may also be treated as notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the above said loan about the holding of E-Auction Sale on the above mentioned date, if their outstanding dues are not repaid in full.

Place: Kolhapur. Sd/-. Date: 07.12.2024



## **Department : Chief Engineer (Mechanical & Electrical) E**-Tender Notice

Tender Document No.	1) 2024_MCGM_1122779_1 2) 2024_MCGM_1123064_1
Name of Organization	Brihanmumbai Municipal Corporation
Subject	Work of upgradation/repairs to existing conference utility with advance system in the Conference room of DMC Improvement at Municipal Head Office.     Work of up gradation/repairs to existing conference utility with advance system in the conference room of DMC (Zone II).
Cost of E-tender	Item Rate Tender
Cost of E-Tender (Estimated Cost	(Rs. 6600/- + 18% GST)
	1) Rs. 49,800/- 2) Rs. 43,100/-
Date of issue and sale of tender	12.12.2024 from 11:00 Hrs.
Last date & time for sale of tender & Receipt of Bid Security Deposit	
Submission of Packet A, B & Packet C (Online)	18.12.2024 upto 16:00 Hrs.
Pre Bid Meeting	N.A.
Opening of Packet A	19. 12.2024 after 16:01 Hrs.
Opening of Packet B	19. 12.2024 after 16:02 Hrs.
Opening of Packet C	26. 12.2024 after 16:00 Hrs.
Address for communication	Office of the :- E.E.Mech(E.I.) Maint., BMC Municipal Workshop, R. S. Nimkar Marg, Byculla, Mumbai-400008
Venue for opening of bid	Online in EEMech (E.I.)Maint's office.
BMC's Portal	https://mahatenders.gov.in
This tender document is not tr	ansferable.

The BMC reserves the rights to accept any of the application or reject any or all the application received for above subject without assigning any reason thereof.

PRO/1936/ADV/2024-25 E.E. Mech. (EI) Maint

Fever? Act now see your doctor for correct & complete treatment

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

JM FINANCIAL Corporate identify Number: U67190MH2007PLC74287
Registered Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025 ontact Person: 1. Vaidehee Byndla- 9821537386, 2. Rohan Sawant–9833143013, 3. Yash Oza - 022 - 6224 1676 E-Auction Sale Notice- Fresh Sale

That Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JMFARC (JM) (herein referred as Assignee) acting in its capacity as trustee of JMFARC – Aranya – Trust. It is to notify that PCHFL is authorized and appointed to act as service provider / Collection agent to facilitate all operational and procedures processor used Assignment / Service Agreement. Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and "Methodus Those Is Basis', Italy Is Basis and Is Basis' and Is B

Loan Code/ Branch/ Borrower(s)/ Co- Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (05-12-2024)
Loan Code No.: 04500008881, Thane - Naupada (Branch), Rupa Vasu Poojari (Borrower), Pravin D Kothare (Co Borrower 1)	Dt: 20-07-2021, Rs. 37,44,471/- (Rs. Thirty Seven Lakh Forty Four Thousand Four Hundred Seventy One Only)	All The piece and Parcel of the Property having an extent:- Flat No. 1102, 11 Th Floor, A Wing, Casa Treetops, Upper Thane Anjur, Mankoli Thane 421302	Rs. 46,76,800/- (Rs. Forty Six Lakh Seventy Six Thousand Eight Hundred Only)	Rs. 4,67,680/- (Rs. Four Lakh Sixty Seven Thousand Six Hundred Eighty Only)	Rs. 58,87,588/ (Rs. Fifty Eight Lakh Eighty Seven Thousand Five Hundred Eighty Eight Only)
Loan Code No.: 06900007779, Thane - Kalyan (Branch), Jitendra Shetty (Borrower), Simran Jitendra Shetty (Co Borrower 1)	Dt: 28-08-2018, Rs. 27,02,004/- (Rs. Twenty Seven Lakh Two Thousand Four Only)	All The piece and Parcel of the Property having an extent:- Flat No-706, 7th Floor, Building No. 10, Panvelkar Heights, Near Swapna Nagari Panvelkar Heights, Badlapur- West Thane Maharashtra IN 421503 Boundaries As:- North: Wing No. 09 South: Service Areaeast: Shivam Height Project West: Wing No. 11	Rs. 22,43,520/- (Rs. Twenty Two Lakh Forty Three Thousand Five Hundred Twenty Only)	Rs. 2,24,352/- (Rs. Two Lakh Twenty Four Thousand Three Hundred Fifty Two Only)	Rs. 37,54,072/ (Rs. Thirty Seven Lakh Fifty Four Thousand Seventy Two Only)
Loan Code No.: 0690009250, Thane - Kalyan (Branch), Salma Badsha Sheikh (Borrower),	Dt: 23-08-2021, Rs. 20,96,610/- (Rs. Twenty Lakh Ninety Six Thousand Six Hundred Ten Only)	All The piece and Parcel of the Property having an extent:- Flat No. 1402,14 Th Floor, I Wing, Mohan Nano Estate, Opp Ayyappa Temple Mohan Nano Estate, Thane Maharashtra IN 421501 Boundaries As:- North: A Wing South: C Wingeast: Other Wings West: Road	Rs. 14,73,400/- (Rs. Fourteen Lakh Seventy Three Thousand Four Hundred Only)	Rs. 1,47,340/- (Rs. One Lakh Forty Seven Thousand Three Hundred Forty Only	Rs. 29,25,906/ (Rs. Twenty Nine Lakh Twenty Five Thousand Nine Hundred Six Only)
Loan Code No.: 14300001948, Thane - Dombivli (Branch), Vasant Dynaneshvar Dumbare (Borrower), Dnyaneshwar Baban Dumbre (Co Borrower 1)	Dt: 22-05-2021, Rs. 10,25,160/- (Rs. Ten Lakh Twenty Five Thousand One Hundred Sixty Only)	All The piece and Parcel of the Property having an extent:- Flat No.01, Ground Floor, Building No. 3 Samruddhi Evergreen, Karjat- Kalyan Road, Badlapur East Thane. Thane Maharashtra:- 421503 Boundaries As:- North: Sales Office South: Building No. 21East: Open Space West:Building No. 2	Rs. 10,80,000/- (Rs. Ten Lakh Eighty Thousand Only)	Rs. 1,08,000/- (Rs. One Lakh Eight Thousand Only)	Rs. 17,40,214/ (Rs. Seventeer Lakh Forty Thousand Two Hundred Fourteen Only
Loan Code No.: 25300000778, Navi Mumbai - Khopoli (Branch), Ankush Yeswant Jadhav (Borrower), Akshay Ankush Jadhav (Co Borrower 1)	Dt: 22-05-2021, Rs. 11,71,773/- (Rs. Eleven Lakh Seventy One Thousand Seven Hundred Seventy Three Only)	All The piece and Parcel of the Property having an extent:- Flat No-003, Ground Floor, B Wing, Ganga Tower, Cts No. 3286, 3288 Ganga Tower, Village Takai Raigarh(MH) Maharashtra IN 410203 Boundaries As:- North: open space South: BLD East: building West: Road	Rs. 9,16,480/- (Rs. Nine Lakh Sixteen Thousand Four Hundred Eighty Only)	Rs. 91,648/- (Rs. Ninety One Thousand Six Hundred Forty Eight Only)	Rs. 19,58,963/ (Rs. Nineteen Lakh Fifty Eigh Thousand Nin Hundred Sixty Three Only)
Loan Code No.: 26500000817, Thane - Kalyan (Branch), Shiv Gupta (Borrower), Jyoti Sagar (Co Borrower 1)	Dt: 29-04-2021, Rs. 26,45,524/- (Rs. Twenty Six Lakh Forty Five Thousand Five Hundred Twenty Four Only)	All The piece and Parcel of the Property having an extent : - Flat no. 704, 7th Floor, I wing, Mohan Valley, Near Bharat College, Mohan Valley, Hendrepada, Badlapur West, Thane Maharashtra IN 421503 Boundaries As: - North: building South: Internal Road East: Play ground West: Building	Rs. 23,18,400/- (Rs. Twenty Three Lakh Eighteen Thousand Four Hundred Only)	Rs. 2,31,840/- (Rs. Two Lakh Thirty One Thousand Eight Hundred Forty Only	Rs. 42,29,829/ (Rs. Forty Two Lakh Twenty Nine Thousan- Eight Hundred Twenty Nine Only)
Loan Code No.: 23800001652, Navi Mumbai- Panvel (Branch), Mahesh Chandra Sharma (Borrower), Peeush Mahesh Sharma (Co Borrower 1)	Dt: 21-06-2022, Rs. 23,70,115/- (Rs. Twenty Three Lakh Seventy Thousand One Hundred Fifteen Only)	All The piece and Parcel of the Property having an extent:- Flat No 610, 6th flr, Manas Residency, Next to Jainam Resi & Reliance residenc Pale Road, Palegaon, Thane Maharashtra IN 421501 Boundaries As:- North: JP rejency South: Pale RoadEast: Under construction Bldg West: Open plot	Rs. 21,23,000/- (Rs. Twenty One Lakh Twenty Three Thousand Only)	Rs. 2,12,300/- (Rs. Two Lakh Twelve Thousand Three Hundred Only)	Rs. 32,05,308/ (Rs. Thirty Two Lakh Five Thousand Three Hundre- Eight Only)
Loan Code No.: 1850001400, Mumbai - Virar East (Branch), Punita Sanjay Jha (Borrower), Sanjay Kumar Jha (Co Borrower 1)	Dt: 14-06-2021, Rs. 20,69,566/- (Rs. Twenty Lakh Sixty Nine Thousand Five Hundred Sixty Six Only)	All The piece and Parcel of the Property having an extent: - Flat No 106 15t Flr B Wing Damodar Enclave Bldg No 2 Near 07 Bunglow Stop and Gandhi Chowk Phool, Virar Thane Maharashtra 401303 Boundaries As: - North: Open Plot South: Phool Pada RoadEast: Internal Road West: Residential Building	Rs. 21,91,140/- (Rs. Twenty One Lakh Ninety One Thousand One Hundred Forty Only)	Rs. 2,19,114/- (Rs. Two Lakh Nineteen Thousand One Hundred Fourteen Only)	Rs. 34,54,106/ (Rs. Thirty Fou Lakh Fifty Fou Thousand One Hundred Six Only)
Loan Code No.: 06900008773, Thane - Kalyan (Branch), Pradeep Shirpat Walanje (Borrower), Sarika Pradeep Walanje (Co Borrower 1)	Dt: 26-11-2018, Rs. 17,24,495/- (Rs. Seventeen Lakh Twenty Four Thousand Four Hundred Ninety Five Only)	All The piece and Parcel of the Property having an extent: -Flat No. 704, 7th Floor, Wing - A, Prime Balaji Heights, Near Maple City, Badlapur Gaon, Mumbai IN 421504 Boundaries As:- North: Open Plot South: D. P. Road East: Under Construction Building West:Open Plot	Rs. 21,16,360/- (Rs. Twenty One Lakh Sixteen Thousand Three Hundred Sixty Only	Rs. 2,11,636/- (Rs. Two Lakh Eleven Thousand Six Hundred Thirty Six Only)	Rs. 35,08,895/ (Rs. Thirty Five Lakh Eight Thousand Eight Hundred Ninety Five Only)
Loan Code No.: 1090005431, Thane - Ambernath (Branch), Husen Karim Shaikh (Borrower), Mumtaj Karim Shaikh (Co Borrower 1)	Dt: 22-05-2021, Rs. 18,22,437/- (Rs. Eighteen Lakh Twenty Two Thousand Four Hundred Thirty Seven Only)	All The Piece And Parcel of The Property Having An Extent: - Flat No 302,3rd Floor, Near Anjuman Urdu High School Thane Maharashtra In 421503 Boundaries As:- North: Open Plot South: Open Ploteast: Open Plot West: open Plot	Rs. 20,40,480/- (Rs. Twenty Lakh Forty Thousand Four Hundred Eighty Only)	Rs. 2,04,048/- (Rs. Two Lakh Four Thousand Forty Eight Only)	Rs. 26,98,063, (Rs. Twenty Si Lakh Ninety Eight Thousand Sixt Three Only)
Loan Code No.: 25100001013, Navi Mumbai -Karjat (Branch), Shraddha Pravin Thanekar (Borrower), Amol Laxman Borade (Co Borrower 1)	Dt: 19-11-2019, Rs. 16,49,214/- (Rs. Sixteen Lakh Forty Nine Thousand Two Hundred Fourteen Only)	All The Piece And Parcel of The Property Having An Extent :- Flat No 401, 4th Floor, om Vatika, Near Fatima School Belavali Thane Maharashtra In 421503 Boundaries As :- North: Building South: Sai Darshan Buildingeast: Road West: Road	Rs. 13,54,800/- (Rs. Thirteen Lakh Fifty Four Thousand Eight Hundred Only)	Rs. 1,35,480/- (Rs. One Lakh Thirty Five Thousand Four Hundred Eighty Only)	Rs. 33,74,941, (Rs. Thirty Three Lakh Seventy Four Thousand Nin Hundred Fort One Only)
Loan Code No.: 23900000359, Thane - Badlapur (Branch).	Dt: 28-08-2018, Rs. 9,55,676/- (Rs. Nine Lakh	All The piece and Parcel of the Property having an extent:- Flat No. 001, Ground Floor, Wing No-27. Building No. 06.	Rs. 12,16,900/- (Rs. Twelve	Rs. 1,21,690/- (Rs. One Lakh Twenty One	Rs. 20,98,052, (Rs. Twenty Lakh Ninety

Seventy Six Only) DATE OF E-AUCTION: 18-01-2025, FROM 11.00 A.M. TO 1.00 P.M (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 17-01-2025, BEFORE 4.00 P.M.

ons of the Sale, please refer to the link provided in <a href="https://www.jmfinancialarc.com/Home/Assets">https://www.jmfinancialarc.com/Home/Assets</a> or sale OR https://www.bankauction.in.

Floor, Wing No-27, Building No. 06, Himalaya Complex Karjat, Thane Maharashtra IN 421201 Boundaries As

North: By Building No. 28 South: By

Building No. 26East: By Internal Road

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor Date: December 12, 2024

Sd/- (Authorised Officer) (Aranya - Trust)

Date: 11/12/2024

Lakh Ninety

Eight housand Fifty

Two Only)

Twenty One Thousand Six

Hundred

Ninety Only

Thousand

Nine Hundred

Can Fin Homes Ltd 101, First Floor, Om Supreme Building, Near D-Mart Kalyan (West)- 421301 Email: Kalyan@canfinhomes.co Tel. No. : 02512304040 Mob. No.: 07625079218 CIN: L85110KA1987PLC008699

### POSSESSION NOTICE

[Rule 8 (1)][For Immovable Property] The undersigned being the Authorized Officer of Can Fin Homes Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers under the said Act and Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 10-05-2024 calling upon the owers Mr. NARAYAN ROOPSINGH CHAUDHARI AND Mr.GANESH ROOPSINGH CHAUDHARI to repay the amount mentioned in the notice being Rs.27.09.729/ (RUPEES TWENTY SEVEN LAKHS NINE THOUSAND SEVEN HUNDRED TWENTY NINE ONLY) with further interest at contractual rates, till date of realization within 60 days from the date of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 10th day of December

of the year 2024.
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 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 CFHL for an amount of Rs.27,09,729/- (RUPEES TWENTY SEVEN LAKHS NINE THOUSAND SEVEN HUNDRED TWENTY NINE ONLY) and interest thereon.

#### Description of immovable property

FLAT NO. 209, 2ND FLOOR, PHASE -I, ORCHID RESIDENCY, S. NO. 238, HISSA NO 4A, NEAR VARAD VINAYAK HALL, DESALE PADA, VILLAGE-BHOPAR, DOMBIVALI (E), TAL. KALYAN, DIST. THANE-421 201 South: FLAT NO 210 North: SIDDHIVINAYAK HALL

East: PHASE II West: FLAT NO 208 Date: 10-12-2024

Authorised Officer Can Fin Homes Ltd. Place: KALYAN

बैंक ऑफ़ इंडिया BOI Bank of India

Nashik Zonal Office 1st Floor, Main Trimbak Road, Satpur Industrial Estate, Nashik-422007

Annexure F

**APPENDIX-IV** [See rule-8(1)]
POSSESSION NOTICE (for Immovable property)

Whereas the undersigned being the authorized officer of the BANK OF INDIA DHULE BRANCH under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules. 2002 issued a demand notice dated 09.09.2024 calling upon the borrower Mr. Sandeep Kisan Zire Prop. Of Gayatri Distributors to repay the amount mentioned in the notice being Rs. 66,59,734/- in words Sixty six Lakh Fifty nine thousand Seven Hundred Thirty four) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 10th day of December of the year 2024;

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the BANK OF INDIA DHULE BRANCH for an amount Rs. 66,59,734/- and interest thereon.

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

#### **Description of the Immovable Property**

All that part and parcel of the property consisting, EQM of Flat No. 02 & 03, built up area admeasuring 79.50 Sq.Mtrs. (each-39.75 Sq.mtrs.) Carpet Area-63.60 Sq.Mtrs. (Each-31.80 Sq.Mtrs.) on first floor of the building named " Namo Apartment" situated on Plot No.15, Survey No. 579/3+5 CTS No. 818 at Sushil Nagar, Near Navjivan Blood Bank, Dhule, Tal. & Dist-Dhule in the name of Sandip Kisan Zire

Bounded; flat no 02

On the North by - Open space On the East by - Plot no. 14 On the South by - Flat no. 03 On the West by - Flat no. 01 Bounded; flat no. 03

On the North by - Flat no. 02 On the East by - Plot no. 14 On the South by - Open space On the West by - Flat no. 04

Date: 10/12/2024 Mr. Vivek Kumar Place: DHULE Authorized Officer

(Chief Manager, Bank of India, Malegaon Branch)

# FEDERAL BANK

Loan Collection & Recovery Department - Mumbai Division The Federal Bank Ltd. Loan Collection & Recovery Department -Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400021

E-mail: mumlcrd@federalbank.co.in Phone: 022-22022548 / 22028427 CIN: L65191KL1931PLC000368, Website: www.federalbank.co.in

Sale Notice for Sale of Immovable Assets Under the

Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the

borrowers/Co-obligants/Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), by the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 17/01/2025 for recovery of (i) Rs. 30,13,89,097/- (Rupees Thirty Crore Thirteen Lakhs Eighty Nine Thousand and Ninety Seven Only) as on 11/04/2017 as per claim in the Original Application No. 36/2020 filed by Federal Bank pending before Hon'ble Debts Recovery Tribunal-2/Mumbai less further remittances received along with further interest, incidental expenses, costs, charges, etc. till the date of final payment is made to the Bank and (ii) Rs. 15,27,60,290.94 (Rupees Fifteen Crores Twenty Seven Lakh Sixty Thousand Two Hundred Ninety and Paise Ninety Four Only) as on 24/05/2017 as per claim in the Original Application No. 573/2017 filed by Bank of India before Hon'ble Debts Recovery Tribunal-3/Mumbai less further remittances received along with further interest, incidental expenses, costs, charges, etc from (1) (1) M/s. Royal Hygiene Care Private Limited, situated at Office No. 10. Cine Wonder Mall, Kapoor Bawdi, Ghodbunder Road, Thane(W)-400610 also at Crescent Business park, Office No. 612-614, 6th Floor, Saimatha Complex, Safedpul, Sakinaka, Mumbai-400072 (2) Mr. Mushtag J Hemani, S/o. Late Jaffarali Hemani, No. 52. Hemani House, Kalina, Santacruz (East), Mumbai-400029, (3) Mr. Salim Hemani S/o. Late Shri Jaffarali Hemani 2920, Holly Hall, Hoston, Texas 77054, (4) Mrs. Safia Hemani, D/o. Late Jaffarali Hemani, 2920, Holly Hall, Hoston, Texas 77054, **(5) Mrs. Farida I Hemani, D/o. Late Shri Jaffarali Hemani,** 52, Hemani House, Kalina, Santacruz (East), Mumbai-400029, (6) Mrs. Munira G Contractor, D/o. Late Jaffarali Hemani, F-9, Golden Pebbles, Kalina, Mumbai-400055, (7) Mr. Rakesh Jialal Kaul, Flat No. 307-309 building No. 22, Samarth Angan II, Indra Darshan III, Samartha Nagar, K L Walawalkar Road, Andheri (W), Mumbai-400053, (8) Mrs. Jyoti Rakesh Kaul, Flat No. 307, 309 building No. 22, Samarih Angan II, Indra Darshan III, Samartha Nagar, K L Walawalkar Road, Andheri (W), Mumbai-400053, (9) Legal Heirs of Mrs. Hamida Jafferali Husseinali Hemani, 52. Hemani House. Kalina, Santacrus (East), Mumbai-400029, (10) Legal Heirs of Mr. Shabbir J Hemani, 8B, Chand Terrace, St. Andrews Road, Bandra (West). Mumbai-400050.

## **Description of Property**

All that piece and parcel of Gaothan land or ground together with House standing thereon admeasuring 30 feet from East to West and 30 feet from South to North together also with kitchen admeasuring East to West 12 feet and from South to North 12 feet and Bounded on East-West and South by passage and on the North by the open space of Hussein Mohamed Khoja and assessed by Bombay Municipality as House No. 52 all which premises are situated at Kole Kalyan in the Registration Sub District of Bandra in District Bombay and are assessed by the Bombay Municipal Corporation under H ward No. 7432 House No. 52, Kole Kalyan and bearing City Survey No. 6070 area 49.60 sq.mtrs. City Survey No. 6071 area 67.90 sq.mtrs. city Survey No. 6072 area 30.10 sq.mtrs. and City Survey No. 6073 area 42.90 sq.mtrs. in the name of Mrs. Hamida J H

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd. i.e. https://www.federalbank.co.in/web/guest/tender-notices

> For, The Federal Bank Ltd. Mr. Lecin C Associate Vice President (Legal) (Authorised Officer under SARFAESI Act)

**Authorized Officer, Union Bank of India** 

- Badlapur (Branch), Sanjay J Chaudhari

(Borrower), Lashmii

Sanjay Chaudhari (Co

Borrower 1)

(Rs. Nine Lakh Fifty Five Thousand Six

Hundred