

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
 Registered Office: Block no. A/1003, West Gate, Near YMCCL Club, Sur No. 835/1+3, S.G. Highway, Makarba, Ahmedabad-380051 Gujarat. Corporate Office: 1st floor, Wakefield House, Spurt Road, Ballard Estate, Mumbai-400001
 EMAIL: sapna.desai@cfmrc.in dharya.somani@cfmrc.in
 CONTACT: 022-40055280/ 8879890250/ 8976869747

APPENDIX IV-A
 [See provision to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
 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 to the Secured Creditor, the Physical Possession of which has been taken as on 4th August, 2025 by the Authorised Officer of CFM Asset Reconstruction Pvt Ltd (Acting in its capacity as a Trustee of CFMARC Trust -102 PCBL) through Parshwanath Co-op. Bank Ltd., Kolhapur, the Secured Creditor, will be sold through public auction on "As is where is basis", "as is what is basis", "whatever is there is basis" and "No recourse Basis" on 27th February, 2026, for recovery of Rs. 14,73,875.35 (Rupees Fourteen Lakh Seventy-Three Thousand Eight Hundred Seventy-Five & Paise Thirty-Five Only) and as on 31.12.2025 along with interest, costs, other expenses till full realisation of outstanding dues etc; due to the Secured Creditor from Mr. Prathamesh Kiran Phondke (Borrower / Mortgagee) & Mr. Kiran Ramchandra Phondke (Co-Borrower / Mortgagee) and Mr. Sitaram Dattatray Kulkarni (Guarantor) and Mr. Ajit Krishna Paridhye (Guarantor)

DESCRIPTION OF SECURED PROPERTY: Survey No. 189A/1, Ward no. 2, B Building, A-wing, Flat No. 2/002, Ground floor, Sulakhshana Apartment, At - Kankavali, Tal. Kankavali, Dist- trict- Sindhudurg.

SECURED DEBT: Rs. 14,73,875.35 (Rupees Fourteen Lakh Seventy-Three Thousand Eight Hundred Seventy-Five & Paise Thirty-Five Only) and as on 31.12.2025

TYPE OF POSSESSION: Physical Possession

RESERVE PRICE: Rs.11,45,000/- (Rs. Eleven Lakh Forty-Five Thousand Only)

EMD: 10% of Reserve Price i.e. Rs.1,14,500/- (One Lakh Forty-Five Thousand Only)

ACCOUNT DETAILS FOR DEPOSITING EMD:

Entity Name	Account No	Bank Name	Branch	IFSC Code
CFMARC Trust -102	002811010000079	Union Bank of India	Andheri Branch	UBIN0800287

INSPECTION TIME & PLACE: 11.00 AM TO 01.00 PM at 30.01.2026
 E-Auction/Bidding through website (https://www.banksauctions.com) on 27.02.2026 from 11.00pm to 2.00 pm at Mumbai.

LAST DATE AND TIME FOR BID SUBMISSION: On or before 5:00 pm on 26.02.2026

CONTACT: 022-40055280 / 8879890250 / 8976869747
 EMAIL: sapna.desai@cfmrc.in; dharya.somani@cfmrc.in

Encumbrances if any: Not known to the secured creditor.
 Attention of the Borrower/Mortgagee & Guarantors are invited to S.13(8) of the said Act, in respect of time available to redeem the mortgage in respect of the secured asset by payment of the total outstanding dues sent as on 4th December 2025 to the last known address.
 For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. https://www.cfmrc.in. For detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website https://www.banksauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: maharashtra@t1mdia.com / support@banksauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974487668.

Date: 23.01.2026
 Place: KANKAVALI

Sd/-
 Authorised Officer
 CFM Asset Reconstruction Private Limited
 (Acting in its capacity as a trustee of CFMARC Trust-102 PCBL)

FROM NO. 3 [See Regulation - 13(1)(a)]
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)
 2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai - 400005
 (5th Floor Scindia House, Ballard, Mumbai - 400001)
 Case No.: OA/429/2023

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No. 12

ASSET RECONSTRUCTION COMPANY INDIA LIMITED
 VS
M/S. SUN POWER METALICS PVT LTD & ORS

To,

- M/S. Sun Power Metalics Pvt Ltd Office At 203, Trade Centre, Bandra Kurla Complex, Bandra East, Mumbai - 400051
- Mr Vikaash Agarwal 501 Leorchid, 15th Road, Behind Khar Gymkhana West Mumbai, Maharashtra - 400052
- Mrs Jyoti Agarwal 501 Leorchid 15th Road, Behind Khar Gymkhana West Mumbai Maharashtra - 400052
- M/S Priyambada Realcom Pvt Ltd 203 Trade Center Bandra Kurla Complex Bandra East Mumbai Maharashtra - 400051
- M/S Inesh Homette LLP Building No. 106, Shree Rajlaxmi Commercial Complex Kalker Village Agra Road Bhiwandi Thane, Maharashtra - 421302

SUMMONS

WHEREAS, OA/429/2023 was listed before Hon'ble Presiding Officer/Registrar on 17/09/2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 22658248/- (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 24/03/2026 at 12.15 P.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 05.01.2026.

Signature of the Officer Authorised to issue summons.

Note: Strike out whichever is not applicable.

Sd/-
 Registrar
 Mumbai DRT No. 1

Kotak KOTAK MAHINDRA BANK LIMITED
 Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051, (MH).
 Branch Office: 2nd Floor, Admas Plaza, 166/16, Kolverly Village, Kunchi Kurve Nagar, Behind Hare Krishna Hotel, CST Road, Kaitia, Santacruz-East, Mumbai - 400098.

POSSESSION NOTICE (For Immovable Property)
 (As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Loan account Name: Ekdant Housing, Loan Account no. - LAP17749555, CRN No. 342956364
 WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27/BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolverly Village Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai-400 098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 01st of January, 2024 which was issued to 1. Ekdant Housing Through Their Partner Mr. Ashok V. Prasad (Borrower/Mortgagee) having address at; Shop No. 2 & 3 of Building Type A, "Anmol Mansion", Opp. Kadambri Society, Charai Naka, Thane (West) - 400601; 2. Mr. Ashok Vishanji Prasad (Co-Borrower) having address at 8, Samadhani, L.T. Road, Mulund (E), Mumbai-400080; And also at; Shop No. 28.3 T.N. 12 CTS No. 57, Opp. Kadambri Society, Dr. Lazarus Road, Charai Naka, Thane (W), 400601; 3. Mr. Hasnukh Surji Shah (Co-Borrower) having address at; 703, Gita Tower, Mahatma Phule Road, Vishnu Nagar, Thane (W), Thane - 400602. And also at; Shop No. 28.3 T.N. 12 CTS No. 57, Opp. Kadambri Society, Dr. Lazarus Road, Charai Naka, Thane (W), 400601. to repay total outstanding amount aggregating to Rs. 43,77,999.66/- (Rupees Four Three Lakhs Seventy Seven Thousand Nine Hundred Ninety Nine And Paise Sixty Six Only) as on 23rd December 2023 towards the outstanding amount for Loan Account No. LAP17749555, CRN No. 342956364 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest form 24-12-2023 till its actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/ Co Borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 and in execution of order under Section 14 dated 30th day of September 2025 passed by the I.C. 10th J.C. Civil Judge, S.D. & ACJM, Thane of the above said Rules on this 21st of January of the year 2026.

The Borrower/ Co Borrower mentioned hereinabove 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 Kotak Mahindra Bank Limited, having branch address at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolverly Village Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai-400 098 for an amount Rs. 43,77,999.66/- (Rupees Four Three Lakhs Seventy Seven Thousand Nine Hundred Ninety Nine And Paise Sixty Six Only) as on 23rd December 2023 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest form 24-12-2023 till its actual realization.

The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available to redeem the secured asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY
MORTGAGE OVER FOLLOWING PROPERTIES:
 All That Piece And Parcel Of Shop No. 2 & 3 of Building Type A, "Anmol Mansion", Opposite Kadambri Society Dr. Lazarus Road, The Property Measuring 1043 Square Feet Of Carpet Area, On Land Bearing C. T. S. No. 57, Tika No. 12 And In The Boundaries Panchnakhadi, Post Tukdi And Taluka Thane, Within The Regn And Sub-Regn, District Thane Within The Municipal Corporation For City Of Thane.

Date: 21.01.2026
 Place: Mumbai

Sd/-
 Authorised Officer
 Mrs. Shweta Kamath - Associate Vice President Legal
 Kotak Mahindra Bank Ltd.

PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai-400051
 Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai-400059
 Branch Office: 2nd Floor, 203, Plot No. 2, Kt Empire, Above State Bank Of India, Navghar, Vasoi (W) - 401202
 Branch Office: 1st Floor, Shop No.129, 130, 131, 132, Poonam Shrushi, C, D, E, F Cooperative Housing Society, Latif Park, Opp. S.K Store, Mira Bhayandar Road, Mira Road (East), Thane, 411107.

Whereas
 The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
 As the borrower 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/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Home Finance Company Limited.
 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.

Sr. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Vikram Singh (Borrower), Varsha Kunwar (Co-Borrower), LHVRR00001290154.	(As Described In The Loan Document/ Property Document Covering Evershine City Road Vasoi East D/702 Thane-401208, Maharashtra- 401208, Bounded By- North, South, East, West./ Date of Possession- 21-Jan-26	15-06-2021 Rs. 29,88,469/-	Vasai
2.	Rajeshwari Amernath Rajhmar (Borrower), LHMRR00001373310.	301 Flat No. 301 3rd Floor Gokul Park Vasoi East Palghar 401208, Vasoi 54 Thane-401208, (Ref. Lan No. LHMRR00001373310) Bounded By- North: Residential Building, South: Chawl, East: Residential Building, West: Residential Building./ Date of Possession- 21-Jan-26	09-08-2022 Rs. 26,99,579/-	Mira Road
3.	Rajeshwari Amernath Rajhmar (Borrower), Amarnath Ramdhani Rajhmar (Co-Borrower), LHMRR00001359963.	301 Flat No. 301 3rd Floor Gokul Park Vasoi East Palghar 401208, Vasoi 54 Thane-401208, (Ref. Lan No. LHMRR00001359969) Bounded By- North: Residential Building, South: Chawl, East: Residential Building, West: Residential Building./ Date of Possession- 21-Jan-26	09-08-2022 Rs. 96,560/-	Mira Road

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
 Date : January 23, 2026,
 Place: Vasoi

Sd/-
 Authorised Officer,
 ICICI Home Finance Company Limited

PUBLIC NOTICE

NOTICE is hereby given to public at large that our client has agreed to purchase the Scheduled Property from HDFC Bank Limited.

Any person having any claim against, in to or upon the Scheduled Premises or any part thereof by way of sale, exchange, inheritance, agreement, contract, mortgage, easement, gift, lease, tenancy, lien, leave and license, charge, trust, right of residence, maintenance or otherwise howsoever arising hereby required to notify the same in writing along with supporting documentary evidence to the undersigned at their office at Swagatam, 4th Floor, Plot No.141, S.V. Road, opposite Khar Police Station, Khar (West), Mumbai-400 052, within 14 days from the date hereof failing which our client will conclude the transaction and the claim and/or objection, if any, shall be considered as waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO:
 Commercial Premises on the ground floor measuring about 1450 Sq. ft. and basement measuring about 700 Sq. ft. of the building known as "Swagatam" constructed on all that piece or parcel of land bearing Plot No.141 measuring 797 Sq. yards or thereabouts and corresponding C.T.S No.E/584 of Village Bandra and situated, lying and being at S V Road, Khar West, Mumbai 400 052.
 Dated this 22nd day of January, 2026.

D-S-A
 DIVYA SHAH ASSOCIATES
 advocates, solicitors & notaries

GOVERNMENT OF MAHARASHTRA
PUBLIC WORKS DIVISION, DHULE
E-Tender Notice No. 37 For 2025-26

On Line E-Tender in B-1 Form for the following work invited by Executive Engineer, Public Works Division, Dhule Telephone No. (02562-288755) from the Registered Contractors (Public Works Department only) in appropriate Class with Government of Maharashtra. This Tender Notice is available on https://mahatenders.gov.in. Right to reject / accept any or all E-tenders is reserved by Executive Engineer Conditional Tender will not be accepted.

TABLE

Sr. No.	Name of Work	Approximate value of work (Rs.)	Bid Security (Rs.)	Cost of documents (Rs.)	Contractor Class
1	Repairs to Internal Roads at SRPF Group No. 6 Mahindale Shivar, Dhule Tal. Dist. Dhule	10455227/-	105000/-	1180/-	Class-IV & Above

- Bidding documents may be purchased from e-tender portal of through website https://mahatenders.gov.in From 23/1/2026 to 30/1/2026 for a non refundable fee as indicated in the form online mode only. Interested bidders may obtain further information from the office of Executive Engineer, P.W.Division, Dhule.
- Bids must be accompanied by security of the amount specified for the work in the table and shall be paid online.
- Bids must be submitted online on https://mahatenders.gov.in on Date 30/1/2026 & Technical bid will be opened on Dt. 2/2/2026 (if possible) in the presence of bidders who wish to attend in the office of the Superintending Engineer, P.W.Circle, Dhule.
- Others details can be seen in the bidding documents.

No. Tender/236/2026
 Office of the Executive Engineer
 P.W.Division, Dhule
 Email : dhule.ee@mahapwd.gov.in
 Date : 20/01/2026
 DGIPR 2025-26/5303

Sd/-
 Executive Engineer
 P. W. Division, Dhule

HDFC BANK **HDFC BANK LTD**
 Branch Address : HDFC House, Sharanpur Link Road, Nashik 422005

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset(s)
1.	Mr.Kakde Bhimraj Jairam (Borrower)	Rs.29,10,219/- as on 31/10/2024*	11/12/2024	21/01/2026	Flat No.203, on 2 nd Floor, Ayari Garden Ph II, Wing D, Plot No.1, S.No.282/4A+283/2+283/5+283/6A+283/6B, Balikshram Road, Village Nalegaon, Tal.& Dist. Ahmednagar-414003. (Admeasuring Built Up Area 81.10 Sq.Mtrs.)
2.	Mr.More Prithviraj Narayan (Borrower) & Mrs.More Chetana Prithviraj (Co Borrower)	Rs.13,05,017/- as on 30/04/2024*	01/06/2024	21/01/2026	House on Plot No.13A (North Part), Madhuban Park 1, S. No.25/1, Maaje Patonda, Taluka Nandurbar, District Nandurbar-425412. (Admeasuring Area 127.50 Sq. Mtrs and Construction Thereupon)

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower/s mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) is / are requested to collect the copies of the same from the undersigned on any working day during normal office hours.

Place : Ahilyanagar/Jalgaon/Dhule/Nandurbar
 Date : 23/01/2026

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013

For HDFC Bank Ltd.
 Sd/-
 Authorised Officer

ASREC (India) Limited Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400 059.

PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTY
 (Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 – Unit No. 201-202 & 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditors of 1) M/s. World Brands & Trends Pvt. Ltd., 2) Mr. Jayaveera Pandian S. Shunmugavel (Director & Guarantor) 3) Mrs. Poornasundari Shunmugavel (Director & Guarantor), 4) Mrs. Mala Kandavelu (Director & Guarantor) (Borrowers) by virtue of Deed of Assignment dated 28.12.2018, executed with original lender Allahabad Bank, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC Trust, has acquired the financial assets of aforesaid borrowers from Allahabad Bank with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Allahabad Bank in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 13.02.2020 u/s 13(2) of the said Act calling upon the borrowers 1) M/s. World Brands & Trends Pvt. Ltd., 2) Mr. Jayaveera Pandian S. Shunmugavel (Director & Guarantor) 3) Mrs. Poornasundari Shunmugavel (Director & Guarantor), 4) Mrs. Mala Kandavelu (Director & Guarantor) in their capacity for repayment of total outstanding amount aggregating to Rs. 4,25,87,103.00/- (Rupees Four Crores Twenty-Five Lakhs Eighty-Seven Thousand One Hundred Three only) together with further interest, expenses costs, charges, repayment if any under 13.10.2016) with further interest thereon in respect of the advances granted by the Allahabad Bank, within the stipulated period of 60 days from the date of the said demand notice. The borrowers under the said Act served upon you and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the properties situated at Thirumazhisai, Chennai dated on 25/06/2025 more particularly described in Schedule here under respectively.

As the abovementioned Borrower /Joint Co-Borrowers/Partners having failed to repay the entire outstanding amount as per said demand notice, the Authorized Officer of ASREC (India) Ltd. took physical possession of the properties more particularly described in Schedule - 1 here under and the same was published on 03.07.2025 in "The Indian Express" (English), "Dinamani" (Tamil) and "Free Press Journal" & "Navshakti" (English & Marathi), Mumbai edition on 03.07.2025.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s) and Joint Co-Borrower(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) of the said Act, and to the payment received subsequent to the said notice, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)
1	Industrial Shed No.186 in Survey No.103 of Priyamattu Village, 15th Cross Road (Near S.V. Main Road) SIDCO Industrial Estate, Thirumazhisai, Chennai – 600 124, owner Mr. S. Jayaveera Pandian	250.00	25.00	1,00,000/-
TOTAL		250.00	25.00	

TERMS & CONDITIONS: -
 1. The E-Auction will be held on 25.02.2026 between 10.00 A.M TO 12.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.
 2. E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: https://www.banksauctions.com (web portal of M/s C1 INDIA PRIVATE LIMITED). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available on website: https://www.banksauctions.com and the same are available on the e-auction website. The intending bidder shall hold a valid e-mail address. The contacts of M/s C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No: (+91- 124-4302020/ 21/ 22, +917291981124/ 1125/ 1126, Email: gujarat@c1india.com, support@banksauctions.com).
 3. Registration of the notified bidder will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
 4. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.
 5. The property shall not be sold below reserve price and sale is subject to confirmation of ASREC India Ltd, the secured creditor. Bids in the prescribed form given in the tender document shall be submitted to Authorized Officer of ASREC (India) Ltd., Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400059 or submit through email to sunilvanne@asrecindia.co.in, Last date for Submission of Bid Form is 24.02.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
 6. The intending purchasers / bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 009020110000777, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: ASREC TRUST, IFSC Code: BKID 0000090.
 7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
 8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
 9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
 10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.
 11. The interested bidders can inspect the property on:-

Lot No	Property Details	Date	Time
1	Industrial Shed No.186 in Survey No.103 of Priyamattu Village, 15th Cross Road (Near S.V. Main Road) SIDCO Industrial Estate, Thirumazhisai, Chennai – 600 124, owner Mr. S. Jayaveera Pandian	17/02/2026	11.00 AM TO 1.00 PM

Contact Details: Mr. Sunil Vanne- Cell No. - 9969437984, 022-69314508, Mr. C. Anantha Kumar - Cell No. 7892232233, Mr. Vishal Anand - Cell No. 9570862898, 022-69314510, Mr. Vijay L. Asudani: Cell No. 9545521975, 022-69314515, may be contacted for any query.
 12. The Authorized Officer reserves the right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
 13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
 14. The highest bid will be subject to approval of the secured creditor.
 15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 30 days' notice to the borrowers/guarantors/mortgagees for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their outstanding dues are not paid in full.

Sd/-
 Sunil Vanne
 Authorised Officer
 ASREC (India) Limited

Date: 21.01.2026
 Place: Mumbai

मराठी मनाचा आवाज
 नवशक्ति
 www.navshakti.co.in

SCHEDULE I FORM A PUBLIC ANNOUNCEMENT
 (Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)
FOR THE ATTENTION OF THE STAKEHOLDERS OF SMARTSTERS PRIVATE LIMITED

Sl. No.	NAME OF CORPORATE PERSON	SMARTSTERS PRIVATE LIMITED
1	NAME OF INCORPORATION OF CORPORATE PERSON	September 22, 2021
2	AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED/REGISTERED	RCC- Mumbai
3	CORPORATE IDENTITY NUMBER / LIMITED LIABILITY IDENTITY NUMBER OF CORPORATE PERSON	U36101MH2021PTC367898
4	ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE (IF ANY) OF CORPORATE PERSON	Floor 3, A Block, Shivsagar Estate, D. Umrai Besan Road Nr. Nehru Center Transit Camp, Worli, Mumbai City, Mumbai, Maharashtra, India-400018.
5	LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	January 19, 2026
6	NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	VIVEK G GAGGAR IBBI/IPA-001/IP-P-02948/2025-2026/14527 B-1101, Evoke, Arkade Art,Vinay Nagar, Mira Road East, Maharashtra, Thane- 410107 vivek.gaggar@nrvandco.com +91 8097566838 Email for Correspondence : smartstersvol@gmail.com
7	LAST DATE FOR SUBMISSION OF CLAIMS	February 18, 2026

Notice is hereby given that the Corporate Debtor SMARTSTERS PRIVATE LIMITED has commenced voluntary liquidation on January 19, 2026. The stakeholders of SMARTSTERS PRIVATE LIMITED are hereby called upon to submit a proof of their claims, on or before February 18, 2026, to the liquidator at the correspondence address mentioned against item 7. The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit their proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Sd/-
 VIVEK G GAGGAR
 Liquidator of SMARTSTERS PRIVATE LIMITED
 Registration No. : IBBI/IPA-001/IP-P-02948/2025-2026/14527
 Date : January 23, 2026
 Place : Mumbai

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO THE PUBLIC AT LARGE that my client, M/s. FOUR CORNER BUILDERS AND DEVELOPERS, through its Partner MR. GAYASUDDIN RIYAZUDDIN KHAN, having office at Al-Mantasha Realty, Near GHC Hospital(Kasekar), Kausa Mumbra, Thane 400612, is the lawful holder of Development Rights in respect of the property described in the Schedule hereunder written (hereinafter referred to as the "Subject Property").

WHEREAS my client has acquired the rights to the Subject Property through a valid and unbroken chain of registered documents as detailed below:

- Originally, of the Owner Smt. Jubeda Logade granted development rights in favor of Shri. Ashrafali Mo. Hussien Nathani and Shri. Rijhussen Nathani vide Registered Development

प्रत्यक्ष कब्जा सूचना

ICICI Bank शाखा कार्यालय : आयसीआयसीआय बँक लि., कार्यालय क्रमांक २०१-बी, २रा मजला, रोड क्र. १, प्लॉट क्र. बी-३, सायकाव आवटी पार्क, वाठार डेव्हलपमेंट इस्टेट, ठाणे (पश्चिम) - ४०००४४.

आयसीआयसीआय बँकेचे प्राधिकृत अधिकारी यांनी सिस्कुयुटिअयेशन अँड रिस्कमॅनेज्मन ऑफ फायनान्सिअल असेट्स् अँड एफकोसिमंट ऑफ सिस्कुयुटि इन्टरेस्ट अँड, २००२ आणि कलम १३(२) सहायका सिस्कुयुटि इन्टरेस्ट (एफकोसिमंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारां वार कबन मागणी सूचना जारी कबन खालील नमुद कर्जदारास सूचनेदीनत नमुद क्मेची मरुद सूचना प्राप्तीच्या ६ दिवसांत करण्यास सांगितले होते.

राखीव परतफेड करण्यास कर्जदार अस्मय ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेला यादारे इशारा देण्यात येते की, निम्नव्याखरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा कब्जा व्हावया/तिहा प्रदान करण्यास आलेल्या अधिकारांचा वार कबन सड अँड/उत्तराच्या कलम १३(४) अंतर्गत सहायका सड रूल्सच्या नियम ८ अन्वये खालील नमुद तारखेस पठेता आहे.

विशेषतः कर्जदार आणि सर्वसामान्य जनतेस यादारे इशारा देण्यात येते की, सड मिळकतीची कोणताही व्यवहार करू नये आणि सड मिळकतीची करण्यात आलेला कोणताही व्यवहार हा आयसीआयसीआय बँक लिमिटेडच्या मारामागेन व्हावेल.

अ. क्र.	कर्जदाराचे नाव/ कर्ज खाते क्रमांक	मिळकतीचे वर्णन/ प्रत्यक्ष कब्जाची तारीख	मागणी सूचनेची तारीख/ मागणी सूचनेतील रकम (₹.)	शाखेचे नाव
१.	विनोदकुमार सुब्बा व पुष्पा विनोदकुमार सुब्बा / एलएचबीएच००००६९२६४०	प्लॉट क्र. डी-४०२, ४ था मजला, डी व्ही, श्री ही कॉम्प्लेक्स सीएचएव्हा लिमिटेड, सल्ले क्र. १७०, नालासाव पश्चिम, गाव निमले, तालुका सल्ले, जिल्हा रायगड, ठाणे - ४०१२०३ / जानेवारी २०, २०२६	ऑगस्ट २३, २०२३ १०,१२,६०२.००/-	नालासावपरा

वरील नमुद कर्जदार/हमीदारास यादारे ३० दिवसांत रकमेचा भरणा करण्यास सूचना देण्यात येत आहे. अन्यथा गहाण मिळकत सिस्कुयुटि इन्टरेस्ट (एफकोसिमंट) रूल्स, २००२ च्या नियम ८ आणि ९ च्या तरतुदी अंतर्गत सड सूचना प्रकाशनाच्या ३० दिवसांच्या समाप्तीनंतर विकण्यात येवेल.

दिनांक : जानेवारी २३, २०२६
स्थळ : नालासाव

सादर प्राधिकृत अधिकारी,
आयसीआयसीआय बँक लि. करिता

कर्जा सूचना

ज्याअर्थी, **जना स्मॉल फायनान्स बँक लिमिटेड** चे प्राधिकृत अधिकारी सिस्कुयुटिअयेशन अँड रिस्कमॅनेज्मन ऑफ फायनान्सिअल असेट्स् अँड एफकोसिमंट ऑफ सिस्कुयुटि इन्टरेस्ट अँड, २००२ अन्वये आणि सिस्कुयुटि इन्टरेस्ट (एफकोसिमंट) रूल्स २००२ चे नियम ३ सहायका कलम १३(२) अन्वये त्यांना मिळालेल्या अधिकारांच्या आधारे कर्जदार/सह-कर्जदारांना त्यांच्या नावावरील रकमेस सड सूचनेमध्ये नमुद अशा लागू द्याव्यातील अन्वये त्यांवर बंधनकारण घालण्याची/किंवा वसुलीच्या दिनांकापर्यंत पुढील त्या लागू असलेले अनुषंगिक खर्च, परिचय, प्रसार इ. सड सूचनेच्या प्राप्ती पामुद ६० दिवसांत चुकती करण्यासाठी मागणी सूचना जारी केली आहे.

अ. क्र.	कर्जदार/ सह-कर्जदार/ हमीदार/ गहाणदार	सूचना दिनांक/ धकीती (₹.)	दिनांक/वेळ आणि कब्जा प्रकार
१.	१) बाळासाहेब साठेराव पवार (कर्जदार), २) अंजनी बाबासाहेब पवार (सह-कर्जदार)	१५/११/२०२५, क्र. १३,४३,५६,९१ (सधे तेरा लाख वेव्हाळी हजार पाचरो छयान आणि एचएचएच पैसे) दिनांक १२/११/२०२५ रोजीनुसार	दिनांक: २०.०२.२०२६ वेळ: दुपारी १२:२५ सांकेतिक तावा

नारायण मत्सेचे वर्णन: प्राप्तावधान मालमना क्रमांक ३६४ ज्याची लांबी: पूर्व-पश्चिम ६० फूट आणि नैऋत: दक्षिण-उत्तर ४९ फूट आहे, एकूण क्षेत्र ५९०० चौरस फूट, म्हणजेच २०३.२३ चौरस मीटर, मोडे सावळ, ता. लोहा, जि. नोंड-४३१७०८ चे सर्व ते भाग आणि विभाग. सीमा खालीलप्रमाणे: पूर्व: शेवडी ते लोहा रस्ता, पश्चिम: शम्भू शेष बांधे घर, दक्षिण: सिमेंट कळिंबा रस्ता, उत्तर: मारोती कळिंबा पवार बांधे घर.

२	१) गोविंद दत्तात्रय पवार (कर्जदार), २) संगिता गोविंद पवार (सह-कर्जदार)	१५/११/२०२५, क्र. ६,८१,८०३,१३ (सधे सहा लाख एफकोशी हजार आठरो तेीन आणि तेा पैसे) दिनांक १२/११/२०२५ रोजीनुसार	दिनांक: २०.०२.२०२६ वेळ: दुपारी ०१:१० सांकेतिक तावा
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नारायण मत्सेचे वर्णन: प्राप्तावधान मिळकत क्रमांक ३३७, लांबी: पूर्व-पश्चिम: ५० फूट, नैऋत: दक्षिण-उत्तर: ३३ फूट, एकूण क्षेत्र १६५० चौरस फूट, म्हणजेच १५३.३२ चौरस मीटर, मोडे सावळ, ता. लोहा, जि. नोंड-४३१७०८ चे सर्व ते भाग आणि विभाग. सीमा: पूर्व: सावळ ते शेवडी रस्ता, पश्चिम: स्वतःची जगा, दक्षिण: बलिराम मारोती पवार बांधे घर, उत्तर: स्वतःची जगा.

३	१) सोम सुधीर मिराजकर (कर्जदार), २) सुधीर अप्तारार मिराजकर (सह-कर्जदार), ३) रमणलाल सुधीर मिराजकर (सह-कर्जदार)	१४/११/२०२५, क्र. ५१,६०,४०९.७३ (सधे एकाव लाख साठ हाजार चारो एक आणि व्हावतरी पैसे) दिनांक १२/११/२०२५ रोजीनुसार	दिनांक: २१.०१.२०२६ वेळ: दुपारी १२:१५ सांकेतिक तावा
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नारायण मत्सेचे वर्णन: एलएचबी एच क्रमांक आ-२/२१.०९/६ नवीन ए-५/४५४१, सल्ले क्रमांक २३३, सीटीएस क्रमांक १२७६/६, प्लॉट क्रमांक ६ (पश्चिम भाग), (लांबी: दक्षिण-उत्तर २६ फूट, नैऋत: पूर्व-पश्चिम २५ फूट) एकूण क्षेत्र ६०० चौरस फूट, म्हणजेच १२३ चौरस मीटर, गाव लातूर, तालुका व जिल्हा लातूर-४१३५१२ चे सर्व ते भाग आणि विभाग. सीमा: पूर्व: सवेर हब्लेन अहमद बाबा प्लॉटचा भाग, पश्चिम: भागवत बादर बांधे प्लॉट क्रमांक ७, दक्षिण: संभाजी मदाने बांधी जमीन, उत्तर: २० फूट रुंद रस्ता.

४	१) संकर काशिनाथ क्षीरसागर (कर्जदार), २) चिमाडौं काशिनाथ क्षीरसागर (सह-कर्जदार), ३) काशिनाथ हणमंतराव क्षीरसागर (सह-कर्जदार)	१५/११/२०२५, क्र. ३,६९,०७४.५६ (सधे तीन लाख एफकोषण हजार चोचव्हाड आणि शाणोपेठी पैसे) दिनांक १२/११/२०२५ रोजीनुसार	दिनांक: २१.०१.२०२६ वेळ: सायंकाळी ०५:२० सांकेतिक तावा
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नारायण मत्सेचे वर्णन: स्वयंभू मिळकत क्रमांक ४६ (पूर्व-पश्चिम ४० फूट, दक्षिण-उत्तर: २० फूट) एकूण क्षेत्र ८००.०० चौरस फूट, राम मंदिराच्या जवळ, मोडे धामगाव, ता. सिंहर अनंतगाव, जि. लातूर-४१३५४४ चे सर्व ते भाग आणि विभाग. वसु सीमा: पूर्व: गोकुळ, पश्चिम: प्राप्तावधान रस्ता, दक्षिण: हीराबा क्षीरसागर, उत्तर: ज्ञानोबा क्षीरसागर.

५	१) पठाण जाकेर शमशेरुला (कर्जदार), २) मुस्तफा जाकेर पठाण (सह-कर्जदार)	१४/११/२०२५, क्र. १४,७६,०६७.२१ (सधे चौदा लाख शाणान हजार सदुसप आणि एकवीस पैसे) दिनांक १२/११/२०२५ रोजीनुसार	दिनांक: २१.०१.२०२६ वेळ: सकाळी ११:३३ सांकेतिक तावा
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नारायण मत्सेचे वर्णन: मिळकत धारक सल्ले क्रमांक ८४/बी, प्लॉट क्रमांक ५ (लांबी: पूर्व-पश्चिम: दक्षिण बाजू ४० फूट २ इंच आणि उत्तर बाजू ४० फूट १० इंच, नैऋत: दक्षिण-उत्तर: पूर्व बाजू २६ फूट ८ इंच, आणि पश्चिम बाजू ३४ फूट ३ इंच) एकूण क्षेत्रफळ १२२२ चौरस फूट, म्हणजेच ११२.३८ चौरस मीटर, तालुका व जिल्हा लातूर-४१३५१२ चे सर्व ते भाग आणि विभाग. सीमा: पूर्व: प्लॉट क्रमांक ६, पश्चिम: प्लॉट क्रमांक ४, दक्षिण: मराठवाडा माध्यमिक विद्यालय, उत्तर: ३० फूट रुंद रस्ता.

६	१) कुतोरी मोरमय्य इफ्फान अजुदुल रहिम (कर्जदार), २) अकसालमय्य रफीक कुतोरी (सह-कर्जदार)	१५/११/२०२५, क्र. १०,९५,३११.९६ (सधे हहा लाख पंचव्याण हजार तीनरो अक आणि शाणानव पैसे) दिनांक १२/११/२०२५ रोजीनुसार	दिनांक: २०.०२.२०२६ वेळ: ०४:३५ नु. सांकेतिक तावा
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नारायण मत्सेचे वर्णन: स्वयंभू मिळकत धारक राम परियट मिळकत क्रमांक ४-३-४६५/४ जुना, नवीन ४-३-६६२ (लांबी-नैऋत: पूर्व-पश्चिम ३६ फूट, दक्षिण-उत्तर ४५ फूट) एकूण क्षेत्रफळ १६२० चौरस फूट, म्हणजेच ४५०.५५ चौरस मीटर, ज्यामध्ये ६.६९ चौरस मीटर आरसीसी बांधकाम आणि उर्वरित भाग मोळाका, मोडे उदगीर, ता. उदगीर, जि. लातूर-४१३५१२ चे सर्व ते भाग आणि विभाग. सीमा: पूर्व: लक्ष्मीबाई कलपा बाहट्टेची बांधी मालमना, पश्चिम: गुंडुभा मुर्गी बांधे घर, दक्षिण: नानाळकीकडे जाणारा रस्ता, उत्तर: इशान्वर शबोदेन बांधी मालमना.

ज्याअर्थी वरील नमुद कर्जदार/सह-कर्जदार/हमीदार/गहाणदारांनी धकीती रकमेची परतफेड करण्यास कम्पू केली असल्याने वरील नमुद कर्जदारांना आणि जवळील यादारे सूचना देण्यात येते की, **जना स्मॉल फायनान्स बँक लिमिटेड** चे प्राधिकृत अधिकार्यांनी वरील नमुद दिनांकांरोती सड नियमांच्या नियम ८ सहायका सड अँड/उत्तराच्या कलम १३(४) अन्वये त्यांना मिळालेल्या शक्तीनी वार कबन वरील नमुद मिळकत/तारण मतेचा कब्जा घेवता. वरील नमुद कर्जदार/सह-कर्जदार/हमीदार/गहाणदारांनी आणि सर्वसामान्य जनतेला यादारे इशारा देण्यात येते की, उपरोक्त मिळकत/तारण मते सह कोणताही व्यवहार करू नये आणि सड मिळकत/तारणमतेवरील व्यवहार केल्यास हा **जना स्मॉल फायनान्स बँक लिमिटेड** च्या अंमल निहाय.

दिनांक : महाराष्ट्र
दिनांक : २३.०१.२०२६

जना स्मॉल फायनान्स बँक (शेड्युलड फायनान्स बँक)
सादर प्राधिकृत अधिकारी,
जना स्मॉल फायनान्स बँक लिमिटेड करिता

नॉंदणीकृत कार्यालय : दि फेअरवे, तळ आणि पहिला मजला, सल्ले क्र. १०/१, ११/२ आणि १२/२, होमप्लू ल्याव, कोरामंगा इतर प्लॉट रोड, इंडीएल विझनेस पार्कच्या पुढे, चल्पाघाट, बंगलूर-५६००११. शाखा कार्यालय: कार्यालय क्र. ७०४/७०५, मोदी प्लाझा, लक्ष्मीनारायण थिएटरसमोर, मुकुंद नगर, सातारा रोड, पुणे-४११०३७

डॉईश बँक एजी

ज्याअर्थी, निम्नव्याखरीकारांनी आयसीआयसीआय बँक लिमिटेडच्या मारामागेन व्हावेल. सिस्कुयुटिअयेशन अँड रिस्कमॅनेज्मन ऑफ फायनान्सिअल असेट्स् अँड एफकोसिमंट ऑफ सिस्कुयुटि इन्टरेस्ट अँड, २००२, आणि कलम १३(२) सहायका सिस्कुयुटि इन्टरेस्ट (एफकोसिमंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारां वार कबन मागणी सूचना जारी कबन खालील नमुद कर्जदारास सूचनेदीनत नमुद क्मेची मरुद सूचना प्राप्तीच्या ६ दिवसांत करण्यास सांगितले होते.

अ. क्र.	तारण मिळकतीचा पत्ता	राखीव किंमत	इडार	लिलाव दिनांक
१.	प्लॉट क्र. ११०१, ११३वा मजला (०५वा राहण्यायोग्य मजला), ए व्ही, विंडर ग्रँड सिडिन्सेस, मोडगावपूर ३४१७०४, पी. कु. संसिगरी ३४२.८८ ची. मीटर (वर्ग फीट) त्यासह ४ कार पार्क धारक. पी-२/१५, पी-२/१५, पी-२/३१ आणि पी-२/३२ एअर सेकंड लेवल पश्चिम, म्हाडा कॉलनी, अंधेरी (९), मुंबई - ४०००२२ चे सर्व भाग आणि विभाग.	₹. १८,१०,००,०००/-	₹. १,८१,००,०००/-	२७ फेब्रुवारी २०२६

मिळकतीच्या संदर्भातील तपशील बँकेच्या सर्वोच्च अधिकारी आणि समजुतीकरणे वर्णन केले आहेत, तथापि सद तपशीलांमधील कोणत्याही त्रुटी, गैरविधान किंवा उणिवांसाठी ती जबाबदार नसेल. म्हणून माहिती बोलवणे/खरेदीदार यांनी त्यांच्या स्वतःच्या खर्चाच्या हितासाठी निविदा सादर करणार्पणी मिळकतीच्या संदर्भातील त्यांची स्वतःची खात्री करून घ्यावी. बँकेच्या सर्वोच्च समजुतीकरणे मिळकतीवर कोणतेही भार नाहीत आणि योग्य कायदेशीर प्रक्रिया वापरून मिळकतीची विक्री करण्याचा अधिकार बँकेला आहे.

जादोश लिलावाच्या अटी आणि शर्ती :
१. मिळकतीचे निविदा ०७ फेब्रुवारी २०२६ रोजी स. ११.०० ते सायं ५.०० दरम्यान करता येईल. २७ फेब्रुवारी २०२६ रोजी किंवा पूर्वी तू. ०२.०० पर्यंत डॉईश बँक लि., मिरातान नॉंदन पार्क, बी.२, २रा मजला, गोरेगाव पूर्व, मुंबई ४०००६३ येथे च्या कार्यालयात पोहोचविले अशा वेळी "२. डॉईश बँक एजी" च्या नांव र.₹.१,८१,००,०००/- (एकूण एक करोड एफकोशी लाख मात्र) ही इशारा अनामत क्मेसाठीच्या डिमांड ड्राफ्ट/ पे ऑर्डर सहित निम्नव्याखरीकारांच्या कार्यालयात एक मोहोरवर्त पाकिटनुसारी बोली सादर कराव्यात. इशारा अनामत रकमेवर कोणतेही व्याज नसेल.

२. योग्यपरीत व सडल कलेल्या किंवा इतर सोबत नसलेला प्रस्ताव किंवा येथे नमुद तारीख आणि वेळेनंतर प्राप्त झालेला प्रस्ताव वैध मानला जाणार नाही आणि त्यासुरासा देऊन जातील. इतर कोणतेही व्याज देण अहमणार नाही.

३. बोली प्रसारसहित प्रस्तावित बोलीदारांनी (पासपोर्ट, इलेक्ट्रॉन किमगन कार्ड, रेशन कार्ड, ड्रायव्हिंग लायन्स इ.) सारखे त्यांच्या/तिच्या ओळखीचे पुरावे, वास्तव्येचे पुरावे आणि आवश्यक विभागाने जारी केलेल्या पत्र फाईली पत्र जोडावीत.

४. विक्रीच्या तारखेस, तिरसूर प्राप्त झालेल्या सर्व बोली उपरचक्र्या जातील आणि राखीव किमतीव्यवर असल्यास, सर्वोच्च बोलीदारांची बोली बँकेकडून स्वीकारली जाईल. तथापि, लिलावाच्या ठिकाणी व्यतिरिक्त: हजर असलेल्या बोलीदारांना सर्वोच्च बोलीदारांनी ३८ कलेल्या किमतीच्या किमा रकम, ₹.००,००,०००/- (रुपये एक लाख मात्र) (रुपये एक लाख मात्र) किंवा तसेच त्यांची बोली किममत पुढे बाढविण्याचा अधिकार असल्यास आता त्यासुर जातीलची बोली स्वीकारण्याचा अधिकार बँकेला असले. बँकेने किमती नसून केवल्यान, खरेदीदारांना विक्री किमतीच्या २५% (पंचवीस टक्के) निम्नव्याखरीकारांकडे तक्रारक इशारा अनामत रकम मर्यादोवित केली मरानी लागेल.

५. त्यांना योग्य आणि वाजवी वाटलेली अशा अटी व शर्तीच्या अधीन त्यांच्या स्वैच्छेने बंध मुदतावधीच्या विनंतीस मान्यता देऊ शकते. खरेदीची उर्वरित किमत रकम खरेदीदारांनी मिळकतीच्या विक्रीच्या मंडुनंतर पंचगत्या दिवशी किंवा त्यापूर्वी किंवा पंधरावर्षांनी लेखी स्वरुपात कळविले जाऊन वरील मुदतवत बँकेला प्रदान करावची आहे. निधारित कालावधीस पूर्वेण मोडवताना बँकेस प्रदान करण्यात कम्पू केल्यास बँक इ.अ.र आणि/किंवा खरेदीदारांनी केलेले अन्य कोणतेही प्रदान सड करण्यास आणि मिळकतीचा पुनर्लिलाव करण्यास मुक्त असले. कम्पूसार खरेदीदारांना मिळकतीवरील किंवा त्यामनरती ती ज्या रकमेचे विकली जाईल त्यापैकी कोणत्याही हिस्श्यावरील अधिकार उणार नाही.

६. खरेदीदारांनी सर्व प्रदान "डॉईश बँक एजी" च्या नावातील डिमांड ड्राफ्ट/ पे ऑर्डरच्या माध्यमातून केले जाईल.

७. संपूर्ण विक्री किमत मिळवल्यास, बँक खरेदीदारांचे नामनिर्देशिती बांध्या नावे एक विक्री प्रमाणपत्र जारी करेल आणि खरेदीदारांना मिळकतीचा कब्जा सुपूर्द करेल.

८. वरील परिशिष्टित वर्णन सडर स्वयंभू मिळकत निम्नव्याखरीकार प्राधिकृत अधिकारी वरुे विक्रीची निश्चिती झाल्याच्या तारखेपुढे आण किंवा चोरी किंवा अन्य अपवादात यादारे नुकसान किंवा हानी नसल्यास विक्रीकोशी संर्षितपत्र सर्व जोडणीच्या सर्व बाबतीत मिळकत खरेदीदारांकडे निलित असेल आणि राहिल. कोणत्याही कारणाने खरेदीदारांना विक्री रद्द करता जाणार नाही.

९. इशार जोती जमा केलेले डिमांड ड्राफ्ट/ पे ऑर्डर अपयशस्वी बोलीदारांना परत केले जातील.

१०. सर्व हद्द करिता सडर मिळकत विक्री "जे आहे जेथे आहे" तत्वावर करण्यात येईल. बँकेच्या प्राधिकृत अधिकार्यांच्या सर्वोच्च मान आणि माहितीवरील कब्जा सुपूर्द करतील.

११. सडर स्वयंभू मिळकतीच्या संदर्भातील मुद्रांक किंवा, नोंदी आणि, हस्तान्तरण आकार आणि अन्य कोणतेही आकार यासाठी सर्व खर्च खरेदीदारांनी करावयाचा आहे. मिळकतीच्या संदर्भातील पॉलिश कर, भेटेनेस/सोसायटी चार्जेस, वीज आणि पाणी कर, उपकर किंवा अन्य कोणतेही धक्कावी यासारखी सर्व देणी यशस्वी खरेदीदारांनी प्रदान करावी लागतील.

१२. कोणत्याही किंवा सर्व प्रस्ताव किंवा सर्वोच्च प्रस्ताव स्वीकारण्यास बँक बांधील नसेल आणि कोणतेही कारण न देता कोणतेही किंवा सर्व बोली फेटाळण्याचा तिचा अधिकार बँक राखून ठेवत आहे.

१३. बोलीदारांना स्वतः किंवा त्यांचे तिरसूर प्राधिकृत प्रतिनिधी यांच्याशिवाय अन्य कोणत्याही व्यक्तीला विक्री प्रक्रियेवर सहायणी होण्याची अनुमती दिली जाणार नाही.

१४. रज बँकेने केलेला सर्व परिचय, प्रसार आणि खर्चासह केलिलेले संपूर्ण धक्कावी हि अँड/उत्तराच्या कलम १३(८) अन्वये मिळकतीच्या विक्रीसाठी निश्चित केलेल्या तारखेपुढी कोणत्याही वेळी वरील उल्लेखित कर्जदारांनी पत्रा केली तर मिळकत विकली जाणार नाही आणि संभाव्य बोलीदारांकडून प्राप्त झालेल्या सर्व बोली बँकेकडून कोणत्याही दारिद्र्य/दावा शिवाय त्यांना परत केल्या जातील.

सिस्कुयुटि इन्टरेस्ट (एफकोसिमंट) रूल्स, २००२ च्या नियम ८(६) आणि ९(१) अन्वये वरील उल्लेखित कर्जदारांना देखील ही सूचना लागू आहे.
जानेवारी २३, २०२६

दिनांक : मुंबई
दिनांक : २३.०१.२०२६

सादर प्राधिकृत अधिकारी,
आयसीआयसीआय बँक लि. करिता

सांकेतिक तावा सूचना

ICICI Home Finance नोंदणीकृत कार्यालय : आयसीआयसीआय बँक टॉवर, बांद्रे - कुर्ला कॉम्प्लेक्स, बांद्रे (पूर्व), मुंबई-४०००५१

कोपोरट कार्यालय : आयसीआयसीआय एचएफसी टॉवर, जेबी नगर, अंधेरी कुर्ला रोड, अंधेरी पूर्व, मुंबई - ४०००५९
शाखा कार्यालय : १ला मजला, कार्यालय क्र. पीओ२/१४७, हार्मनी प्लाझा, एमबीएन समार, बोसरे, वि. - पालघर - ४०१५०१

निम्नव्याखरीकारांनी आयसीआयसीआय होम फायनान्स कंपनी लिमिटेडचे प्राधिकृत अधिकारी म्हणून सिस्कुयुटिअयेशन अँड रिस्कमॅनेज्मन ऑफ फायनान्सिअल असेट्स् अँड एफकोसिमंट ऑफ सिस्कुयुटि इन्टरेस्ट अँड, २००२ अन्वये आणि कलम १३(२) सहायका सिस्कुयुटि इन्टरेस्ट (एफकोसिमंट) रूल्स, २००२ च्या नियम ३ अन्वये दादर केलेल्या अधिकाराचा वापर करून सड सूचना प्राप्त झाल्याच्या तारखेपुढे ६ दिवसांत सूचनेत नमुद केलेली रकम चुकती करण्यासाठी खालील नमुद कर्जदारांना मागणी सूचना जारी केल्या होत्या.

कर्जदारांनी सडर रकम चुकती करण्यास कम्पू केल्याने कर्जदार आणि सर्वसामान्य जनतेला यादारे इशारा देण्यात येते की, निम्नव्याखरीकारांनी खालील नमुद तारखेची उर्वरित सडर अंतिमपिनाम्या कलम १३(४) सहायका सडर नियमावलीच्या नियम ८ अन्वये त्यांच्या/तिहा प्रदान केलेल्या अधिकारांचा वापर करून खालील वर्णिलेल्या मिळकतीचा तावा घेतलेला आहे. विशेषतः कर्जदार आणि सर्वसामान्य जनतेला यादारे सावधान करण्यात येते की, त्यांनी सडर मिळकतीच्या देणेबोली व्यवहार करू नये आणि सडर मिळकतीच्या देणेबोली कोणताही व्यवहार हा आयसीआयसीआय होम फायनान्स कंपनी लिमिटेडच्या प्रामाख्या अधीन राहिल.

तारण मतेच्या विमोचनकारिता उपलब्ध वेळेच्या संदर्भात अँड/उत्तराचे कलम १३च्या उप-कलम (८) च्या तरतुदीन्वये कर्जदारांचे लक्ष वेधण्यात येत आहे.

अ. क्र.	कर्जदाराचे/ सह-कर्जदाराचे नाव/ कर्ज खाते क्रमांक	मालमतेचे वर्णन / तावा तारीख	मागणी सूचनेची तारीख/ मागणी सूचनेतील रकम (₹.)	शाखेचे नाव
१.	फैयाज गणी सय्यद (कर्जदार), मरयम अजुदुलगणी सय्यद (सह-कर्जदार), प्लॉट क्र. २०१, प्लॉट क्र. बी. १०६, साई दान, बिल्डिंग, सेक्टर ८, उलवे, रायगड, महाराष्ट्र ४१२०२६. एलएचबीएच००००६९०१५५७.	प्लॉट क्र. बी ४०२, ४था मजला, जेसिका सीएचएएसएल, डॉ. एन आर कारोडे लेन, एम व्ही रोड, बोरीवली पश्चिम, मुंबई, एफसी क्र. ७७८, सीटीएस क्र. १३७, मुंबई, महाराष्ट्र ४०००९२. सीमाबाधक द्वा- उत्तर: पद्म टॉवर, दक्षिण: पार्क व्हा. पूर्व: रेल्वे प्लॅटफॉर्म १, पश्चिम: रस्ता/ताब्याची तारीख- २१-जानेवारी-२६	१४-११-२०२५ ₹. ₹. ६६,६४३/-	होईसर
२.	फैयाज गणी सय्यद (कर्जदार), मरयम अजुदुलगणी सय्यद (सह-कर्जदार), प्लॉट क्र. २०१, प्लॉट क्र. बी. १०६, साई दान, बिल्डिंग, सेक्टर ८, उलवे, रायगड, महाराष्ट्र ४१२०२६. एलएचबीएच००००६९०१५५७.	प्लॉट क्र. बी ४०२, ४था मजला, जेसिका सीएचएएसएल, डॉ. एन आर कारोडे लेन, एम व्ही रोड, बोरीवली पश्चिम, मुंबई, एफसी क्र. ७७८, सीटीएस क्र. १३७, मुंबई, महाराष्ट्र ४०००९२. सीमाबाधक द्वा- उत्तर: पद्म टॉवर, दक्षिण: पार्क व्हा. पूर्व: रेल्वे प्लॅटफॉर्म १, पश्चिम: रस्ता/ताब्याची तारीख- २१-जानेवारी-२६	१४-११-२०२५ ₹. ₹. ४१,०८,९९३.३/-	होईसर
३.	फैयाज गणी सय्यद (कर्जदार), मरयम अजुदुलगणी सय्यद (सह-कर्जदार), प्लॉट क्र. २०१, प्लॉट क्र. बी. १०६, साई दान, बिल्डिंग, सेक्टर ८, उलवे, रायगड, महाराष्ट्र ४१२०२६. एलएचबीएच००००६९०१५५७.	प्लॉट क्र. बी ४०२, ४था मजला, जेसिका सीएचएएसएल, डॉ. एन आर कारोडे लेन, एम व्ही रोड, बोरीवली पश्चिम, मुंबई, एफसी क्र. ७७८, सीटीएस क्र. १३७, मुंबई, महाराष्ट्र ४०००९२. सीमाबाधक द्वा- उत्तर: पद्		

Tamil Nadu Power Generation Corporation Ltd Notice Inviting Tenders (E-Tendering Process)

ONGC Oil and Natural Gas Corporation Limited Expression of Interest (EOI) Hiring of services for carrying out remedial measures for soil settlement in OGT Mallavaram, Andhra Pradesh

Indian Overseas Bank e-Auction Sale Notice for Sale of Immovable Properties

Indian Overseas Bank Description of the Immovable Property

Indian Overseas Bank Date and Time of E-Auction: 09.02.2026

Regional Office Stressed Assets Recovery Branch, (ROSARB) Bank of Baroda

Bank of Baroda SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

TIRUPPUR CITY MUNICIPAL CORPORATION Notice for Inviting Short E-Tender

STATE BANK OF INDIA HOME LOAN CENTRE AYAPPANTHANGAL

STATE BANK OF INDIA E-Auction Sale Notice

Canara Bank Asset Recovery Management Branch-I

Canara Bank E-Auction Sale Notice

Canara Bank Description of the Immovable Property

Canara Bank Date and Time of E-Auction: 10.02.2026

The Brihanmumbai Electric Supply & Transport Undertaking TENDER NOTICE

IDBI BANK IDBI BANK LIMITED

IDBI BANK Description of the Immovable Property

IDBI BANK IDBI BANK LIMITED

IDBI BANK IDBI BANK LIMITED

Canara Bank Gopalapuram Branch

Canara Bank E-Auction Sale Notice

Canara Bank Description of the Immovable Property

Canara Bank Description of the Immovable Property