PUBLIC NOTICE

TO WHOMSOEVER IT MAY CONCERN

This is to inform the general public that M/s. BHUMI **HOMES** has been granted Environmental Clearance for the Proposed Residential and Commercial Building on Plot bearing S. No. 1, H. NO. 2, S. NO. 2, H. NO. 11, 12, 13 at village-Mangaon, Tal. Kalyan, Dist.-Thane, Maharashtra was accorded the Environmental Clearance Vide Identification No. EC24C3801MH5497465N, File No. SIA/MH/INFRA2/ 469027/2024 dt. 19/08/2025 from the Environment and Climate Change Department, Government of Maharashtra. The copy of the Environmental clearance letter is available

on the web site of Ministry of Environment Forest and Climate Change, Government of India https://parivesh.nic.in

M/s. BHUMI HOMES

IDFC FIRST

Bank

IDFC FIRST Bank Limited erstwhile Capital First Limited and

amalgamated with IDFC Bank Limited) CIN: L65110TN2014PLC097792

Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) unde the Securitization and Reconstruction of Financial Assets and Enforcement of Securit Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rul 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30.07.2025 calling upon the borrower, co-borrowers and guarantors 1. M/S RED APPLE INFOTECH, 2. MOHAMMAD ABBAS BADANI, 3. RAVINDRA SINGH, to repay the amount mentioned in the notice being Rs. 83,15,678.00/- (Rupees Eighty Three Lac Fifteen Thousand Six Hundred Seventy Eight Only) as on 11.07.2025 within 60 days from the date of receipt of the said Demand notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrow 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 or this 13th day of OCT 2025. The borrowers in particular and the public in general is hereby cautioned not to deal wit

the property and any dealings with the property will be subject to the charge of THE IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 83,15,678.00/- (Rupees Eighty Three Lac Fifteen Thousand Six Hundred Seventy Eight Only) and interest thereon

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

Description of the Immovable properties

Item No.1: All That Piece And Parcel Of Flat No.1, Ademeasuring 485 Sq Ft. (built Up Area) Of The Building Know As Anand Sarita Co-Operative Housing Society, Situated A City Survey No.117, Tika No. 4, Raghoba Shankar Road Village: Chendani, Thank (west), Taluka And District: Thane, Registration District And Sub, Registrar Thane, Withir The Limits Of Thane Municipal Corporation: Thane Maharashtra-400601.

Item No.2: - All That Piece And Parcel Of Flat No. 2, Admeasuring 485 Sq Ft. (built Up

Area) Of The Building Known As Anand Sarita Co-Operative Housing Society, Situated A City Survey No. 117, Tika No.4 Situated At Raghoba Shankar Road, Village: Chendan Thane (west), Taluka And District: Thane Registration District And Sub-registrar Thane Within The Limits Of Thane Municipal Corporation: Thane, Maharashtra -400601

Date: 13-10-2025 Place: MAHARASHTRA Loan Account No : 10164320826

IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

PUBLIC NOTICE

Notice is hereby given that **Deepali Jayesh Chawda**, is intending to sell and transfe and our clients are intending to purchase the property as more particularly described the schedule hereunder written, free from all encumbrances.

Any person / persons / body corporate / financial institution / Government having an aim against the said Property or any part thereof by way of sale, lease, leave an icense, charge, lien, lis pendens, inheritance, mortgage, gift, exchange, trust, equest, maintenance, tenancy, easement, possession, occupation or otherwise an erest howsoever are hereby requested to make the same known in writing along wit the notarized copy of the supporting documentary evidence in respect thereof to the undersigned at our address at **Office No.1, Mehta Building, 1**st **Floor, Nagindas Master** Road, Fort, Mumbai – 400 001, within a period of 07 days from the date of publication of this notice, failing which the claims, if any, shall be considered to have been waive and / or abandoned.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Residential Premises admeasuring 1643.66 square feet of Carpet area or ereabouts, being **Flat No.1703 in C-Wing** on the **Seventeenth Floor** alongwith Tw Car Parking space bearing Nos. 40 and 74 in the Building known as "Kohinoo Square" and the society known as "Kohinoor Sqaure Co-operative Housing Society 'mited'', situate at N.C. Kelkar Road, Shivaji Park, Dadar-west, Mumbai - 400 02 which is standing on the Plot of land bearing Plot No. 46 of the TPS III and having Fina Plot No. 46 of Mahim Division in the Registration District and Sub-District of Mumb

Dated this 18th day of October, 2025.

M/s. Shah & Furia Associates

Advocates & Solicitor



BHARAT CO-OPERATIVE BANK (MUMBAI) LTD. (MULTI-STATE SCHEDULED BANK) Central Office: "Marutagiri". Plot No. 13/9A. Sonawala Road, Goregaon (East), Mumbai-400063.

Tel.: 61890088 / 61890134 / 61890083

POSSESSION NOTICE

WHEREAS

The Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd., under the Securitisation 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 Demand Notice dated 18.11.2021 calling upon the Principal Borrower: Mr. Sanjaykumar Uday Kanojiya to repay the amount mentioned in the notice being Rs.11,32,617/-(Rupees Eleven Lakh Thirty Two Thousand Six Hundred Seventeen) as on 09.11.2021 along with further interest/ charges thereon within 60 days from the date of receipt of the said notice.

The said borrowers having failed to repay the amount, notice is hereby given to the said borrower and the public in general that the undersigned through Tahsildar Palghar in execution of Order dated 10.02.2023 passed by Addl. District Magistrate, Palghar in Case No. 109/2023 has taken Physical Possession of the property described herein below in exercise of wers conferred under section 13(4) of the said Act read with Rule 9 of the said Rules on this 14th day of October of the year 2025.

The said borrower in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of Bharat Co-operative Bank (Mumbai) Ltd. for an amount Rs.11,32,617/- (Rupees Eleven Lakh Thirty Two Thousand Six Hundred Seventeen) as on 09.11.2021 along with further interest/ charges thereon

DESCRIPTION OF THE PROPERTY

Flat No. 302, admeasuring 29.18, sq.mtrs carpet area plus balcon admeasuring 4.22 sq.mtrs. situated on the Third Floor at wing A of Building Type C-2, known as Parvati Garden constructed on land bearing Gut no 13 at village Betagaon, Boisar East, Taluka and District:Palghar- 40 501, owned by Mr. Sanjaykumar Kanojiya

Date: 14.10.2025 Place: Boisar, Palghar

Authorised Officer



IDBI BANK LTD., RETAIL RECOVERY DEPARTMENT. 2nd Floor, Mittal Court, B- Wing, Nariman Point, Mumba

-400021 Tel : 022-6127 9365 / 6127 9288/ 6127 9342 APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security nterest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to th borrowers 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 The borrowers 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 borrowers in particular and the public in general is hereby cautioned not to dea with the property and any dealings with the property will be subject to the charge of the IDBI Bank Ltd for an amount mentioned below and interest and charges thereon. Sr. | Account Name | Demand Notice | Date of Symbolic | Demand Notice Amt.

Date 02.08.2025 Pivush N Karia/ Rs. 4164512.86 15.10.2025

Apeksha Karia Property Address : Flat No 503, Building No 2, Vinay Tower Co-Operative Housing Society Ltd., Vinay Nagar, Opp.- Pleasant Park, Mira Bhayander Road, Mira Road East, Thane-401107, Maharashtra,

Date: 18.10.2025

Authorized Officer, IDBI Bank Ltd.

SHIVALIK SMALL FINANCE BANK LTD Registered Office: 501, Salcon Aurum, Jasola District Centre, New Delhi - 11002 CIN: U65900DL2020PLC366027

AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loan/s availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly has been fixed at 11:00 am in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions o auction.

S. NO Branch		Account No.	Actt Holder name		
1	MAJIWADA THANE	103742512206	HUSNA R SHAIKH		
2	MAJIWADA THANE	103742513300	PRACHI P VALANJU		
3	MAJIWADA THANE	103742513323	PRITI S SHELATKAR		
4	MAJIWADA THANE	103742513652	PRITESH H NISAR		
5	MAJIWADA THANE	103742513781	YASHAWANT D PHADATARE		
6	MAJIWADA THANE	103742514125	VINAYAK S MAHADIK		
7	MAJIWADA THANE	103742514148	PRITHVI KUMAR		
8	MAJIWADA THANE	103742514786	ANILKUMAR R ADEPU		
9	MAJIWADA THANE	103742514822	PANDURANG V SHIDRUK		
10	MAJIWADA THANE	103742514825	PANDURANG V SHIDRUK		
11	MAJIWADA THANE	103742514898	SHYAM R CHAURASIA		
12	MAJIWADA THANE	103742514990	SAIL B BILWASKAR		
13	MAJIWADA THANE	103742515020	SUJAYA S SHETTY		

without any prior notice. Authorised Officer, Shivalik Small Finance Bank Ltd.

सेन्ट्रल बैंक ऑफ़ इंडिय Central Bank of India

Central Bank of India Modellagram Branch Shop No 4 Sun Magnetica Near Lic Office Louis Wadi Service Road PO Louiswadi Distt Thane Maharashtra

POSSESION NOTICE

Whereas the Authorized Officer of Central Bank of India. under Securitization & econstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice dated 11/07/2025** ssued under Section 13 (2) of the said Act, calling upon the borrower Mr. Sanjay Krishna Mahaskar (Borrower) residing at Flat No 402, 4th Floor, Shree Siddhivinayak Park, Building No 05, Lokmanaya Nagar Pada No 04, Thane 400606 to repay the aggregate mount mentioned in the said Notice being Rs. 244865.31.00 (Rupees Two Lakh Forty

The borrower Mr. Sanjay Krishna Mahaskar (Borrower) having failed to repay the amount, notice is hereby given to the borrower mentioned hereinabove in particular and to the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules on this 13th day of October of the year 2025.

The Mr. Sanjay Krishna Mahaskar (Borrower) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of. Central Bank of India, Modellagram Branch, Eastern Railway Express, Shop No 04. Service Road, Louis Wadi, Near LIC Building. Thane 400604, for an mount of being Rs. 244865.31.00 (Rupees Two Lakh Forty Four Thousand Eight Hundred Sixty Five and Thirty One Paisa Only) and interest thereon.

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

DESCRIPTION OF PROPERTY

All the piece & Parcel of: Flat No 402, 4th Floor, Shree Siddhivinayak Park Building No05, Lokmanaya Nagar Pada No 04, Majiwade, Thane 400606 Built up Area 350 Sq Feet

Place: Modellagarn

AUTHORISED OFFICER

PUBLIC NOTICE

We are instructed by our clients, (1) Smt. Neelima Suhas Deshpande, (2) Mrs. Swat Shekhar Datar nee Swati Suhas Deshpande, and (3) Mrs. Mugdha Saumil Jhaveri nee Mugdha Suhas Deshpande, all being the living heirs and legal representatives of Late Mr Suhas Deshpande, one of the partners of M/s. Aagney Enterprises (then incorporated under the provisions of the Indian Partnership Act, 1932 and awarded Registration no. BA-62384 dated 29.05.1995) to investigate the title of below mentioned Property (hereinafter eferred to as the "said Property" and more particularly described in the Schedule nereunder written) having been purchased by M/s. Aagney Enterprises.

It has been represented to us that, Clause 35 of Deed of Retirement-cum-Partnership dated 26.07.2016 that, upon the death of any partners, the living heirs and legal representatives of the deceased partner would be entitled to the share of the decease partner in partnership.

AND THEREFORE, our clients hereby invite claims from any person having or claiming to have any share right, title, interest to or in the said Property or in any part thereof or an claim by way of or under or in the nature of any agreement, sale, license, mortgage, lien charge, gift, trust, inheritance, sub-lease, under lease, exchange, easement, restrictive o other covenants or conditions, encumbrances or otherwise howsoever or any objection against ownership of the said Property. The claimant is required to make his/her claim known in writing with supporting proofs to the undersigned within 14 days from the date of the publication of this notice with evidence of his/ her/ their claim. The claims or objections i any are not received within 14 days, then it will be presumed that no such claim exists, and the title will be certified accordingly

SCHEDULE OF THE PROPERTY

All that piece and parcel of land, ground, hereditament and premises together with structures standing thereon lying, being, and situate at Sahar Road, Andheri (East), and bearing Plot no. 42, having CTS no. 757, 757 (1) to (3) of Andheri Village under Scheme no. XVI and containing by admeasurement about 866 sq. yards or equivalent to 724.08 sq. meters and 700.8 sq. meters as per Property Register Card in the Municipality Ward no. KE/2888/57A in K East Ward, Andheri along with a building structure having ground plus two upper floors housing ten tenements occupied by ten tenants. Dated this 18th day of October, 2025.

KIRTI NAGDA & ASSOCIATES Advocates and Notary 605, 6th floor, "C" wing,Eastern Court CHS Ltd. Above Barista Restaurant, Tejpal Road Vile Parle (East), Mumbai - 400 057

POSSESSION NOTICE

Authorised Officer

HDFC BANK

HDFC BANK LIMITED

Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013. Tel: 022-66113020

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013. CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com

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 Section13 (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) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date & Type of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	MR WALKAR SACHIN SITARAM & MRS WALKAR SAKSHI SACHIN	Rs. 44,08,994/- as of 31-MAY-2024*	18-JUN-2024	(PHYSICAL	FLAT-1105, FLOOR-11, LODHA QUALITY HOMES, TOWER 1 (B2)-W-1, NEAR MAJIWADE FLYOVER, VILLAGE BALKUM, THANE WEST – 400601

*with further interest, cost and charges as applicable from time to time, till payment and / or realization

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in genera that the Authorised Officer/s of HDFC have taken 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) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned Asset(s) will be subject to the mortgage of HDFC. Borrower(s) / Legal Heir(s) / Legal Representative(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 asset/s Copies of the Panchnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal

Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours. For HDFC Bank Ltd

Amount Due

Date of NPA &

JANA SMALL FINANCE BANK

Sr. Name of Borrower/ Loan Account No.

Date: 17 OCT 2025

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging you immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Ban Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcemen Rules 2002, issued Demand notice calling upon the Borrower's/Co-Borrower's/Guarantor's/Mortgagors as mentioned in column NO.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons

No.	Co-Borrower/ Guarantor/ Mortgagor	& Loan Amount	Details of the Security to be enforced	Demand Notice date	in Rs./ as on
1	1) Sunil Ravsaheb Hanumante (Borrower), 2) Bhagyshree Sunil Hanumante (Co-Borrower), 3) Mangesh Ravsaheb Hanumante (Co-Borrower)	Loan Account No. 45789420000877 Loan Amount: Rs.6,13,535/- Top up Loan Account No. 45789430002185 Loan Amount: Rs.4,10,041/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of Grampanchyat House No.717, which is situated at Malkoutha, Tal. Mudkhed, Dist. Nanded-431603, which is Village Grampanchayat Malmatta No.717 and the Land Register No.500 the Length of North and South 26 Feet 7.92 M. and the Width is East and West side 20 Feet 6.09 M. the Total Area is 520 Sq.ft 48.32 Sq.mtr. Bounded on the: East by: Propery of Ravsaheb Tulshiram, West by: Grampanchyatroad, North by: Bol Road, South by: House of Debva Sonaji.	Date of NPA: 01.10.2025 Demand Notice Date: 15.10.2025	Rs.10,55,661.08 (Rupees Ten Lakhs Fifty Five Thousand Six Hundred Sixty One and Eight Paise Only) as of 13/10/2025
2	1) Vyankati Moroti Pawade (Borrower), 2) Varsha Vyankati Pawade (Co-Borrower)	Loan Account No. 45789630000411 Loan Amount: Rs.4,11,399/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the being and situate at CTS No.157, Sheet No.157, its Length East-West: 30 Ft., i.e. 9.14 Mtr. and Width South-North: 30 Ft.i.e 9.14 Mtr., having Total Admeasuring Area 900 Sq.ft., i.e. 83.33 Sq.mtr., Mauje Wadi Bk, Tal. & District Nanded-431605. On or towards: Towards East by: House of Gopal Dattarao Pawade & Eknath Bhimrao Bukhatre, Towards West by: Road, Towards South by: Road, Towards North by: House of Venkatrao Marotrao Pawade.	Date of NPA: 01.10.2025 Demand Notice Date: 15.10.2025	Rs.1,72,933.04 (Rupees One Lakhs Seventy Two Thousand Nine Hundred Thirty Three and Four Paisa Only) as of 13.10.2025
3	Mr. Hajimalang Ansarsaheb Nadaf (Borrower), Mrs. Jayade Nadaf (Co-Borrower)	Loan Account No. 45799430000218 Loan Amount: Rs.5,10,672/- Top up Loan Account No. 33479410000040 Loan Amount: Rs.67,000/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the being situated at Old Sr. No.117/1A, New Sr. No.115/1A, Plot No.16, (East-West: 40 Ft., South-North: 25 Ft.,) Total Admeasuring Area 1000 Sq.ft. i.e. 92.93 Sq.mtr., Kisan Nagar, Sarvade Nagar, Mulegaon Road, Tal. North Solapur, Dist. Solapur-413005 and the said land is Bounded as under: On or towards: Towards East by: Road, Towards West by: Plot No.15, Towards South by: Plot No.14, Towards North by: Plot No.18.	Date of NPA: 01.05.2022 Demand Notice Date: 15.10.2025	Rs.6,43,754.00 (Rupees Six Lakhs Forty Three Thousand Seven Hundred Fifty Four Only) as of 13.10.2025
4	Suryakant Sambhaji Bhusagare (Borrower), Pramodini Suryakant Bhusagare (Co-Borrower)	Loan Account No. 32209420000212 Loan Amount: Rs.6,80,101/- Top up Loan Account No. 32209410001149 Loan Amount: Rs.1,74,000/-	Mortgaged Immovable Property: Schedule Property: All that the T.No./ Flat No.540, 2nd Floor in Building No.E-17/B is having Area 36.37 Sq.mt. Under EWS Scheme of Pradhan Mantri Awas Yojana, M.I.D.C., Plot No.R-1, Scheme at Latur having A Still+ 3 Floor Structure on the Land bearing at Latur of Mouje Latur District Latur in the Registration Sub-District and District Latur and Bounded as follows: Bounded: On or towards the North by: T.No.539, On or towards the South by: Building Front Margin, On or towards the East by: Building side Margin, On or towards the West by: Staircase & Lobby.	Date of NPA: 01.10.2025 Demand Notice Date: 15.10.2025	Rs.8,35,008.32 (Rupees Eight Lakhs Thirty Five Thousand Eight and Thirty Two Paise Only) as of 13/10/2025
5	1) Vyankati Devidas Gandras (Borrower), 2) Surekha Vyankati Gandras (Co-Borrower)	Loan Account No. 33190430000576 Loan Amount: Rs.5,00,000/-	Mortgaged Immovable Property: Schedule Property: All that piece and parcel of the Immovable Property Grampanchayat House No.216 situated at Post Dongaon, Tq. Mudkhed and Dist. Nanded Admeasuring East-West:-20 Ft & South-North: 30 Ft Total Land Area: 600 Sq.ft. Bounded by: East: Bajirao Rajaram, West: Sahebrao & Gangadhar, South: Maroti Anantwad, North: Road.	Date of NPA: 01.10.2025 Demand Notice Date: 15.10.2025	Rs.4,92,912.92 (Rupees Four Lakh Ninty Two Thousand Nine Hunderd Twelve and Nintey Two Paisa Only) as of 13/10/2025

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as show in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loa account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower' Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 18.10.2025, Place: Maharashtra Sd/- Authorised Officer, For Jana Small Finance Bank Limited

ADITYA BIRLA CAPITAL

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Limited 8Th Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) – 400615

1. ABHFL: Authorized Officer- Mr. KHUSHAL BANSIWAL - 9172910578 & Mr. HITESH ALWE - 8652291373 2. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with pro ision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" Basis. Last Inspection Date of Amount as per Reserve Sr. Name of the Borrowers

No.	& Co-Borrowers	Description of Properties Secured Assets	Demand Notice	Price	EMD	EMD Date	Date & Time	E-Auction
1.	BHASKAR TUKARAM AUTI & SUJATA BHASKAR AUTI.	All That Piece And Parcel Of Plot No.01 & 02, Total Measuring 2021 Sq. Ft. Situated At Gaya Tri Nagar, Village Merta Road, Dist. Nagaur, Rajasthan, 41511 And Bounded As:- Measurement:- Plot No 10 North: 9.6 Feet, South: 56 Feet Eastern: 35 Feet West:58.2 1/2 Foot Total Area 1146.25 Sqft Measurement:- Plot No 02 North: 25 Feett, South: 25 Feet East: 35 Feet West: 35 Feet. Total Area: 875 Sqft Total Area 2021 Square Feet I.E. 224.58 Square Yards (From 3x3 Yards)All That Piece And Parcel Of Flat No. 06, On 2nd Floor, In A-Wing, Admeasuring About 38.05 Sq. Mtr. Carpet Area And Exclusive Terrace Area And Balcony Area 9.99 Sq. Mtrs., In Building Known As "Blue Bay" Constructed On Plot Of Land Bearing Gut No. 30/0, Plot No. 13, Admeasuring 305 Sq. Mtrs., Gut No. 30/0, Plot No. 13, Admeasuring 290 Sq. Mtrs., Gut No. 30/0, Plot No. 14, Admeasuring 290 Sq. Mtrs., Gut No. 30/0, Admeasuring 280 Sq. Mtrs., Gut No. 30/0, Plot No. 20, Admeasuring 285 Sq. Mtrs., Lying And Situated At Village-Dahiwali, Tarfe Nid Tal., Karjat Dist., Raigad, Maharashtra-410201, And Bounded As: East: Proposed C Wing/ Entrance Of Building West: Flat No. 7/ Open Space North: Lift Internal Road South: Flat No. 05/ B Wing		INR 2028950/- (Rupes Twenty Lakhs Twenty Eight Thousand Nine Hundred Fifty Only)	INR 202895/- (Rupees Two Lakhs Two Thousand Eight Hundred Ninety Five Only).	22-11-2025	21-11-2025 between 11.00 AM to 04.00 PM.	24-11-2025
2.	AMLAN KUMAR MISRA & SONALI UPADHYAY.	All That Piece And Parcel Of Plot No.01 & 02, Total Measuring 2021 Sq. Ft. Situated At Gaya Tri Nagar, Village Merta Road, Dist. Nagaur, Rajasthan, 341511 And Bounded As: Measurement: Plot No 01 North: 9.6 Feet, South: 56 Feet Eastern: 35 Feet, West: 58.2 1/2 Foot Total Area 1146.25 Sqft Measurement:- Plot No 02 North: 25 Feet, South: 25 Feet, East: 35 Feet West: 35 Feet. Total Area: 875 Sqft Total Area 2021 Square Feet I.E. 224.58 Square Yards (From 3x3 Yards)All That Piece And Parcel Of Flat No. 2102, Admeasuring 415 Sq. Ft. (Carpet Area), On 21st Floor, Along With Podium Car Parking No. P-278, In The Building No. 12, Of The Type-C, Phase-I, In The "Haware Citi" Standing On The Property Bearing Survey No. 19/1, 3, 8, 9, 11 To 13, 15 To 24, 26 To 31, Survey No. 20/3, 4, 5, 7, 9, Survey No. 21/12, 10, 14, 16, 19, 20, 21 Survey No. 22/1, 7, Survey No. 23/2a, 3a, 4 Situated At Village Vadavali Behind Hyper Citi, Kasarvadavali, Ghodbunder Road, Thane (W)-400615, Within The Limit Of The Thane Municipal Corproration And Within The Registration District And Sub-District Of Thane, Maharashtra-400615	One Thousand Seven Hundred Seventy Seven and Paise Nine Only)	INR 320000/- (Rupees Thirty Two Lakhs Only)	INR 320000/- (Rupees Three Lakhs Twenty Thousand Only).	07-11-2025	06-11-2025 between 11.00 AM to 04.00 PM.	08-11-2025

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. https://homefinance.adityabirlacap ital.com/properties-for-auction-under-sarfaesi-act or https://sarfaesi.auctiontiger.net

Place:- MUMBAI

Aditya Birla Housing Finance Limite

Aadhar Housing Finance Ltd.

Corporate Office: Unit No.802, Natrai Rustomiee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069 Virar West Branch: Office No. - 2, 1St Floor, Sandeep House, Tirupati Nagar, Opp. Royal Academy School, M.B. Estate Road, Virar - West, Thane - 401303 (Maharashtra)

E-AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act. 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:

S. N.	Borrower(s) / Co-Borrower(s)/ Guarantor(s) Demand Notice Date and Amount		Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1	(Loan Code No. 12200000497 / Virar West Branch) Swaroop Subhash Pophale (Borrower) Kavita Swaroop Pophale (Co-Borrower)	06-03-2020 & ₹ 83,92,484/-	All that part & parcel of property bearing, Flat No 704, 7th Floor, Siddhivinayak, Vastu, B-Wing, Op Vithal Sadan, Railway Stn, Div:Mazgaon, Dataram Lad, Marg, Chinchpokali (E), Mumbai Suburban, Maharashtra-400012, Boundaries: East-Tambe Wala Building/ Flat No. 705, West-Ashtavinayak/ Flat No. 703, North- Vithal Sadan Kras Residency, South - Suresh Achrekar Garden / Flat No. 707	Rs. 1,12,59,000/-	Rs. 11,25,900/-	Physical
2	(Loan Code No. 12210000154 / Virar West Branch) Sanjay Vishnu Panchal (Borrower) Sunita Sanjay Panchal (Co-Borrower) Nitin Sarjerao Sutar (Guarantor)	09-09-2024 & ₹ 6,47,584/-	All that part & parcel of property bearing, G01 Ground Raj Palace Chsl Kalher Kalher Bhiwandi Kalher(CT) Thane Maharashtra 421302 Boundaries: East- Passage, West- Flat No. G/2, North- Passage, South-Flat No. G/3	Rs. 9,21,375/-	Rs. 92,138/-	Physical

- 1. Last Date of Submission of DD of Earnest Money Deposit along with KYC. Tender Form and accepted Terms and conditions (Tender Documents) is 21-11-2025 within 5:00 PM at the Branch Office address mentioned herein above or uploaded on https://bankeauctions.com. Tenders docu $considered\ as\ invalid\ tender\ and\ shall\ accordingly\ be\ rejected.\ No\ interest\ shall\ be\ paid\ on\ the\ EMD.$
- 2. Date of Opening of the Bid/Offer (Auction Date) for Property is 24-11-2025 on https://bankeauctions.com at 3:00 PM to 4:00 PM 3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis'
- 'As Is What Is Basis' and 'Whatever Is There Is Basis'. 4. The Demand Draft Should be made in favorof 'Aadhar Housing Finance Limited' Only.
- 5. Auction/bidding shall be only through "Online Electronic Bidding" through the website https://bankeauctions.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- 6. The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link https://bankeauctions.com/registration/signup, and get their Usei ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C 1 INDIA PVT LTD through the website
- https://bankeauctions.com For further details contact Authorised Officer of Aadhar Housing Finance Limited, Arun Sahebrao Patankar, Mob.: 9594095941 OR the service provider M/s C 1 INDIA PVT LTD, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26 As on date, there is no order restraining and/or court
- injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com The Bid incremental amount for auction is Rs.10,000/-.
- 10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL

Date: 18.10.2025

For Aadhar Housing Finance Limited

Place : Mumbai

(Authorised Officer)

Four Thousand Eight Hundred Sixty Five and Thirty One Paisa Only) plus interes charged thereon within 60 days from the date of the said Notice.