

**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, Office No 202, Kohinoor Paradise, Survey No 284, Shivaji Nagar, Ratnagiri - 415612  
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 8 (6) 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.	Dada Vitthal Patil (Borrower), Swati Dadaso Patil (Co-Borrower), LHRTG00001298564.	Floor No 01 Building B1 Sai Greens S No 151 H No 14B At Khedashi Near Bank Of Maharashtra At Village Khedshi Flat No B101 Ratnagiri Maharashtra- 415612./ Date of Possession- 03-May-2025	28-05-2021 Rs. 5,68,002/-	Ratnagiri

The above-mentioned borrower(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 : May 06, 2025, Place: Ratnagiri  
Authorized Officer, ICICI Home Finance Company Limited

**SMFG India Home Finance Co. Ltd.**  
(Formerly Fullerton India Home Finance Co. Ltd.)  
Corporate Off.: 503 & 504, 5<sup>th</sup> Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051  
Regd. Off.: Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]**

WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. (Formerly Fullerton India Home Finance Co. Ltd.) a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinafter referred to as "SMHFC") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (name mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	LAN - 606439511051815 1. Eknath Sahdev Shinde 2. Sahadev Balu Shinde	Flat No. 203, 2nd Floor K' Wing, Building No. 1, Mulund Shree Sai Surya Chsl., Mhada Colony, Cts No. 1320/A-28 of Village Mulund, Mulund East, Mumbai - 400061.	24.02.2025 Rs. 20,50,166.89 (Rs. Twenty Lakh Fifty Thousand One Hundred Sixty Six and Eighty Nine Paise Only) as on 08.02.2025	02.05.2025
2	LAN - 606439511737288 1. Hiralal Shankarlal Yadav 2. Gayatri Hiralal Yadav	All That piece or parcel of land situated and lying and being at Shop No. 1, Ground Floor, Building No. 4, Known as Maple City which is to have carpet Area Admeasuring 188 Sq. Fts. Total Carpet Area Admeasuring 188 Sq. Fts (Which is inclusive area of balconies) Situated at Tal. Ambarnath Dist. Thane Local Limits of Kulkarni Badliapur Municipal Council.	24.02.2025 Rs. 18,67,348.88 (Rs. Eighteen Lakh Sixty Seven Thousand Three Hundred Forty Eight and Eighty Eight Paise Only) as on 08.02.2025	02.05.2025

Place : Mumbai, Maharashtra  
Date : 02.05.2025

Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.  
(Formerly Fullerton India Home Finance Co. Ltd.)

**Rajkot Nagarik Sahakari Bank Ltd.** **Possession Notice**  
(Multistate Scheduled Bank) (For Immovable Property)

R.O. & H.O.: "Arvindbhai Maniar Nagarik Sevalay", 150' Ring Road, Nr. Ralya Circle, Rajkot. Ph. 2555716

Whereas, The undersigned being the authorized officer of Rajkot Nagarik Sahakari Bank Ltd., H.O. Rajkot under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Section 13(2) and in exercise of powers conferred under the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 02/05/2023 by Regd. A.D. Post calling upon the borrower **Tupe Bharati Shankar, Tupe Akshay Shankar, Tupe Abhay Shankar** to repay the amount mentioned in the notice being **Rs.20,50,057.00 (Rupees Twenty Lacs Fifty Thousand Fifty Seven Only)** and interest thereon due from 01/05/2023 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, guarantors and the public in general that the undersigned has taken possession of Property described herein below on 29/04/2025 through the Tahsiladar & Executive Magistrate Kalyan, in pursuance of the Order **Dt.13/01/2025** issued by the Additional District Magistrate Thane under section 14 of the SARFAESI Act-2002. The borrower in particular and the public in general is hereby cautioned not to deal with the following property and any dealing with this property will be subject to the charge of Rajkot Nagarik Sahakari Bank Ltd., Rajkot for an amount outstanding as on 30/04/2025, **Rs.24,64,694.00 (Rupees Twenty Four Lacs Sixty Four Thousand Six Hundred Ninety Four Only)** + interest thereon due from 01/05/2025. 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 Property
All That piece and parcel of Flat bearing No 406, admeasuring area i.e. 585 Sq. Feet Built-Up, on Fourth Floor Building No.A in the building Known as "Fortune Heights", Situated at Village- Kanchangav Taluka-Kalyan, District -Thane and Sub-Registration District Kalyan, Registration District Thane, Within the limits of Kalyan - Dombivli Municipal Corporation, Situate lying and being at Village - Kanchangav Taluka - Kalyan District- Thane Piece or Parcel of land bearing total admeasuring area 1170 Sq. Meters of thereabouts bearing C.T.S. No. 1515 & 1516 acquired vide Regd. Sale Deed No. KLN-5-5699-2021 Dated 04/05/2021 in the name of (1) Tupe Bharati Shankar (2) Tupe Akshay Shankar (3) Tupe Abhay Shankar. Property Address :- "Fortune Heights" Flat No.406, Fourth Floor, Building No.A, CTS No.1515,1516, Village Kanchangaon, Dombivli (East) Thane - 421201 (Maharashtra)

Dt. 05/05/2025  
Rajkot.

Authorized Officer,  
Rajkot Nagarik Sahakari Bank Ltd., H.O., Recovery Dept., Rajkot.

**इंडियन बैंक Indian Bank**  
ALLAHABAD

ZONAL OFFICE : RECOVERY DEPT. 2nd Floor, Mumbai Samachar Marg, Fort, Mumbai - 400 023.  
Phone No.: (022) 2218 7401, 22187104, Fax No. : (022) 2218 8550

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS"**  
through e-auction platform provided at the website <https://www.baanknet.com>

**"APPENDIX-IV-A" [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

NOTICE is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below Described immovable property Mortgaged / Charged to the Secured Creditor, the **Symbolic / Physical Possession** of which has been taken by the Authorized Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHAT EVER THERE IS" on the date mentioned below for recovery as follows :-

**DATE AND TIME OF E-AUCTION : 21.05.2025 From 11.00 AM to 04.00 PM** Encumbrances on property: Nil

Sr. No.	Description of The Property With Property ID No. (Status of Possession)	Name of The Borrower/ Guarantor/ Mortgagor with Address	Amount of Secured Debt	Reserve Price Earnest Money Deposit (EMD) Bid Incremental Amt.	Branch Name
1.	Flat No. 1803, 18th Floor, Building Riviera Casa Bella " C Wing, Kalyan Shil Road, Near Khidkale Shwar Mandir, Dombivli East, Thane 421204 <b>Property ID No. IDIBANIL</b> (Symbolic Possession)	M/s. Anil Bhaskar Acharya & Sheena Anil Acharya F404, Arabiana Casa Rio Nilje, Dombivli (East), Thane - 421201 also at: Flat No. 1803, 18th Floor, Building "Riviva Casa Bella", C Wing Kalyanshil Road, Near Khidkale Shwar Mandir, Dombivli (East), Thane 421201.	Rs. 26,97,396/-	Rs. 69,70,000/- Rs. 6,97,000/- Rs. 10,000/-	Cumbala Hills Branch Kalpana Purohit - 9819807371 Authorized Officer Varun - 9137687939 Branch Manager
2.	Flat No. 403, 4th Floor, Som Shivam 9 (ss-9), B TYPE, Som Shivam Building No. 9 & 10 Co-op. Hsg Soc. Ltd, Mansarovar, Village Fene, Talukda Bhiwandi, District Thane- 421302 admeasuring carpet area 645sq.ft. Boundaries of Flat- On or towards the East -Open to sky On or towards the West- By Lobby/ Staircase on or towards the North Flat no 404 On or towards the South - By Parking Area On or towards the South open to sky Boundaries of Building: On or towards the East- By Parking area On or towards the West- By Som Shivam 10 On or towards the North- By plot On or towards the South- By internal road/Garden <b>Property ID No. IDIBCPT</b> (Physical Possession)	M/s. Captain Security services, M/s. Captain Security services Proprietor Mr. Rambhadur Y.Ladav AS/503, Brahmad Phase 7 Swastik Bmhs CHS, GB Road, Thane (W)	Rs. 53,81,702/-	Rs. 21,00,000/- Rs. 2,10,000/- Rs. 10,000/-	Brahmand Branch Kalpana Purohit - 9819807371 Authorized Officer Aman Gaurav - 7738152045 Branch Manager
3.	Flat No. 103, 1st Floor, A Building, Ravi Estate, Opp. Devdatta Nagar, Off Pokhran Road No. 1, Pokhran Valley, Thane- 400 606 <b>Property ID No. IDIBSARASWATI</b> (Physical Possession)	M/s. Sri Saraswati Industries Post Wadape, Gangaram Padta, Taluka Bhiwandi, Dist. Thane.	Rs. 1,87,22,524/-	Rs. 1,00,00,000/- Rs. 10,00,000/- Rs. 50,000/-	Mulund West Branch Kalpana Purohit - 9819807371 Authorized Officer Ramesh Kumar - 7738152367 Branch Manager
4.	Flat No. 103, 1st Floor F-Wing, Building No. 08 Ekta Parkville, Complex, SectorII, Village-Dongare, Narangi Bypass Road, Opp. Global City, Boling Road, Virar West, The Vasai, Dist-Palghar-401303. <b>Property ID No. IDIBALI</b> (Physical Possession)	Mr. Ali Akbar Borrower and Mrs. Khurshida Banu- Co-Borrower Flat No.103, 1st Floor F-Wing, Building no-08 Ekta Parkville, Complex, SectorII, Village-Dongare, Narangi Bypass Road, Opp Global City, Boling Road, Virar West, The Vasai, Dist- Palghar-401303	Rs. 35,16,351/-	Rs. 39,38,900/- Rs. 3,93,890/- Rs. 10,000/-	SCB Dharavi Branch Kalpana Purohit - 9819807371 Authorized Officer Ravi Kumar - 6307411310 Branch Manager

Bidders are advised to visit the website <https://www.baanknet.com> of our e-auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to [support@baanknetpsb.com](mailto:support@baanknetpsb.com)  
For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd. Contact No. 8291220220.  
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>  
Date: 06.05.2025  
Place: Mumbai

Sd/-  
Indian Bank, Authorized Officer



**वैक ऑफ महाराष्ट्र Bank of Maharashtra**  
A GOVT OF INDIA UNDERTAKING

**Navi Mumbai Zonal Office,**  
CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai.  
E-mail : bom2259@mahabank.co.in, legal\_nvm@mahabank.co.in, Phone : 022-20878751/52

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties mortgaged/ charged to the Bank of Maharashtra, the **Physical Possession** of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **20.05.2025 between 11.00 am and 3.00 pm**, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Sr	BRANCH NAME	Borrower	Guarantor	Short Description of immovable property with known encumbrances	Amount Due as per demand notice	Reserve Price (In Rs)
1	ARB NAVI MUMBAI	M/s Unanimous Infra Pvt Ltd Add: 4, Runwal Shopping Centre CHS, Plot No 42 15th Road Mr Harish Shankarlal Kothari (Director) Mrs Anju Harish Kothari (Director) Add 084/42 Runwal Shopping Centre, 15th Road R C Marg, Next to Golden Lawn Restaurant Chembure, Mumbai 400071	1.Mrs Bharati Mahendra Patel Add: A2, Neelkanth Complex, Parsi Wada, Andheri East, Sahar, Mumbai 400099 2. Mr Rodney Francis Pereira 3. Mr Rodney Francis Pereira 4.Rodney Francis Pereira 5.Meena Francis Pereira 6.Francis Dominic Pereira Add: Shanta House Bolinj Sopara Road, Opp Samadhan Rise Mill, Bolinj Virar West, Japke Wadi, Thane Vasai, 401303	Rohan Water Park and Holiday Resort Constructed on Plot of Land along with Building on survey No 49/1, Gut no 49pt. Hissa No 1 Village Sajjan, Sajjan Naka Alonde, Dist Palghar 401605 adm. 18300.00 Sq. Mtr.	On 01.07.2019 Rs. 34904404.32/- plus unapplied interest there on @ 11.65% p.a. with monthly rests, w.e.f. 29.05.2019, plus all costs, charges and expenses or other incidental charges incurred thereof.	26650000
2	ARB NAVI MUMBAI	M/s Sunita Fabrics Prop. Mrs Sunita Idnani Add: Gala No 3 JB Industrial Area, Opp Bajrang Ice Factory, Khemani, Ulhasnagar 2 Thane	Mr Rajesh Idnan, Mr.Vijay Idnani Add: House No 8, Paranjape Chawl, Behind Shiv Mandir, Opp Sandya Chaya Apartment, Ambarnath Dist Thane	Flat No 501 5th Floor Mannat Villa, Sheet No 60, Room No 1857, Block No C 929, Ward No 46 CTS No 24477, Khata No 39D0013848100 Sr No 39/6695, Ulhasnagar Camp 5 Dist Thane 421005 <b>Area : 835 Sq ft Carpet</b>	On 03.01.2017 for Rs. 9382038/- plus unapplied interest thereon @ 11.70% p.a. with monthly rests, w.e.f. 02.01.2017 Commercial loan, plus all costs, charges and expenses or other incidental charges incurred thereof	2190000
3	ARB NAVI MUMBAI	Mr Mahendra Ramchandra Babar Mr Ramchandra Maruti Babar Add:Flat No.1004, Asian Tower, PlotNo. 56, Sector 11, Kamoth, Navi Mumbai, Tal. Panvel, Dist. Raigad-4102063	NA	Flat No 403 4th Floor Param Shree Near Church,Bhopar Road,Nandivali Dombivli East Thane 421204 <b>adm.383.60 Sq. Ft. Carpet.</b>	On 1/03/2019 Rs.7559783/- plus unapplied interest thereon @ 9.30% p.a. with monthly rests, w.e.f. 01/02/2019 HSG Loan, plus all costs, charges and expenses or other incidental charges incurred thereof.	1550000
4	ARB NAVI MUMBAI	Mr Navnath Ramane (Borrower) Mr Aniket Navnath Ramane (Co borrower) Add: 304, Sai Tirth Tower, Siddhartha Nagar, B wing, Kopri, Thane East	NA	Flat no. 1304, Shreepati Residency,B2, Khidkali Village, Desai, Thane 400612 <b>Area: 631 Sq ft Carpet</b>	Rs.74,14,826 plus unapplied interest @ 8.65% from 22.05.2018 plus further interest, all costs, charges and expenses or other incidental charges incurred thereof	3250000
5	ARB NAVI MUMBAI	M/S Anand Metal Roofing Prop Anandkumar H Shrivastav. Add:2,Riddhi Siddhi Apartment, Kamata Road, Uran, Raigad 400702	Mrs Sangeeta Anandkumar Shrivastav Add: 2,Riddhi Siddhi Apartment, Kamata Road, Uran, Raigad 400702	Shop No 11 and 12 Ground Floor, Hariarj Apt, Survey No 70, Hissa No 4, Village Kalambe, Sahapur, Thane <b>Area: 1663 Sq ft Built up</b>	Rs. 26904164 plus future interest thereon @12% w.e.f. 01/05/2019 plus all costs, charges and expenses or other incidental charges incurred thereof	7750000
6	ARB NAVI MUMBAI			Shop No 13 and 14 Ground Floor, Hariarj Apt, Survey No 70, Hissa No 4, Village Kalambe, Sahapur, Thane <b>Area: 2201 Sq ft Built up</b>		5850000
7	ARB NAVI MUMBAI	M/s Kochar Fabric Prop Dineshkumar Kochar Add: Gala No 1, 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kalher, Bhiwandi Thane 421302	Mrs Mamta Dineshkumar Kochar Add: Gala No 1 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kalher, Bhiwandi Thane 421302	Gala No 1, 1st Floor, Grampachayat House No 1116 Building no D 5 in Shree Arihant Compound, Reti Bunder Road, Kalher, Bhiwandi Thane 421302 adm. <b>Area: 2432.81 Sq. Ft. built up</b>	On18/04/2022,Rs.3432897/-plus unapplied interest there on @ 8.25% p.a. with monthly rests, w.e.f. 02/04/2022 Term Loan & FITL, plus all costs, charges and expenses or other incidental charges incurred thereof.	3650000
8	ARB NAVI MUMBAI	M/s. Alpha Marine Services Mrs. Zarina Hasan Kutchi Mrs. Halima Ilyas Kutchi	Mr.Ismail Hasan Kutchi Iqbal Hasan Kutchi	Commercial Premises at Godown No. 1, Ground floor, New Cadai Queen CHS Ltd., 19A, Veer Savarkar Marg, Mahim, Mumbai-400 016(Area: 385 Sq ft 385 Carpet)	On 30/04/2014 for outstanding dues of Rs. 64,53,575/- under Cash Credit Account & Rs.3,17,49,752/- under Term Loan plus further interest, all costs, charges & expenses or other incidental charges thereof.	5600000
9	ARB NAVI MUMBAI	Mrs Komal Tolani (Borrower) Mr Gulab Tolani (Co Borrower) Mr Ajay Tolani (Co Borrower) Mr Vijay Tolani (Co Borrower) Add Tolani Bhavan, Barrack No 1696 Room No 2,Section 25 Ulhasnagar Camp IV 421004	Mr Hitesh Gulab Tolani Add Tolani Bhavan, Barrack No 1696 Room No 2,Section 25 Ulhasnagar Camp IV 421004	Flat No.201, 2nd Floor, Meridian Apartment, Block no A 583 Room No 1166, City Survey No 22373, Sheet No 38, Krishna Nagar, Section 25, Ulhasnagar Dist Thane 421004 <b>Area :adm 640 Sq Ft</b>	On 19.07.2022, Rs 6337928/- plus unapplied interest @9.40% thereon with monthly rests, w.e.f. 19.07.2022 loan, plus all costs, charges and expenses or other incidental charges incurred thereof	1750000
10	ARB NAVI MUMBAI	Mr. Anandkumar H Shrivastav Mrs. Sangeeta A Shrivastav Flat No 8, Rubina Apartment Uran, Karanja Road Uran, Raigad 400702	NA	Bungalow No RSC 11, Plot No36, Panchpakhandi, Veer Savarkar Nagar, Thane West 400606. Admeasuring 2000 sq.ft and bearing CTS/Survey Nos. Plot no 36 together with the building and structures/ residential block constructed thereon admeasuring 1987 sq.ft.(carpet area) in aggregate consisting of ground + TWO Floors	On 03.05.2019, Rs.22291829.00/-plus unapplied interest thereon @ 8.85% with monthly rests, w.e.f. 26.04.2021 plus all costs, charges and expenses or other incidental charges incurred thereof.	15000000
11	ARB NAVI MUMBAI	M/s Sant Trading Co Mr Santoshkumar Kadam Shop No 2, Plot No 211, GES Shirwane, Nerul, Navi Mumbai, Thane 400706	Mrs Madhu Santosh kumar Kadam Add Flat No.605, Shah Complex-IV, Plot No.10 Palm Beach Road, Sector-14, Sanpada, Navi Mumbai- 4000705	Bungalow No 08, Magic Hill, Ambivili Village, Tal.Khalapur, Dist.Raigarh410202 Area: adm 1679 Sq ft	On 20.09.2022, Rs.1,43,86,016 plus unapplied interest thereon with monthly rests, w.e.f. 20.09.2022 plus all costs, charges and expenses or other incidental charges incurred thereof	3426000
12	PANVEL	1. Mr. Ganesh Maruti Hande 2. Mr. Dinesh Maruti Hande A-407, Vighnagar CHS, D P Wadi, Ghodapdev Road, Byculla East, Mumbai-400033. Also at A-403, on 4th Floor, Dharati Villa, Co-op Hsg. Society, situated at Plot No. 80, Sector 35 in Kamoth Panvel -410206.	NA	A-403, on 4th Floor, Dharati Villa, Co-op Hsg. Society, situated at Plot No. 80, Sector 35 in Kamoth Panvel -410206. Admeasuring 379.36 sq ft Carpet area.	Rs.34,00,503/- plus unapplied interest 1,05,885/- from 15.10.2023	3400000
13	VARSAI	1. Mr Gajendra Dhanraj Surana At Po Vavoshi Tal Khalapur Dist Raigad-402107 2. Mrs Jayitibala Gajendra Surana At Po Vavoshi Tal Khalapur Dist Raigad-402107	Mr Ajit Milapchand Jain At Po Vavoshi Tal Khalapur Dist Raigad	Residential Flat no.404, Survey no.2841, Fourth Floor, Laxmi Residency at Vihari, Khopoli, Khalapur Raigad. Admeasuring 540 sq ft. built up area.	Rs.9,06,103.44 plus unapplied interest from 04.03.2023 towards housing loan facility and Rs.3,87,435.93 plus unapplied interest from 04.03.2023 towards top up housing loan facility	1530900
14	WASHI TURBHE NAVI MUMBAI	1. Mr Sandeep Baban Pawar (Borrower) 2. Mrs Sangeeta Sandeep Pawar (Co-borrower) Flat No.C301, 3rd floor, C Wing, Plot No B-49 Airoli Surjiddham, Sector 20B, Airoli Navi Mumbai, Dist.Thane, Maharashtra 400708 Also at H No.579/1, Chougule Niwas, Sainath Wadi, Sector 1A Airoli Gaon, Navi Mumbai, Distt. Thane 400708 Also at 1/1, ChouguleChawl, SainathWadi, Sector 1A Airoli Gaon, Navi Mumbai, Distt. Thane, Maharashtra 400708	NA	Flat No.C-301, 3rd floor, C Wing, Plot No B-49, Airoli Surjiddham, Sector 20B, Airoli, Navi Mumbai, Distt.Thane.Admeasuring 468 sq. ft. built up area.	Rs.52,52,065.00 plus unapplied interest from 16.11.2023 towards Housing Loan Facility	4100000

EMD 10% of Reserve Price  
Date of Inspection: 16.05.2025  
Contact Details: - For Sr. No. 1 to 11 Mr. Man Mohan Murmu, Branch Manager, ARB Branch-9552808185, Miss Deepali P. Sarmalkar, Manager ARB 9137109848.  
For Sr. No. 12 to 14 Mr. Niranjan Kumar Sinha Sr. Manager 9765418865, Mrs. Megha T. Jaulkar, Sr. Manager 8424038477.  
For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/proposal.asp>" provided in the Bank's website and also on E-bkay portal ([www.baanknet.com](http://www.baanknet.com))  
Date: 05.05.2025  
Place: Navi Mumbai

Authorised Officer &  
Bank of Maharashtra, Navi Mumbai Zone

### "IMPORTANT"

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**ADITYA BIRLA CAPITAL LIMITED**  
Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266.  
Corporate Office : 12<sup>th</sup> Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East), Mumbai-400 063, MH.

**E-AUCTION SALE NOTICE**

30 days 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.

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned, stands transferred to Aditya Birla Capital Ltd., the amalgamated company. Accordingly the Authorized Officer of Aditya Birla Capital Limited / Secured Creditor had taken possession of the following secured assets pursuant to notice issued under Sec. 13(2) of Securitisation & 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 Borrowers and Co-Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Capital Limited will be held on "As is where is", "As is what is" and "Whatever there is" basis.

Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties / Secured Assets and Date of Possession	Reserve Price (In Rs.)	Earliest Money Deposit (EMD) (in Rs.)/ Incremental Value (in Rs.)	Demand Notice Date & Total Amt. (In Rs.)
1.	M/s. Het Plastics Through Its Proprietor Mr. Pravin Patel 2. Mr. Pravin Patel, S/o Laxman Patel 3. Mrs. Dhani Pravin Patel W/o. Pravin Patel LOAN A/C. NO.: ABMUMST000000708088	All That Piece & Parcel Of Non-Agricultural Land Bearing Survey No. 826, Plot No. 170, Admeasuring 1530.25 Sq. Mtrs. Situate, Lying And Being At Village-Mahim, Tal. Palghar, Dist. Palghar Within "The" Local Jurisdiction Of Gram Panchayat Mahim And Within The Jurisdiction Of Sub Registrar Palghar, and are Bounded as Below, On Towards East- N.A. On Towards West- Road, On Towards South- Plot No.80, On Or Towards North- Plot No 163. Shop No. 04 On Ground Floor, Admeasuring 145.09 Sq.ft. Carpet Area Aie., 13.48 Sq.mts., Busa 16.18 Sq.mts. In Building Known As "Sri Balleshwar" Standing On Above Said Land All That Piece & Parcel Of Non-Agricultural Land Bearing Survey No. 826, Plot No. 170, Admeasuring 1530.25 Sq. Mtrs. Situate, Lying And Being At Village-Mahim, Tal. Palghar, Dist. Palghar Within "The" Local Jurisdiction Of Gram Panchayat Mahim And Within The Jurisdiction Of Sub Registrar Palghar and are Bounded as Below, On Towards East- N.A. On Towards West- Road, On Towards South- Plot No.80, On Or Towards North- Plot No 163. Shop No.05 On Ground Floor, Admeasuring 154.50 Sq.ft. Carpet Area i.e., 14.35 Sq. Mtrs., Busa 17.22 Sq. Mts. In Building Known as " Sri Balleshwar" Standing On Above Said Land	Rs. 11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only)	Rs. 1,12,000 (Rupees One Lakh Twelve Thousand Only) Rs. 25,000/- (Rupees Twenty Five Thousand Only)	16.09.2024 & Rs. 22,29,087.14 (Rupees Twenty Two Lakh Twenty Nine Thousand Eighty Fourteen Paise Only) due as on 13.09.2024

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Capital Limited / Secured Creditor's website i.e. <https://abf.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://BidDeal.in>  
Contact Nos.: Aditya Birla Capital Limited, Authorized Officer - 1) Mr. Apoorva Thomas Danthi - [apoorva.danthi@adityabirlacapital.com](mailto:apoorva.danthi@adityabirlacapital.com), M. No. 9930909725 You may also visit nearest Branch or contact Aditya Birla Finance Limited 2) Mr. Jahirul Laskar ( [Jahirul.Laskar@adityabirlacapital.com](mailto:Jahirul.Laskar@adityabirlacapital.com)) M. No. +91 97060 03075, 3) Parneet Singh : ([parneet.singh@adityabirlacapital.com](mailto:parneet.singh@adityabirlacapital.com)) M. No. +91 97200 29337, 4) Mr. Rajesh Virkar M. No. 73979 30202, 5) Mohit Sharma : [mohit.Sharma15@adityabirlacapital.com](mailto:mohit.Sharma15@adityabirlacapital.com) - Mob. No. 9873913955.

Place : Mumbai, Maharashtra  
Date : 06.05.2025

Sd/-  
Authorised Officer  
Aditya Birla Capital Limited