


रजिस्ट्री सं. डी. एल. - 33004/99

REGD. No. D. L. - 33004/99



सत्यमेव जयते

भारत का राजपत्र

The Gazette of India

सी.जी.-डी.एल.-अ. 10112023-249998

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असाधारण

EXTRAORDINARY

भाग II - खण्ड 3 - उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 4657]

नई दिल्ली, बृहस्पतिवार, नवम्बर 9, 2023 / कार्तिक 18, 1945

NO. 4657]

NEW DELHI, THURSDAY, NOVEMBER 9, 2023 / KARTIKA 18, 1945

MINISTRY OF ROAD TRANSPORT AND HIGHWAYS

NOTIFICATION

New Delhi, the 8th November, 2023

S.O. 4857(E).— In exercise of powers conferred by sub-section (1) of section 3A of the National Highways Act, 1956 (48 of 1956) (hereinafter referred to as the said Act), the Central Government, after being satisfied that for the public purpose, the land, the brief description of which is given in the Schedule below, is required for building (widening /six laning etc.), maintenance, management and operation of Ahmednagar-Solapur-Akkalkot Greenfield Expressway in the stretch of land from Km. 344.400 to Km. 369.000 in the village(s) namely, Patoda, Azangaon Nannaj Taluka Jamkhed in the District of Ahmednagar in the state of Maharashtra, hereby declares its intention to acquire such land.


Any person interested in the said land may, within twenty-one days from the date of publication of this notification in the Official Gazette, object to the use of such land for the aforesaid purpose under sub-section (1) of section 3C of the said Act.

Every such objection shall be made to the competent authority, namely, **Sub Divisional Officer, Karjat Division, Karjat** in writing and shall set out the grounds thereof and the competent authority shall give the objector an opportunity of being heard, either in person or by a legal practitioner, and may, after hearing all such objections and after making such further enquiry, if any, as the competent authority thinks necessary, by order, either allow or disallow the objections.

Any order made by the competent authority under sub-section (2) of section 3C of the said Act shall be final. The land plans and other details of the land covered under this notification are available and can be inspected by the interested person at the aforesaid office of the competent authority.

SCHEDULE

Brief Description of the land to be acquired with or without structures falling within the stretch of land from Km. 344.400 to Km. 369.000 Ahmednagar-Solapur-Akkalkot Greenfield Section (Sub Divisional Officer, Karjat, Taluka Jamkhed, District Ahmednagar) in the village(s) namely, Patoda, Azangaon Nannaj Taluka Jamkhed in the district of AHMEDNAGAR in the state of MAHARASHTRA. For detailed gazette notification please visit the following website link or scan QR code.



District: Ahmednagar

http://egazette.gov.in

Publication date 8th November, 2023

https://egazette.gov.in/WriteReadData/2023/249998.pdf

[F. No. NHA/Ahmednagar/ASA/LA/2022/3A2]

ABHAY JAIN, Dy. Secy.

BEFORE THE ARBITRATOR

PUBLIC NOTICE

(U/S 84 of the Multi-State Co-operative Societies Act, 2002)

C/o. TJSB Sahakar Bank Limited,

Maruti Ashish Building, Opp. Apna Bazaar, Jawaharlal Nehru Road, Mulund (West), Mumbai-400080.

WHEREAS TJSB SAHAKARI BANK LIMITED, being the Disputant have referred to me the Dispute mentioned below for decision, I hereby summon you to appear before me at the above address in person or through a duly instructed pleader or an advocate authorized and able to answer all material questions relating to the Arbitration case on such questions on the 05th day of January, 2024 at 11.30AM and further to answer the claim in the said Arbitration case.

SN

Dispute / Case No.

Name and Address of the Opponent/s

1.

ARB/TJSB/SPK/26 of 2023
TJSB Sahakar Bank Ltd.
...Disputants
V/s.
Mr. Siddiqi Amir Maksood & Ors.
...Opponents

1, Mumtaj Manzil, Laxman Patil Road, Shivaji Nagar, 2nd Rabodi, Thane West - 400601

...Opp No. 1

TAKE NOTICE, that in default of your appearance on the day and time and place as mentioned herein above, the Arbitration case will be decided "Ex-parte". Given under my hand and seal this 15th day of December, 2023.

C/o.

TJSB Sahakar Bank Limited,

Maruti Ashish Building, Opp. Apna Bazaar,

Jawaharlal Nehru Rd., Mulund (W),


Mumbai - 400 080.



Sd/-


(Mr. Sadanand P. Kulkarni)

Arbitrator



Karnataka Bank Ltd

Your Family Bank Across India.



Head Office: Mangaluru-575002

CIN : L85110KA1924PLC001128

Asset Recovery Management Branch

2nd Floor, 'E' Block "The Metropolitan",

Plot No C 26 & 27, Bandra Kurla Complex,

Bandra (East), Mumbai - 400 051

E-mail: mumbaiarm@kbbank.com

Website: www.karnatakabank.com

CIN: L85110KA1924PLC001128

POSSESSION NOTICE

WHEREAS, the Authorized Officer of KARNATAKA BANK LTD., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "said act") and in exercise of powers conferred under Section 13(12) of the said act, read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued the Demand Notice dated 05.08.2023 under Section 13(2) of the said act, calling upon the borrowers (1) M/s. Shasha Facility Management (P) Ltd (Formerly known as Shasha Housekeeping and Facility Management (P) Ltd), Represented by its Directors: a) Mrs. Bharati Panjari, b) Mr. Ajay Waman Satre and c) Mrs. Vandana S Shinde, addressed at: 103, Shiv Smruti Gawand Path, Opp. Madhav Baug, Bhaskar Colony, Thane-400601, (2) Mrs. Bharati Panjari, addressed at: C/o M/s Shasha Facility Management (P) Ltd, 103, Shiv Smruti Gawand Path, Opp. Madhav Baug, Bhaskar Colony, Thane-400601, (3) Mr. Samer Shantaram Shinde, addressed at: A/21202, Vikas Complex, Castle Mill Compound, LBS Road, Thane-400601, (4) Mrs. Vandana S Shinde, addressed at: #605, 6th Floor, Aniket CHSL, Behind Anant Bakery, Kolbad Road, Thane-400601 and (5) Mr. Ajay Waman Satre, addressed at: #306, Shreekrishna Tower, Near Jagmata Mandir, Kolbad, Thane-400601, to repay the amount mentioned in the Notice being Rs.98,02,212.17 (Rupees Ninety Eight Lakh Two Thousand Two Hundred Twelve and Paise Seventeen Only) within 60 days from the date of receipt of the said Notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned being the Authorized Officer has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 14th day of December 2023.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of the available, to redress the claims of secured creditors.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with this property will be subject to the charge of KARNATAKA BANK LTD Thane Branch for an amount being Rs.1,03,42,488.17 (Rupees One Crore Three Lakh Forty Two Thousand Four Hundred Eighty Eight and Paise Seventeen Only) ie Rs.58,19,953.11 in PSDC A/c. 7700700000009101 as on 30.11.2023 plus future interest and costs from 01.12.2023 and Rs.45,22,530.06 in TL A/c. 7700700160027301 as on 16.11.2023 plus future interest and costs from 16.11.2023.

Description of the Immovable Property

Equitable Mortgage by way of deposit of title deeds of Residential property bearing Flat No.1203, admeasuring 442.00 Sq. Ft Carpet Area on the 12th Floor, in the Building No.A-2 known as "A-2 Vikas Complex, CHSL", situated at Castle Mills Compound, LBS Marg, Panchpakhandi, Thane (W) on the NA land bearing Sy. Nos. 16(P), 18(P), 19(P), 40, 41, 42/1 to 7, 43/1, 46/7, 46/10 & 11 of Revenue Village Panchpakhandi, Tq & District Thane and bounded by: East: Flat No. 1202 North: Passage West: Flat No. 1204 South: Bldg Wall

Date: 14.12.2023, Place: Thane

AUTHORISED OFFICER, KARNATAKA BANK LTD

PUBLIC NOTICE

All the members & Any person or persons interested in the land bearing CTS No. 51, 51/1 to 21, 52, 52/1 to 13, 53, 53/1 to 12, 54, 54/1 to 30, 59, 59/1 to 16, 60, 60/1 to 40, 61, 61/1 to 23, 62, 62/1 to 11 & 63 (pt), 63/23 to 38 & 63/51 to 60 of Village Kanheri Taluka Borivali in R/C Ward bearing FP No. 18(pt) of Borivali TPS II at M. G. Road, Borivali East, Mumbai 400066, for "Shivhari Krupa CHS (Prop)", are informed that SRA, Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai - 400051, has issued LOI to Developer M/s. Hariko Properties LLP to develop the said property. Hence any person having any interest in the said property or any objection on the said property may please contact within fifteen days from publishing of this notice, the Engineers of SRA on the above address or Mr. Manish Bagsariya (Lic. Surveyor) at 101, Gloriss Residency, C. S. Road No.5, N.L. Complex, Near Corporation Bank, Anand Nagar, Dahisar East, Mumbai 400068.

Place: Mumbai Date: 16/12/2023


PUBLIC NOTICE

Late Shri Vivek Jagannath and Late T.P Jagannath were Members of Society along w/Bhri Venkate Jagannath i.e. Govind Pushpa operative Housing Society Ltd., (R TNA/TNA/HS/GC/15135) situated Samata Nagar, Thane. The Societyys received an application for mem from the legal heirs Venkatesh Jagannath, for transfer of Shares Interest Flat No. 301 in his name. Any person/s having any right, interest or claim of any nature who in the above-said flat are requ submit documentary evidence int of his/her/their claims/ within fifte from the date of publication of th failing which no claims of the m of the public will be binding on m

SCHEDULE OF PROPERTY

Flat no. 301/3 floor, Govind Push Apartments, Samata Nagar, Raymonds, Thane(W), Thane - 400606

A-901, Sheetalnath Tower CHS Sudha Park, Shanti Sudha L Gardodia Nagar, Ghatkopar (E Mumbai) - 400 072 Email Id : advdharmin_sam@outlook.com Dated : 16/12/2023



Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India

Branch Office: 1st floor, Office No. 23, 24, 25, Satara City Business Center, S No 283/1, A, Final Plot No.-29, Sub Plot No.-1, Radika Road, Karanje Tarf Satara- 415002

Branch Office: 2nd Floor, 203, Plot No 2, KT Empire, Above Satara Bank of India, Navghar, Vasai (W)- 401202

Branch Office: 2nd Floor, Office No. 203, Sai Midas, Opposite Patiyala House, Nagar, Manmad Road, Savedi, Ahmednagar- 414003

Branch Office: 2nd Floor, Sonvane Complex, Beside Kamdar Petrol Pump, Mini Market, Main Road, Latur- 413512

[See proviso to rule 8(6)]

Notice for sale of immovable assets

E-Auction Sale Notice for Sale of Immoveable 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 **Physical Possession** of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder;

| Sr. No. | Name of Borrower (s)/ Co Borrowers/ Legal Heirs. Loan Account No. | Details of the Secured asset(s) with known encumbrances, if any | Amount Outstanding | Reserve Price Earnest Money Deposit | Date and Time of Property Inspection | Date & Time of Auction |
|---------|--|--|-----------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|
| (A) | (B) | (C) | (D) | (E) | (F) | (G) |
| 1. | Sachin Punjaram Limbhure (Borrower) Sujata Sachin Limbhure (Co-Borrower) Loan Account No. NHADRD00001296891 | CTS No. 241, its Grampanchayat Milkat No. 85, Kumbhari, Opposite Talathi Office, Kopergaon District Ahmednagar, Maharashtra- 423601 | Rs. 25,68,795/- December 07, 2023 | Rs. 6,12,360/- Rs. 61,240/- | December 21, 2023 11:00 AM- 03:00 PM | January 03, 2024 02:00 PM- 03:00 PM |
| 2. | Navnath P Bodake (Borrower) Sarika Bodake (Co-Borrower) Loan Account No. LHPUN00001322290 | Plot No. 13 at Mouje Khed Budruk having Gat No. 153/1 Taluka: Khandala, Dist: Satara, State- Maharashtra | Rs. 25,14,581/- December 07, 2023 | Rs. 10,02,375/- Rs. 1,00,240/- | December 21, 2023 11:00 AM- 03:00 PM | January 03, 2024 02:00 PM- 03:00 PM |
| 3. | Balaji Arjun Jadhav (Borrower) Laxmibai Arjun Jadhav (Co-Borrower) Loan Account No. LHLAT00001363931 | Plot No. 216, Old Survey No. 379 New Gat No. 390, Kasabe Omarga, Taluka- Omarga, Dist- Latur, State- Maharashtra. | Rs. 15,87,930/- December 07, 2023 | Rs. 7,19,280/- Rs. 71,930/- | December 21, 2023 11:00 AM- 03:00 PM | January 03, 2024 02:00 PM- 03:00 PM |
| 4. | Afreen Anjum Nasir Hussain Khan (Borrower) Nasir Ali Hussain Khan (Co-Borrower) Loan Account No. NHMUM00001252697 | Flat No.605 on 6th Floor in B Wing of the Building No.12 known as "Nakshatra Ozone", Survey No. 50 Hissa No. 6, (2) New survey No. 50 Hissa No. 7, (3) New Survey No. 50 Hissa No. 8 (4) New Survey No. 47 Hissa No. 6 of Tivari Village, Vasai Taluka, District Palghar- 401208 | Rs. 13,69,453/- December 07, 2023 | Rs. 18,57,735/- Rs. 1,85,780/- | December 21, 2023 11:00 AM- 03:00 PM | January 03, 2024 02:00 PM- 03:00 PM |
| 5. | Abhishek Kumar Chourasia (Borrower) Prabha Bharti Abhishek Kumar Chourasia (Co-Borrower) Loan Account No. LHSV100001331780 & LHSV100001344690 & LHSV100001344689 | Flat No.104 on 1st Floor, Wing A-5, Phase-III, in the Building No.01, Known as "Navkar City Phase- III", on The land bearing New No. 224 (old S. No. 266), H. No. 1 at Village- Rajavali, Tal.- Vasai, Dist- Palghar (Thane)- 401 208. | Rs. 20,67,288/- December 07, 2023 | Rs. 18,46,800/- Rs. 1,84,680/- | December 21, 2023 11:00 AM- 03:00 PM | January 03, 2024 02:00 PM- 03:00 PM |

The online auction will be conducted on website (URL Link- <https://BestAuctionDeal.com>) of our auction agency **Globe Tech**. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till **January 02, 2024 before 05:00 PM** else these secured assets will be sold as per above schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at **ICICI Home Finance Company Limited, 2nd Floor, Office No. 203, Sai Midas, Opposite Patiyala House, Nagar, Manmad Road, Savedi, Ahmednagar- 414003** on or before **January 02, 2024 before 04:00 PM**. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at **ICICI Home Finance Company Limited, 2nd Floor, Office No. 203, Sai Midas, Opposite Patiyala House, Nagar, Manmad Road, Savedi, Ahmednagar-414003** on or before **January 02, 2024 before 05:00 PM**. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "**ICICI Home Finance Company Ltd.-Auction**" payable at **Ahmednagar, Satara, Latur, Palghar**. For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact **ICICI Home Finance Company Limited on 9920807300** or our Sales & Marketing Partner **NexXen Solutions Private Limited**.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit <https://www.icicifh.com/>

Date : December 16, 2023
Place : Ahmednagar, Satara, Latur, Palghar

Authorized Officer
ICICI Home Finance Company Limited



APPENDIX -IV-A

E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTIES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

REGISTERED OFFICE- 9TH FLOOR, ANTRIKSH BHAVAN, KATKAR CHANDHI MARG, NEW DELHI - 110001. PHONES:-011-23357171, 23357172, 23705414, WEB:- WWW.PNBHOUSING.COM

BRANCH OFFICE : 302, THIRD FLOOR, RIDDHI ARCADE, 100FT NARANGI BYPASS ROAD, NEAR BIG BAZAR, VIRAR (WEST) MAHARASHTRA- 401303

BRANCH OFFICE : OFFICE NO-23, 3RD FLOOR, SWAMI TIRTH BUILDING NO. 5, SHELAR PARK, NEAR KHADAKPADA CIRCLE, KALYAN (WEST), MAHARASHTRA- 421301

BRANCH OFFICE : 2B, 2ND FLOOR, AMEYA PARK, NAVAPUR ROAD, BOISAR (WEST) MAHARASHTRA- 401501

BRANCH OFFICE : OFFICE NO. 6-B, FIRST FLOOR, NEEL EEMPRE CHSL, PLOT NO.92-93, SECTOR I/S, NEAR HDFC CIRCLE, NEW PANVEL, MAHARASHTRA - 410206

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower/s mortgagor(s) (since deceased) as the case may be, to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through e-Auction having its Corporate Office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you may wish to co-ordinate with Mr. Abhishek Chandrakant Topre, Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com

PLACE:- PANVEL, BOISAR, KALYAN, VIRAR, DATE:- 15.12.2023

Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

| Loan No. Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A) | Demand Amount & Date (B) | Nature of possession (C) | Description of the Properties mortgaged (D) | Reserve Price (RP) (E) | EMD (% of RP) (F) | Last Date of Submission of Bid (G) | Bid Incremental Rate (H) | Inspection Date & Time (I) | Date of Auction & Time (J) | Known Encumbrances/ Court Case if any (K) |
|--|---------------------------------------|--------------------------|---|------------------------|-------------------|------------------------------------|--------------------------|---|---|---|
| HOU/PNV/L1118/602863 Charanjit Rana Singh (Borrower) Rameek Kaur (Co-Borrower) B.O.: Panvel | Rs. 63,22,244.03 due as on 31-03-21 | (Physical) | Flat No 701 7th Flr, Plot No 20, Sec 18, Prism Height, Talaja Ph II, Panvel, Raigad(MH), Maharashtra, India, 410209 | Rs. 43,62,000/- | Rs. 4,36,200/- | 30.12.2023 Before 04:00 PM | Rs. 10,000/- | 19.12.2023 Between 12:00 PM To 04:00 PM | 31.12.2023 Between 01:30 PM To 03:00 PM | *NIL/Not Known |
| HOU/BSO/R1018/476280 Gayatri Parashuram Habib (Borrower) / Umesh Borade (Co-Borrower) B.O.: Boisar | Rs. 21,84,292.71 due as on 16-01-2020 | (Physical) | Flat No 303, C Wing 3rd Floor, Type B 02, Chandrika Apt, Kanchan Universal Mahim Road, Palghar, Thane, Thane, Maharashtra, India, 401404 | Rs. 14,14,000/- | Rs. 1,41,400/- | 30.12.2023 Before 04:00 PM | Rs. 10,000/- | 20.12.2023 Between 12:00 PM To 04:00 PM | 31.12.2023 Between 01:30 PM To 03:00 PM | *NIL/Not Known |
| HOU/KLN/L1117/453580 Nelorfar Shaikh (Borrower) Rahaman Nawab Shaikh / Abdul Rahim Shaikh (Co-Borrower) B.O.: Kalyan | Rs. 20,30,051.82 due as on 17-11-2021 | (Physical) | 401.0, 4, Hyacinth, Labdhi Gardens, Residential & Building (Group Housing) On Land, Village Dahivali Tarf Varedi Tal. Karjat, S. No. 68, H. No. 3A & S. No. 67 H. No. 1B, 'C', 'D', Karjat, Maharashtra, India-410101 | Rs. 9,68,000/- | Rs. 96,800/- | 30.12.2023 Before 04:00 PM | Rs. 10,000/- | 20.12.2023 Between 12:00 PM To 04:00 PM | 31.12.2023 Between 01:30 PM To 03:00 PM | *NIL/Not Known |
| HOU/VRR/R0139/655984 Ashok Bhoja Pujari (Borrower) Sujatha Ashok Pujari (Co-Borrower) B.O.: Virar | Rs. 39,44,464.91 due as on 31-03-2021 | (Physical) | Flat No 304, Wing F 3rd Floor, Building No. 4, Star Glorious Building, Hdli Layout, Global City, Virar West, Thane, Maharashtra, India, 401303 | Rs. 34,97,000/- | Rs. 3,49,700/- | 30.12.2023 Before 04:00 PM | Rs. 10,000/- | 21.12.2023 Between 12:00 PM To 04:00 PM | 31.12.2023 Between 01:30 PM To 03:00 PM | *NIL/Not Known |
| HOU/BSO/R01519/696394 Harshal Narayan Dhavde (Borrower) Neha Narayan Dhavde (Co-Borrower) B.O.: Boisar | Rs. 16,57,875.32 due as on 31-03-2021 | (Physical) | Flat No 402 B Wing, 4 Th Floor, Building No. 01, Abhi Paradise, Near Kalyan Railway Station, Kelwa Road, Palghar, Thane, Maharashtra, India, 401404 | Rs. 13,02,000/- | Rs. 1,30,200/- | 30.12.2023 Before 04:00 PM | Rs. 10,000/- | 21.12.2023 Between 12:00 PM To 04:00 PM | 31.12.2023 Between 01:30 PM To 03:00 PM | *NIL/Not Known |
| HOU/VRR/R0419/676630 Krishna Chandra Maurya (Borrower) Veena Maurya (Co-Borrower) B.O.: Virar | Rs. 19,69,484.78 due as on 07-10-2019 | (Physical) | 1, Ground, Building No 6 Wing B, Shree Rajendra Srushti - Bld No 1, 2, 4, 5, 6, 7, 8, 9, Lying And Situated At Village - Mahim, Tal. Palghar & District Thane, 4105/, 4112, 4116, 4117, 4118/ 831/10, Neare Sundaram Naka, Thane, Maharashtra, India-401404 | Rs. 12,11,000/- | Rs. 1,21,100/- | 30.12.2023 Before 04:00 PM | Rs. 10,000/- | 21.12.2023 Between 12:00 PM To 04:00 PM | 31.12.2023 Between 01:30 PM To 03:00 PM | *NIL/Not Known |

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable assets except what is disclosed in the column No. - K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1.) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through e-Auction having its Corporate Office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you may wish to co-ordinate with Mr. Abhishek Chandrakant Topre, Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com

PLACE:- PANVEL, BOISAR, KALYAN, VIRAR, DATE:- 15.12.2023

Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA HOUSING FINANCE LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Limited, G-Corp Tech Park, 5th Floor, Ghodunder Park, Next to Hyper City Mall, Thane [W] - 400 607.

1. ABHFL: Authorized Officer Mr. Jignesh Jadhav, Contact: 9823271213 and Mr. Mahesh Gawde 9271756797, Chirag Lokhande: 9773758208

2. Auction Service Provider (ASP):- M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakravorty

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immoveable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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.

| Sr No. | Name of the Borrowers & Co. Borrowers | Description of Properties Secured Assets | Amount as per Demand Notice | Reserve Price | EMD | Last EMD Date | Inspection Date and Time | Date of E-Auction |
|--------|--|---|---|---|--|---------------|--|-------------------|
| 1. | Khajappa Chandrappa Kunchikurve , Sunanda Khajappa Kunchikurve , Manish Kajappa Kunchikurve. | All That Piece And Parcel Of Flat No. 701 On 7th Floor, Admeasuring 370 Sq. Ft., Built Up Area I.E., 34.38 Sq. Mtrs., In Building Known As "Kondaleshwar Residency" Situated At Nilje, Dombivli (East), Situated On Land Bearing Survey No. 157, Hissa No. 5b, Admeasuring 470 Sq. Mtrs., Taluka Kalyan Distt. Thane, Within The Limits Of Nilje Grampanchayat At Kalyan Dombivli MahanagarPalika, Maharashtra | Rs. 11,77,159/- (Rupees Eleven Lakh Seventy Seven Thousand One Hundred Fifty Nine Only) as On 15.11.2022 | INR 13,02,400/- (Rupees Thirteen Lacs Two Thousand Four Hundred Only) | INR 1,30,240/- (Rupees One Lac Thirty Thousand Two Hundred and Forty Only) | 16-01-2024 | 15-01-2024 between 11:00 am to 04:00 pm. | 17-01-2024 |
| 2. | Milind Ganpat Katkar , Nilesh Ganpat Katkar. | All That Piece and Parcel Of Residential Flat Bearing No. 403 On 4th Floor, and Admeasuring 400 Sq. Ft. Built Up Area In the Building Known As Rohit Plaza Constructed On a Land Bearing Survey No. 86 & Hissa No. 6 Situated At Village Shivaji Nagar , Opp. Holly Cross School , Kumbharkhan Pada, Dombivli (West) , within the Limits of Kalyan Dombivli Municipal Corporation, Dist. Thane 421202 and Bounded As: North: Sai Prasad, South: U/C Bldg, East: Chawl, West: Road | INR 20,80,111.19/- (Rupees Twenty Lacs Eighty Thousand One Hundred Eleven and Nineteen Paise Only) as On 26.12.2022 | INR 17,60,000/- (Rupees Seventeen Lacs Sixty Thousand Only) | INR 1,76,000/- (Rupees One Lac Seventy Six Thousand Only) | 16-01-2024 | 15-01-2024 between 11:00 am to 04:00 pm. | 17-01-2024 |

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.adityabirlacapital.com/properties>

-for-auction-under-sarfaesi-act or <https://BestAuctionDeal.com>

Date: 16-12-2023

Place: Mumbai

Authorized Officer

Aditya Birla Housing Finance Limited

Terms and Conditions of E-Auction:

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://BestAuctionDeal.com> of our e-Auction Service Provider, M/s. GlobeTech Infosystems Private Limited for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Amit Amburle + 9827756505 & Kiran Power + 9372705151**, details available in the above mentioned Web