

**CAPRI GLOBAL HOUSING FINANCE LIMITED**  
**Registered & Corporate Office:** 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013, **Circle Office :-** Capri Global Capital Limited 9B, 2nd Floor, Pusa Road, New Delhi - 110060

**APPENDIX IV POSSESSION NOTICE (for immovable property)**

Whereas, the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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(s)/Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CGHFL for an amount as mentioned herein under with interest thereon.

S. No.	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	(Loan Account No. LNCGHTHAHL0000000551 of our Thane Branch) Siddhesh Laxman Shete (Borrower) Mrs. Kanchan Laxman Shete (Co-Borrower)	All that piece and parcel of Flat No. 102, area admeasuring 399.27 Sq. Ft. i.e., 37.11 Sq. Mtrs. Carpet Area, First Floor, 'A' Wing, Moreshwar Kimya Complex, constructed on land bearing City Survey No 1523, Kasba & Tal. Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, District Thane, Maharashtra-400302	12-09-2023 Rs. 17,11,723/-	21.11.2023
Place : THANE Date :25-11-2023 Sd/- (Authorised Officer) For Capri Global Housing Finance Limited (CGHFL)				

Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPA(C)	Outstanding Amount (Rs.) (D)
1	LOAN ACCOUNT NO. HHLTHN00416151 1. SANDYA CHANDRAKANT PAWAR 2. AKSHAY CHANDRAKANT PAWAR	FLAT NO. 215, 2ND FLOOR, BUILDING NO. J7, XRBIA VANGANI PHASE-IV, VILLAGE KHADYACHAPADA, TALUKA KARJAT, RAIGAD - 410101, MAHARASHTRA	09.10.2023	Rs. 6,40,802.07 (Rupees Six Lakh Forty Thousand Eight Hundred Two and Paise Seven Only) as on 16.11.2023
2	LOAN ACCOUNT NO. HHLTHN00476248 1. BILAL AKHTAR HUSSAIN SHAIKH 2. SHAIKH HEENA PARVEEN 3. SHAIKH HEENA PARVEEN BILAL 4. SHAIKH HINA SHAIKH	FLAT NO. A-510, 5TH FLOOR, RAMRAJA-NEPTUNE EKANSH, WING-A, VILLAGE AMBIVALI, TALUKA KALYAN, THANE - 421201, MAHARASHTRA	09.10.2023	Rs. 6,04,133.67 (Rupees Six Lakh Four Thousand One Hundred Thirty Three and Paise Sixty Seven Only) as on 16.11.2023

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/her liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Place:RAIGAD/THANE FOR INDIABULLS HOUSING FINANCE LTD. Authorized Officer

**ICICI Home Finance** Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kuria Road, Andheri (East), Mumbai- 400059, India  
Branch Office: 1st floor, Office no. P02/147, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar - 401501  
[See proviso to rule 8(6)]

**Notice for sale of immovable assets**  
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 **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-Borrower/ Guarantors/ 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.	Sudhakar Sailu Vantepaka (Borrower) Vantepaka Anitha (Co-Borrower) Loan A/c No. LHVS100001338068 & LHVS100001342467	Flat No. 07 on 2nd Floor in Wing C in Building Known as Talpade Blocks on Gaonhat Plot U/H No. 1261 (1 & 3) at Village Varangade, Athale Pada, Boisar (East), Tal and Dist. Palghar, Boisar-401501	Rs. 19,22,244/- November 18, 2023	Rs. 15,84,000/- Rs. 1,58,400/-	December 11, 2023 11:00 AM- 03:00 PM	December 29, 2023 02:00 PM- 03:00 PM
2.	Badruzzama Mustakim Khan (Borrower) Anwarjahan Badruzzama Khan (Co-Borrower) Loan A/c No. LBHD000001301956	Flat No. 110, 1st Floor, Renuka Complex, Building, A Wing, Near Sai Baba Mandir, Tarapur Road, Survey No. 24-A & 24-D, Village Pashthal, Boisar West Palghar-401501	Rs. 14,13,939/- November 18, 2023	Rs. 13,30,560/- Rs. 1,33,060/-	December 11, 2023 11:00 AM- 03:00 PM	December 29, 2023 02:00 PM- 03:00 PM

The online auction will be conducted on website (URL Link- <https://BestAuctionDeal.com>) of our auction agency **GlobeTech**. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till **December 28, 2023 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, 1st floor, Office no. P02/147, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar- 401501 on or before **December 28, 2023 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, 1st floor, Office no. P02/147, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar-401501 on or before **December 28, 2023 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 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 022-69974300 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.icicifhc.com/>

Date : November 25, 2023 Authorized Officer  
Place : Palghar ICICI Home Finance Company Limited

**CIRCLE SASTRA, MUMBAI WESTERN.**  
Pragati Tower, 3rd Floor, Plot No. C-9, G-Block, Bandra Kuria Complex, Bandra East, Mumbai - 400051  
E-mail - [cs4444@pnb.co.in](mailto:cs4444@pnb.co.in)

**POSSESSION NOTICE**  
(For Immovable property)

Whereas Punjab National Bank/ the Authorised Officer(s) of the Punjab National Bank under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice(s) on the dates mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s).

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on 24.11.2023.

The borrower(s) in particular and the public in general are hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of Punjab National Bank for the amounts and interest thereon.

S. No.	Name of the branch	Name of the Account	Name of The borrower (Owner of the property)	Description of the property mortgaged	Date of demand notice	Date of affixture of possession notice	Amount outstanding as on the date of demand notice(Rs.)	Name of the Authorised Officer/s
1	Mumbai- Kandivli West	Mr. Jayesh Tokershi Shah	M/s Ravi Development	All that part and parcel of the property consisting of Entire First Floor in Commercial Building No. 17 on Plot bearing Survey No. 86/1,3,4, 8/A/B/C, 87/1P,2, 88/1/1,1/3, 89/1,3, 105/1/1,2 & 225P, Hissa No. 1A, Village Ghodbunder Near GCC Club, Off Mira Bhayander Road, Mira Road East, Thane - 401107.	22.08.2023	24.11.2023	3,13,44,772.80	Mr. Vimal Kumar Gupta, AGM
2	Mumbai- Thakur Complex	Mrs. Sindhu Dhananjay Pandey	Mrs. Sindhu Dhananjay Pandey	All that part and parcel of the property consisting of Equitable Mortgage of Flat No 401 on 4th Floor, B Wing, Kalash Building, Type - AA, Opp. Yashwant Garav Complex, Vill - Achole, Nallasopara East, Tal - Vasai Thane - 401209	22.08.2023	24.11.2023	26,98,141.86	Mr. Vimal Kumar Gupta, AGM
3	Thane - Mira Road (E)	Mr. Bilal Abbas Seliya and Mrs. Rubina Abbas Seliya	Mr. Bilal Abbas Seliya and Mrs. Rubina Abbas Seliya	All that part and parcel of the property consisting of Mortgaged Flat No. C-301, 3rd Floor, Chandresh Arcade CHSL, Lodha Road, Opp Laxmi Park, Naya Nagar, Mira Road East Thane - 401107	23.08.2023	24.11.2023	13,17,406.02	Mr. Vimal Kumar Gupta, AGM
4	Mumbai- Malad(W)	Mr. Ritesh Maheshchandra Agarwal and Mrs. Parul Ritesh Agarwal	Mr. Ritesh Maheshchandra Agarwal and Mrs. Parul Ritesh Agarwal	All that part and parcel of the property consisting of Mortgaged Flat No. 6, 3rd Floor, Charkop Jeevan Sangam CHSL, Plot No. 24, Sector - 2, Charkop, Near Police Station, Kandivli West, Mumbai - 400067	04.09.2023	24.11.2023	62,01,030.04	Mr. Vimal Kumar Gupta, AGM

The borrower/s/guarantor/s/mortgagor/s attention is invited to provisions of subsection (8) of section 13 of the Act in respect of time available to redeem the secured assets

Date: 25.11.2023 Sd/-  
Place: Thane / Mumbai Authorized Officer  
Punjab National Bank

**यूनियन बैंक Union Bank of India**  
**ASSET RECOVERY MANAGEMENT BRANCH**  
Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai - 400 001.

**POSSESSION NOTICE [See Rule 8(1)] [For Immovable Property]**

Whereas the undersigned being the Authorized Officer of the Union Bank of India, Asset Recovery Management Branch, Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai - 400 001, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 15.03.2014 calling upon the borrower M/s. Guru Security Force Pvt. Ltd., Mr. Vijayhind Ramdhari Singh & Mrs. Asha Vijayhind Singh, to repay the amount mentioned in the notice being Rs.19,70,97,269.77 (Rupees Nineteen Crore Seventy Lakh Ninety Seven Thousand Two Hundred Sixty Nine And Paise Seventy Seven Only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Physical Possession of 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 Security (Enforcement) Rules, 2002 on this 23<sup>rd</sup> day of November of the year 2023.

The 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 the Union Bank of India for an amount of Rs.19,70,97,269.77 (Rupees Nineteen Crore Seventy Lakh Ninety Seven Thousand Two Hundred Sixty Nine And Paise Seventy Seven Only) and interest and other charges thereon.

The Borrowers attention is invited to provisions of Section 13(8) of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF IMMOVABLE PROPERTY**  
All that part and parcel of the property consisting of :- Flat No. 706, 7<sup>th</sup> Floor, Building No. 6, Millennium Park, Hari Om Nagar, Near Easten Express Highway, Behind Mulund Oetrol Naka, Mulund (East), Mumbai - 400081.

Date : 23.11.2023 Sd/-  
Place : Mumbai Authorised Officer, Union Bank of India

**JM FINANCIAL**  
**JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED**  
Corporate Identity Number: U67190MH2007PLC74287  
Registered Office Address: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai- 400025  
T: +91 22 6630 3030 F: +911 22 6630 3223, [www.jmfinancialarc.com](http://www.jmfinancialarc.com)

**DEMAND NOTICE**

Under Section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The Piramal Capital and Housing Finance Ltd (formerly known as Dewan Housing and finance corporation Ltd) have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created therefor along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JIMFARC (JM) (herein referred as Assignee). The undersigned is the Authorised Officer of (JM) assignee, Under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to JM, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to JM by the said Borrower(s) respectively.

Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount with NPA date	Description of secured asset (immovable property)
(LC No. 02100009184 of Nagpur Branch) Pradip Rambhauji Ninawe (Borrower) Anita Rambhauji Ninawe (Co-Borrower) 1) Dipali Pradipao Ninawe (Co-Borrower 2) Prashant Rambhauji Ninawe (Guarantor 1) Laxmikant Rambhauji Ninawe (Guarantor 2) Yashwant Rambhauji Ninawe (Guarantor 3)	18-10-2023/ Rs.41,04,004/- (Forty One lakh Four Thousand Four Hundred Four Only) NPA (08-10-2022)	Plot No. 13, KH No. 28/1, Shresh Nagar Khari Road Near Nav Maharashtra School Harapur, Nagpur Nagpur Maharashtra- 440009

If the said Borrowers shall fail to make payment to JM as aforesaid, JM shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risk of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of JM. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 25-11-2023 Sd/- (Authorised Officer)  
Place: Maharashtra JM Financial Asset Reconstruction Company Limited

**Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))**  
Sale of Immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IFIL-HFL) Corporate Office at Plot No.58,Udyog Vihar, Phase-1, Gurgaon-122015 (Haryana) and Branch Office at: "IFIL House, Sun Infotech Park Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane -400604" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFIL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prosp. nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOVERY BASIS" for realization of IFIL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: [www.ifilhome.com](http://www.ifilhome.com)

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Anurag Kumar Matraspada Yadav 2. Mrs. Vidya Devi (Prospect No. 810570)	19-09-2019 Rs. 12,20,937/- (Rupees Twelve Lakh Twenty Thousand Nine Hundred Thirty Seven Only) Thirteen Thousand Twenty Thousand Only)	All that part and parcel of the property bearing Flat No.305, Admeasuring 150 Sq. Ft. equivalent to 13.94 Sq. Mtrs., 3RD Floor, Bakshiya Jyoti Chsl, Talav Road, Nr. Shidheshwar Mahadev Mandir, Bhayander East, Thane, 401105, Maharashtra, India	05-October-2023 As On Date 01-Nov-2023 Rs. 16,43,824/- (Rupees Sixteen Lakh Forty Three Thousand Eight Hundred Twenty Four Only)	Rs. 8,00,000/- (Rupees Eight Lakh Only) Earnest Money Deposit (EMD) Rs. 80,000/- (Rupees Eighty Thousand Only)
Date of inspection of property		EMD Last Date	Date/ Time of E-Auction	
06-Dec-2023 1100 hrs -1400 hrs		08-Dec-2023 till 5 pm.	11-Dec-2023 1100 hrs-1300 hrs.	

**Mode Of Payment :-** EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.ifilhome.com> and pay through link available for the property/ Secured Asset only.

**Note:** Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IFIL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:- SCBL0036001, e) Bank Address:- Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

- Terms and Conditions:-**
- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.ifilhome.com>, well in advance and has to create the login account, login ID and password. Intending bidders have to submit/ send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
  - The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
  - The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
  - The purchaser has to bear the cost, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
  - Bidders are advised to go through the website <https://www.ifilhome.com> and <https://www.ifil.com/home/loans/properties-for-sale> for detailed terms and conditions of the auction, the closing time will automatically get extended for 5 minutes.
  - For details, help procedure and online training on e-auction prospective bidders may contact the service provider E-mail ID:- auction.hi@ifil.com, Support Helpline no. 1800 2672 499.
  - For any query related to Property details, Inspection of Property and Online bid etc. call IFIL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- auction.hi@ifil.com.
  - Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFIL-HFL shall not be responsible for any loss of property under the circumstances.
  - Further the notice is hereby given to the Borrower, in case they fail to collect the above said articles same shall be sold in accordance with Law.
  - In case of default in payment at any stage by the successful bidder/ auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
  - AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason therefor. In case of any dispute in tender/auction, the decision of AO of IFIL-HFL will be final.

**15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002**  
The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost  
Place : Thane Date : 25-Nov-2023 Sd/-Authorised Officer, IFIL Home Finance Limited

**बैंक ऑफ बड़ोदा Bank of Baroda**  
1/B, Alka Chambers, SV Road, Andheri West, Mumbai, Maharashtra, Pin- 400 058, Phone:- 022-26248404, Email:- [vjandh@bankofbaroda.com](mailto:vjandh@bankofbaroda.com)

**NOTICE TO BORROWER**  
(Under Sub-Section (2) Of Section 13 Of The Sarfaesi Act, 2002)

Place:- Mumbai Date:- 16.11.2023  
To,  
1. **Mr. Anil Peter Pinto S/O Peter Pinto**  
Flat No. 11, First Floor, A Wing, Building No. B-7, Citizen Snowdrop CHSL, Juchandra Naigaon (East), District Palghar, Taluka Vasai, District Thane, Maharashtra  
2. **Mrs. Sunitha Anil Pinto W/O Anil Peter Pinto**  
Flat No. 11, First Floor, A Wing, Building No. B-7, Citizen Snowdrop CHSL, Juchandra Naigaon (East), District Palghar, Taluka Vasai, District Thane, Maharashtra

**Dear Sirs,**  
**Re: Credit facilities with our Andheri (W) Branch, S V Road, Mumbai**  
1. We refer to our sanction letter dated 27.07.2017 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:-

Nature and Type of facility	Limit (Amount in Rs.)	Rates of Interest	Outstanding debit balance as on 16.11.2023 (inclusive of interest up to 30-03-2021) (Amt in Rs.)	Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries)
Home Loan Account No. 8975060 0000207 (old Account No. 50350835 1000134)	6,00,000/-	8.70% p.a. (floating)	4,54,196.05	Equitable mortgage for Flat No. 11, First Floor, A Wing, Building No. B-7, Citizen Snowdrop CHSL, Juchandra Naigaon (East), District Palghar, Taluka Vasai, District Thane, Maharashtra, Survey No. 255/8, 256/3, 4,5,6, Revenue Village Juchandra Naigaon (East), District Palghar, Taluka Vasai, District Thane, Maharashtra, Flat admeasuring 601 sq. ft. built up area Plot Boundaries : East: Building B-7, B Wing West: Building B-6, Vollet Building North: Open plot South: Building B-7, B Wing

- In the letter of acknowledgment of debt dated 04.11.2022 you have acknowledged your liability to the Bank to the tune of Rs. 4,70,770.99 as on 04.11.2022 (date). The outstanding stated above include further drawings and interest upto 31-03-2021 (date). Other charges debited to the account are Rs.nil.
- As you are aware, you have committed defaults in payment of interest on above loans/outstandings for the quarter ended Dec 2020 and thereafter. You have also defaulted in payment of instalments of term loan/demand loans which have fallen due for payment on Dec 2020 and thereafter.
- Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 31-03-2021 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
- Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 4,54,196.05 as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
- Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.
- We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13 (13) of the said Act, is an offence punishable under section 29 of the Act.
- We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/ inviting quotations/ tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.
- Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,  
Nilesh Agrawal  
Chief Manager and Authorised Officer

**PUBLIC NOTICE**  
Please take notice that MR. SACHIN BALKRISHNA LAD is the lawful owner and is in possession of the residential premises situated and known as "Flat No. 008, Ground Floor, A-Wing, Swarupnagar and Co - operative Housing Society Ltd., Thakur Wadi, S.K.Bole Road, Agar Bazar, Dadar (West), Mumbai-400 028" (Hereinafter referred as the "said Flat"). My clients (1) MR. AMINESH VASANT INGAVALLE, and (2) MRS. ADITI AMINESH INGAVALLE, both are Residing at B/12, 2nd Floor, Janardhan Apartment, Shankar Ghanekar Marg, Dadar (West), Mumbai- 400 028, is in process of purchase of the above said Flat in their joint names from MR. SACHIN BALKRISHNA LAD. I hereby give notice that, except the said person/seller, if any other person/s/ firm/company/HUF or any other legal entity are having claim, charge, lien or mortgage on the above said flat/premises, then they should file their objection for the same in writing with a documentary proof at my address given below, within 15 days from the publication of this notice, failing which no claim will be entertained in future.  
Date : 25 / 11 / 2023  
Place : Mumbai  
Advocate: Mr. Sunil Pandurang Gaikwad, Off Address : 403, Mangalmurti CHS., Rajabhai Desai Marg, Prabhadevi, Mumbai - 400 025, Mob No. 9821051412

**PUBLIC NOTICE**  
NOTICE is hereby given that SURESH PRABHUSHAKAR SHARMA AND PADMA S SHARMA adults , Indian Inhabitants residing at 301/C-Wing, Maruti Bhavan, Parsee Panchayat Road, Opp. Sona Udyog, Andheri (East) Mumbai 400069 hereinafter referred to as the "Owners /Developers of SHRI SHANKARPURI Opp. Krishna Dying, Dr. S Radha Krishnan Marg, Andheri (East), Mumbai 400069, have instructed us to investigate their title to their property being land and structures, lying and being at Dr. S Radha Krishnan Marg, Andheri (East), in the registration Sub-District of Andheri, Mumbai mentioned in the Schedule herein below and to certify the same as clear, marketable and free from encumbrances  
Any person or persons claiming any interest on the said property, or any part thereof, by way of sale, exchange, mortgage, gift, trust, inheritance, bequest, lease, lien, easement or otherwise, is hereby required to communicate, in writing the same to the undersigned at our office at 11/8A, 2nd floor, Jannabhoomi Marg, Fort, Mumbai -400001 within 14 days from the publications date hereof, otherwise, the title certificate will be issued without any reference or regard to any such purported claim or interest, which shall be deemed to have been waived to all intents and purposes.  
**THE SCHEDULE ABOVE REFERRED TO :**  
All that piece and parcel of land bearing C.T.S. No. 146 (Part), of Village Mogra, Andheri (East), Mumbai 400069, thereabout together with buildings standing thereon known as "Shri Shankarpuri" comprising of Ground plus Three upper floors with sitting tenants therein (s) and situate, lying and being at Opp. Krishna Dying, Dr. S Radha Krishnan Marg, Andheri (East), Mumbai 400069, and bounded as follows: