

PHYSICAL POSSESSION NOTICE

Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No-83, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Suchita Suhas Bagade & Suhas Vasant Bagade / LBKLY00004551728	Flat No. A 102, A Wing, 1st Floor, Kalakar Building, Building No. 62, Karm Residential, Survey No.166, 167, 169, 170, 172, 173, 178, 179, Sector 3, Village Dhasai, Shahapur Kinhalavali Road, Shahapur, Thane- 421601./ 17 January, 2023	August 26, 2020 RS. 9,27,727.00/-	Mumbai/ Thane/ Navi Mumbai

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

Date : January 21, 2023
Place: Mumbai (Thane, Navi Mumbai)

Authorized Officer
ICICI Bank Limited

PUBLIC NOTICE

Notice is given on behalf my client Mr. Navinchandra Nagardas Shah residing at C 2902, Runwal Pride 'C', Behind R Mall, L.B.S.Marg, Mulund (W), Mumbai 400080 that he has been misplaced /lost the original registered documents and not traceable yet. The report of the same has been lodged at Mulund Police Station.

Therefore any person (s) having any claim in respect of the above referred property or part thereof by way of sale, exchange, mortgage, change, gift, maintenance in heritance, possession, lease, tenancy, sub tenancy, lien, license, hypothecation, transfer of title or beneficial interest under any trust right of prescription or pre-emption under any Agreement or other disposition or under any decree, order or Award or otherwise claiming however hereby requested to make the same known in writing together with supporting documents to the undersigned at A/3, Swapped CHS, Tata Colony, Navghar Road, Mulund (E), Mumbai — 400081 within a period of 14 days (both days inclusive) of the publication hereof failing which the claim of such person (s) will be deemed to have been waived and/or abandoned.

SCHEDULE OF PROPERTY

Description of lost/misplaced original documents with vide online report number.

- Original Agreement EXECUTED between M/s Runwal Estate Private Ltd. & Mrs. Sangeeta Mukesh Somaia for Shop No. 4 situated at Ground floor, Runwal Commercial Complex, C/71, P. Premises Limited, L.B.S. Road, Near Santoshi Mata Mandir, Mulund (W), Mumbai 400080 on dated 18/12/2003.
- Original Agreement EXECUTED between M/s Runwal Estate Private Ltd. & Mrs. Sangeeta Mukesh Somaia for Shop No. 4 situated at Ground floor, Runwal Commercial Complex, C/71, P. Premises Limited, L.B.S. Road, Near Santoshi Mata Mandir, Mulund (W), Mumbai 400080 on dated 18/12/2003.
- Original Agreement EXECUTED between M/s Runwal Estate Private Ltd. & Mrs. Sangeeta Mukesh Somaia for Shop No. 4 situated at Ground floor, Runwal Commercial Complex, C/71, P. Premises Limited, L.B.S. Road, Near Santoshi Mata Mandir, Mulund (W), Mumbai 400080 on dated 18/12/2003.
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- Original Agreement EXECUTED between M/s Runwal Estate Private Ltd. & Mrs. Sangeeta Mukesh Somaia for Shop No. 4 situated at Ground floor, Runwal Commercial Complex, C/71, P. Premises Limited, L.B.S. Road, Near Santoshi Mata Mandir, Mulund (W), Mumbai 400080 on dated 18/12/2003.

Sale Place : Mumbai | Avinash R. Gaitwad Advocate

PUBLIC NOTICE

Structure bearing Proposed Redevelopment under D.C. Regulation 33 (7) of property on plot bearing C.S. No. 1713 Of Mahim Div., Final Plot No.2, Bearing Ward No.Gn-4689(2), Street No. 13, Situated At Dr. M.B. Raut Road, Mahim(West), Mumbai Known As "Radha Sadan", within the Registration District and Sub-District of Mumbai City. The property belongs to M/s. Nandkishor Homes Private Limited, Mr.Nilesh Shah (Director).The following are the list of the tenants / occupants of the structure referred herein above.

Sr. No.	Name of Tenant/s	Name of Occupant/s	Floor	Shop / Room
GROUND FLOOR				
1	Nehal M. Parikh & Neepa M. Parikh	Nehal M. Parikh & Neepa M. Parikh	Gr.	1
FIRST FLOOR				
2	Nandkishor Homes Private Limited (Owner occupied)	Nandkishor Homes Private Limited	1st	2
SECOND FLOOR				
3	Nandkishor Homes Private Limited (Owner occupied)	Nandkishor Homes Private Limited	2nd	3

If any one has objection for redevelopment of the above mentioned list. The same may be made known to us at the under mentioned address within 15 days of the publication of this Notice.

M/s. Nandkishor Homes Private Limited
Address : 2nd Floor, Wadala Udyog Bhavan, Naigaon X Road, Wadala, Mumbai- 400031.

तुझी..माझी.. हिची अन् सर्वाची एकच पसंद



www.navshakti.co.in

PUBLIC NOTICE

The Notice is hereby given to the public that we have been instructed to investigate the title of MR. TEJAS PRAKASH DHARIA, having address at Ground Floor, A 1 Plot No. 28, Samrat Apartment, Juhu Tara Road, Santacruz West, Mumbai 400054 ("Owner") with respect to the Scheduled Property.

The said Owner has informed us that he has absolute owner of Property No.1 and 3 and has acquired undivided 62.5% share in Property No.2 and the remaining 37.5% share in Property No.2 belongs to (i) Mohini Mahesh Sambhu alias Shambhu, (ii) Mohit Mahesh Sambhu alias Shambhu and (iii) Manish Mahesh Sambhu alias Shambhu.

And therefore any person having or claiming to have any right, title, interest to or in the scheduled property or in any part thereof (save and except the rights of the tenants/occupants respect of their respective premises in the "Shanti Niwas, Kaldas Building and Popat Building") or any claim by way of or under or in the nature of any agreement, license, mortgage, sale, lien, gift, trust, inheritance, charge, etc. should inform to the undersigned within **Fourteen days** from the date of publication of this notice with necessary supporting evidence of his/her claim. If objection is not received within Fourteen days it will be presumed that no such claim exists and the title of the Owner to the scheduled property will be certified accordingly.

SCHEDULE 1 OF THE PROPERTY

ALL THAT piece and parcel of plot of land or ground measuring 96.99 sq. mtrs. bearing C.S. No.249 of Girgaon Division, District – Mumbai City alongwith the structures standing thereon situate at 42, Cow Lane, Girgaon, Mumbai – 400 004 and bounded as follows

On or towards the West : By Cow Lane

On or towards the East : By Plot bearing C.S. No. 252

On or towards the North : By Plot bearing C.S. No. 250

On or towards the South : By Plot bearing C.S. No. 248

SCHEDULE 2 OF THE PROPERTY

ALL THAT undivided 62.5% share in piece and parcel of plot of land or ground measuring 135.92 sq. mtrs. bearing C.S. No.250 of Girgaon Division, District – Mumbai City alongwith the structures standing thereon situate at 42, Cow Lane, Girgaon, Mumbai – 400 004 and bounded as follows

On or towards the West : By Cow Lane

On or towards the East : By Sweepers Passage

On or towards the North : By Plot bearing C.S. No. 251

On or towards the South : By Plot bearing C.S. No. 249

SCHEDULE 3 OF THE PROPERTY

ALL THAT piece and parcel of plot of land or ground measuring 145.48 sq. mtrs. bearing C.S. No.251 of Girgaon Division, District – Mumbai City alongwith the structures standing thereon situate at 42, Cow Lane, Girgaon, Mumbai – 400 004 and bounded as follows

On or towards the West : By Private Passage


On or towards the East : By Cow Lane

On or towards the North : By Borhat Lane

On or towards the South : By Property of Baburao Joshi

Dated this 21st day of January, 2023

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



Finance Limited

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001.
Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Bangalore Branch :- PNB Housing Finance Limited, Ground Floor Property Bearing no. 5, Mathurshree Arcade, 100 ft Ring Road 1st Phase, 2nd stage BTM Layout, Bangalore – 560076

Pune Branch :- PNB Housing Finance Ltd., Office No. 302, 3rd Floor, Gheevala complex, Station Road, Chinchwad, Pune, Maharashtra – 411019

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 15/01/2023.

Whereas, the PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") had issued Demand Notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc.

Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors.

Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. **FURTHER**, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sr. No.	Loan Account No.	Name/ Address of Borrower and Co-Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
1.	HOU/CHE/0416/281 974 B.O., Bangalore	Mr./Ms. Memon Rizwan Ismail No.28/739, Nuru Nagar Kurta East, Mumbai, Maharashtra - 400024, India, Emirates Neon Group, PO Box 5975 Indr Area Sharjah, Dubai, United Arab Emirates No.14, Al Majaz Bld, 3rd Floor, United Arab Emirates	Mr.Rehan Ismail Memon No.28/739, Nuru Nagar Kurta East, Mumbai, Maharashtra - 400024, India	506.5, Tower 7, Anantya, CTS No.200 (Part)of Village Wadhavali, Talukur, Chembur, Mumbai -400074, Near Ashok Nagar, Mumbai, Maharashtra, India-400074	15-12-2022	Rs. 1739737.36 (Rupees Seventeen Lakh Thirty Nine Thousand Seven Hundred Thirty Seven and Thirty Five Paisa)As On 15-12-2022
2.	HOU/PUN/0116/259 719 B.O., Pune	Mr./Ms. Rahul Keshavn Mishra & Mr./Ms. Rekha Rahul Mishra No.404, Gaurav Manthan-3, Mira Bhayander Rd., Mira Rd Thane, Mumbai, Maharashtra- 401107, No.597-684, Dubai Investment Park-2, P.O Box 211154 Dubai, United Arab Emirates	NA	103.3, Building A1, Playtor Peud A, Gat No.222 to 226/230 Near, Tahsilador Office, Paud Gaon Mulshi, Pune, Maharashtra, India-412108	15-12-2022	Rs.2535073.03 (Rupees Twenty Five Lakh Thirty Five Thousand Seventy Three & Three Paisa) As On 15-12-2022
Place : Mumbai, Dated : 21-01-2023				Sd/- Authorized Officer, for PNB Housing Finance Limited		



Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683807, 43683808, Email: armbom@bankofbaroda.co.in

Sale Notice For Sale Of Immovable and Movable Properties
***APPENDIX-IV-A [See proviso to Rule 6 (2) & (6)]**

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable and Movable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of the dues in below mentioned accounts. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/E-Auction date & Time, EMD and Bid Increase Amount are mentioned below:


Sr/ Lot No.	Name & Address of Borrower/s/ Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of e-Auction - Start Time to End Time 3.Last date and time of submission of Bid.	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	1. EMD deposit Account No. 2 IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Constructive/ Physical) 2. Property Inspection date 3. Time
1	Mis PR Packing Service (Borrower) 1st Floor, Pashwan CHSL, K.D Road, Vile Parle West Mumbai-400056 Mr. Patikh D Bhansali (Partner / Guarantors) Mr. Parth D Bhansali (Partner / Guarantor) Mrs. Rekha D Bhansali (Guarantor) R0 Flat No. 501, 5 th Floor, Daffodil CHSL, Plot No. 49, CTS No. 484/A-13, Gulmohar Cross Road, North Ita Nala JVPD Scheme, Juhu, Mumbai 400049	All that piece and parcel of Residential property of Flat No. 501 measuring 1033 Sq.ft. of Carpet Area on the 5 th floor in the building known as "Daffodils" along with one lift car parking slot no.5 measuring 100 Sq. ft. and one open car parking slot no.14 measuring 100 Sq. ft. in the compound of the said building, then being constructed on Plot No.49 of JVPD scheme and bearing C.T.S. No. 484-A/13 of Village Vile Parle West, Taluka-Andheri, Off Gulmohar Road, Juhu Mumbai-400 049 in the joint ownership of Mr. Patikh Dhananjay Bhansali and all legal heirs of deceased Mr. Dhananjay Amal Bhansali i.e. Mr. Patikh Dhananjay Bhansali, Mr. Parth Bhansali and Mrs. Rekha D Bhansali, bounded as under: North: Permal CHSL Ltd. East: Building South: Road & Sate Park West: Building then Gulmohar Road No.1 Encumbrance known to bank: Nil	Total Dues-Rs. 186700548.27/- as on 29.04.2021 Plus interest and cost from 30.04.2021 less recovery upto date	1. 09.02.2023 2. 1300 Hrs to 1500 Hrs 3. 08.02.2023 and 17.00 Hrs	1) Rs 406.80 lakh 2) Rs 40.68 lakh 3) Rs 1.00 lakh	1. 103830200001231 2. BARB0BALBOM (Firm Character Zero) 3. Ballard Estate	1. Symbolic 2. 03.02.2023 3. 01.00 Pm to 05.00 Pm
2	M/S Twins Steel India (Proprietor - Mrs. Bhavna Bharat Shah) Shop No-9, 142/F, Lalbaha Haveli, Opp. Sarvodaya Nagar, Bhuleshwar, Mumbai-400 022 M/S Triveni Industries Prop: Mrs. Bhavna Bharat Shah Factory Mahesh Kailash Patil Ground Near HDIL, Chandrashekhar Road, Virar East, Mumbai-401303 M/S Triveni Industries Prop: Mrs. Bhavna Bharat Shah Factory Mahesh Kailash Patil Ground Near HDIL, Chandrashekhar Road, Virar East, Mumbai-401303	All that piece and parcel of Industrial Unit No.201,202 and 203 2 nd floor measuring 3694 Sq.ft. on 143.18 Sq.mts (Built up area) and open terrace measuring 4432.50 Sq.ft. in 141.78 Sq.mts in the building known as Virar Industrial Estate constructed in NA land Bearing Survey No.187 (Old Survey No.42) Hissa No.12 (part) measuring 6070.30 Sq.mts lying being and situated at Village-Naring Near Panch Panyar Jivdani Temple Road, Virar East, Taluka-Vasai, Dist-Palghar (Formerly Dist-Thane) Pin-401303 belonging to M/S Trishla Steel Centre (Proprietor Mr. Bharat Rammikhal Shah). The property is bounded as under: On towards North: Open Plot On towards South: Jivdani Road On towards East: Jivdani Mandir On towards West: Gajanan Building Encumbrance known to bank: Nil	Total dues- Rs. 4,51,73,530.16 plus interest from 01.10.2018 & less recovery upto date	1. 09.02.2023 2. 1300 Hrs to 1500 Hrs 3. 08.02.2023 and 17.00 Hrs	1) Rs 147.50 lakh 2) Rs 14.75 lakh 3) Rs 1.00 lakh	1. 103830200001231 2. BARB0BALBOM (Firm Character Zero) 3. Ballard Estate	1. Physical 2. 03.02.2023 3. 01.00 Pm to 05.00 Pm
3	M/S Pratik International (Borrower) Jai Hind Estate, Building No. 1-B, 3 rd Floor, Flat No. 6, Dr. A.M. Road, Bhuleshwar, Mumbai 400022 Mr. Kailash Chand Bansal (Proprietor and Guarantor) Smt. Shashi Bansal (Guarantor) Flat No 904, 9 th Floor B Wing, Building No.2 Sumar Trinity Towers CHSL, New Prabhadevi Road, Prabha Dev, Mumbai 400025	All that piece and Parcel of Residential Property used as Commercial situated at 1-B, Jai Hind Building No. 1, 3 rd Floor, Flat No. 6, Dr. A.M. Road Bhuleshwar, Mumbai 400022 measuring 272 Sq. Ft (BUA) in the Name of Mr. Kailash Lal Kishore Bansal. The property is bounded as under: North: Jai Hind Estate Building No. 2 CHSL South: Khaj Gali East: Dr. AM Road West: Dena Bank (Now Bank of Baroda) Encumbrance known to bank: Nil	Total Dues-Rs. 34549221.96/- as on 31.03.2021 Plus interest and cost from 01.04.2021 less recovery upto date	1. 09.02.2023 2. 1300 Hrs to 1500 Hrs 3. 08.02.2023 and 17.00 Hrs	1) Rs 66.10 lakh 2) Rs 6.61 lakh 3) Rs 0.50 lakh	1. 103830200001231 2. BARB0BALBOM (Firm Character Zero) 3. Ballard Estate	1. Symbolic 2. 03.02.2023 3. 01.00 Pm to 05.00 Pm
4	M/S Jay bharat Gunny Company Office Address: 61/A, Dr. ATMARAM Merchant Road, Bhuleshwar, Mumbai-400 022 Unit Address Survey No. 2463/1/2, Shri. Hari Industrial Estate, Village- Dadra & Nagar Haveli (U.T.) i) Mr. Pratul J. Shah (Partner) ii) Mr. Lalit N. Vora (Partner) iii) Mrs. Mukta J. Vora (Partner) iv) Pallavi Pratul Vora (Guarantor) v) Jyoti Narendra Vora (Guarantor) Flat No. 47, Sagar Mahal, 65, Wakleshwar Road, Mumbai-400006	All that piece and parcel of Equitable mortgage of Residential Flat No. 47, 6 th floor, Sagar Mahal CHS LTD, on plot bearing CTS No. 295, 65 Wakleshwar Road, Mumbai-400006 measuring 625 sq.ft. and built up area 750 sq.ft. in the name of Mr. Pratul J. Shah & Mrs. Pallavi Pratul Vora. The property is bounded as under: On or towards North: Residential Building On or towards South: Asmihi Building On or towards East: Bacchini Nagar Road On or towards West: Road Encumbrance known to bank: Nil	Total Dues Rs. 1,88,26,280.20 (Rupees One crore Eighty eight lac Twenty six thousand two hundred sixty and Paise) Plus interest and cost from 10.02.2011 less recovery upto date	1. 09.02.2023 2. 1300 Hrs to 1500 Hrs 3. 08.02.2023 and 17.00 Hrs	1) Rs 397.00 lakh 2) Rs 39.70 lakh 3) Rs 1.00 lakh	1. 103830200001231 2. BARB0BALBOM (Firm Character Zero) 3. Ballard Estate	1. Symbolic 2. 03.02.2023 3. 01.00 Pm to 05.00 Pm
5	M/s Anubhav Iron & Sheet Traders (Borrower) Flat No. A/103, Rukaiya Palace, N B Marg, Somnawar bazar, Malad West, Mumbai-400064. Mr. Aslam Ismail Manihari Mr. Yar Mohammad Ismail Flat No. A/103, Rukaiya Palace, N B Marg, Somnawar bazar, Malad West, Mumbai-400064.	All that piece and parcel of Residential Property of Flat No A/103, measuring 585 Sq.ft. Built Up Area, on 1 st Floor, A-Wing, Rukiy Palace CHSL, Junction of Nanabhai Road and Somnawar Bazar Road, Malad (West), Mumbai-400 064, constructed on all that piece and parcel of land bearing Survey No. 388, Hissa No.2, and Survey No.389, Hissa No.8 and present City Survey No. 929 of village Malad, Taluka: Borivali, in the name of Aslam Ismail Bastiwala & Mr. Yar Mohammed Ismail Bastiwala bounded as under: East: Yoghini Apartment West: Fish Market North: Somnawar Bazar South: Jama Masjid Encumbrance known to bank: Nil	Total Dues- Rs.73464003/- Plus interest and cost from 17.12.2011. Less recovery upto date.	1. 09.02.2023 2. 1300 Hrs to 1500 Hrs 3. 08.02.2023 and 17.00 Hrs	1) Rs 55.95 lakh 2) Rs 5.60 lakh 3) Rs 0.50 lakh	1. 103830200001231 2. BARB0BALBOM (Firm Character Zero) 3. Ballard Estate	1. Symbolic 2. 03.02.2023 3. 01.00 Pm to 05.00 Pm

For detailed terms and conditions of sale, please refer visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://bob.auctiontiger.net/EPROC/> prospective bidders may contact the Authorised officer on Tel No.022-43683803 Mobile No. 8197230907

Date: 20.01.2023
Place: Mumbai



Sd/-
Authorised Officer
Bank of Baroda



Punjab National Bank

Circle Sastra, Mumbai Western 2nd Floor, Aman Chamber, Veer Savarkar Marg, Prabhadevi, Mumbai-400 025.
Phone No: 022-43434663
Email: cs4444@pnb.co.in

APPENDIX IV [See Rule 8 (I)]
POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of the Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 06.05.2021 calling upon the Borrower/Guarantor/Mortgagor Mr. Sudhir Sheshu Pojari & Mrs. Hema Sudhir Pojari to repay the amount mentioned in the notice being Rs 38,18,675.00/- (Rupees Thirty Eight Lakhs Eighteen Thousand Six Hundred Seventy Five Only) as on 31.03.2021 with Further interest and expenses thereon within 60 days from the date of notice/date of receipt of the said notice. The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 18th day of January, of the year 2023. The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount Rs 38,18,675.00/- (Rupees Thirty Eight Lakhs Eighteen Thousand Six Hundred Seventy Five Only) as on 31.03.2021 with further interest & expenses thereon until full payment. The Borrower Attention is invited to Provision of sub section (8) of section 13 of Act in respect of time available to redeem the secured assets

Description of Immovable Property

Flat No.604, D wing, Shree Ganesh Siddhi Co op Hsg Ltd, Sant Kabir Marg, Kokipada, Dahisar East, Mumbai- 400068

Sd/-
Authorised Officer
Punjab National bank

DATE: 18/01/2023
PLACE: Mumbai

Sd/-
Bhavesh R. Bhoir
(Advocate - High Court)
121, Rohidas Sadan, P. B. Road, Dahisar (West), Mumbai - 400 068.
Place: Mumbai Date : 21.01.2023

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



ADITYA BIRLA CAPITAL

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat – 362266
Branch Office- G Corporation Tech Park, Kasarvadavali, Ghodbunder Road, Thane -400607 (MH)

DEMAND NOTICE

(under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s.13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules).

Sr. No.	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice / as on Date
1	1. Anuj Mahendra Pratap Singh, 2. Jaya Anuj Singh, 3. Anuj Mahendra Pratap Singh C/o Auto Driver, SI.No.1 to 3 are R/o: Room No. 12, Basir Ahamed Chawl No 16, Gav Devi Road, Kaju Pada, Poisar, Kandivli (e), Maharashtra-400101, 4. Anuj Mahendra Pratap, 5. Jaya Anuj Singh, Plot No.30, 2nd Floor, Flat No.204, Navali Nagar Bhogole Pada, Mount View, Navali Road, S. No.131/a of Village Navali Palghar East, Thane, Maharashtra-401404. Loan Account No. LNMU06HLL-0120064756 & LNPAL0HL-0120064757.	08.01.2023	16-01-2023	Rs. 5,26,147.79/- (Rupees Five Lakh Twenty Six Thousand One Hundred Forty Seven and Seventy Nine Paisa Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 10.01.2023.
Description of Immovable property / properties mortgaged: All that piece and parcel of Flat No. 204, Having Carpet Area 29.85 Sq. Mtrs., an enclosed balcony area of 4.64 Sq. Mtrs., 02nd Floor, Mount View, Plot No. 30, Admeasuring 471 Sq. Mtrs., situated at Navali Nagar, Bhogole Pada, Navali Road, S. No.-131/a Of Village Navali, Palghar East, District-palghar, Mumbai, Maharashtra 401404, and bounded as: North: Agricultural Road, South: Plot No. 27 & Road, East: Plot No. 29, West: Plot No. 31 And Road.				
2	1. Balabhadra Shridhar Sahu, 2. Savitri Balabhadra Sahu, Both residing at: Nandivali Bhogar Road, Flat No. 203, 2nd Floor, Near St Thomas Convent School, Dombivli East, B Wing, Universal Chsl, Nandivali Village, Opp. Varad Sidvinayak Hall, Thane, Maharashtra 421201, 3. Balabhadra Shridhar Sahu, C/o Swasthi Caterers, House No. 37, Sambhaji Nagar, Kolghet Road, Opp Krishna Hotel, Thane, Maharashtra 400607, 4. Savitri Balabhadra Sahu, H Chawl, Ashok Nagar, Kotsheet Road, Near Mahashiv Mandir, Manorama Nagar, Thane West, Thane, Maharashtra 400607. Loan Account No. LNKAL0HL-11200076720 & LNKAL0HL-11200076721.	08.01.2023	16-01-2023	Rs. 12,04,164/- (Rupees Twelve Lakh Four Thousand One Hundred Sixty Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 11.01.2023.
Description of Immovable property / properties mortgaged: All that piece and parcel of Flat No. 203, On The 2nd Floor, B-wing, Admeasuring 466 Sq. Ft. Built up area of building known as "Universal Co-operative Housing Society Limited", Constructed On Land Bearing Survey No.71, Hissa No. P, Situated At Mouje Nandivali, Taluka Kalyan, Dist. Thane and within the Registration Dist. Thane and Sub-registration Dist. Kalyan, Thane, Maharashtra 421201, and bounded as: North: Chawl, South: St. Thomas Road, East: A-wing, West: Varad Vinayak Residency.				

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Sd/- Authorised Officer
(Aditya Birla Housing Finance Limited)

Date: 21.01.2023
Place: MUMBAI



AXIS BANK

Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.
Registered Office: "Trishul", 3rd Floor Opp. Samarsheshwar Temple Law Garden, Ellisbridge Ahmedabad – 380006.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Public notice for Sale/E -Auction of immovable properties (under SARFAESI Act read with proviso to Rule 8 (6) read with Rule 9 (1) of the Security Interest (Enforcement) Rules)

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 is mortgaged/charged to the secured creditor, the physical possession of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and no recourse basis on below mentioned date for recovery of the sum mentioned below due to the following secured creditors. The reserve price and the earnest deposit will be mentioned below. Please refer the appended auction schedule for necessary details:-

AUCTION SCHEDULE & LOAN DETAILS

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