

## Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.  
Virar East Branch : 405 To 408, 4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station, Virar - East, Palghar - 401305 (MH).

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

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) 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 AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s) / Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 20100004284 / Virar East Branch) Jayesh Ramesh Sawant (Borrower) Revati Ramesh Sawant (Co-Borrower)	All that part & parcel of Property bearing, Flat no 102, 1st floor, B Wing, Shree Ganesh Krupa CHS.LTD, Gymkhana Road, Sagari, Dombivai East 421203. Boundaries:- East: Flat No. 201, West: Flat No. 203 To 205 / Staircase, North: A-wing, South: Abhinav School	10-07-2024 & ₹ 14,11,875/-	07-04-2026

Place : Maharashtra  
Date : 10-04-2026  
Authorised Officer  
Aadhar Housing Finance Limited

**बैंक ऑफ इंडिया Bank of India BOI**  
Relationship beyond banking

**VERSOVA BRANCH:** Jay Prakash Road, Andheri (West), Mumbai - 400 058.  
E-mail: Versova.MumbaiNorth@bankofindia.bank.in

Annexure-A  
(To the Borrower(s) who has created any security interest over his/her/their assets/properties. Copy of this notice to be endorsed to the guarantor(s) who has not created any security interest over his/her/their assets/properties)  
By Speed Post  
Date: 27.03.2026

Ref No: BOI/VERSOVA/25-26/NPA/starmining1  
To, M/s Star Mining Infracore India Private Limited  
Regd. Office Address: 1/2 M K House, Safed Pool, Opp. Gupta Petrol Pump, Kurda Andheri Road, Sakinaka, Mumbai-400072.  
Sir,

### NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

At the request made by you, the Bank has granted to you credit facilities aggregating to an amount of Rs.4,00,00,000/- We give hereunder details credit facilities granted by us and the outstanding dues thereunder as on the date of this notice:-

Account No	Nature of Facility	Sanctioned Limit (Rs.)	Outstanding dues (Rs.) as on 27.03.2026
006130150000002	Cash Credit	4,00,00,000/-	86,00,082.21 (Eighty Six Lakh Eighty Two Rupees and Twenty One Paisa) + further interest and charges with effect from 28.03.2026

2. The aforesaid credit facilities granted by the Bank are secured by the following assets/securities (particulars of properties/assets charged to Bank) :-

- Hypothecation of Stock and Book debts (Present & Future) where about and Stock located at:
  - Plot No. N6/454, Saffire Building, Second Floor, Ballanta Bazar Road, Village- Nayanpalli, Bhubaneswar, Dist. Khorda, Odisha - 751012.
  - Plot No.424, Jarway Dhamda Road, Bhilai, Chhattisgarh - 490024.
- EQM of 1BHK residential flat admeasuring about 493.75sq.ft. carpet area, (54.96sq.mtrs built-up area) bearing Flat No.201, D-1 building, 2nd Floor, A Wing, Rani Palace Co-operative Housing Society Ltd, CTS No.33B, Situated at Village-Kurla-1, Taluka Kurda, Shamsuddin Nagar, A. K Road, Jari Mari, Kurda West, Mumbai-400072 in the name of Guarantor Mr. Abdul Majeed Khan.

3. As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as Non-Performing Asset with effect from 27.02.2026 in accordance with the directions/guidelines issued by the Reserve Bank of India.

4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of Rs.86,00,082.21 (Eighty Six Lakh Eighty Two Rupees and Twenty One Paisa) (Contractual dues up to the date of the notice) with further interest @ 8.50%p.a compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

5. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest and all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

6. The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.

7. If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunal/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.

8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, licence, gift, mortgage or otherwise.

9. The undersigned is a duly authorised officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.

10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

11. Please Note that our earlier 13(2) Notice dated 09.03.2026 served to you under SARFAESI Act 2002 since withdrawn.

Yours faithfully,  
Mrs. Khyati Verma  
Assistant General Manager  
Authorised Officer

Place: Mumbai  
Date: 27.03.2026  
cc: (Copy to both The Guarantors)

1) Mr. Abdul Majeed Khan  
Flat no - 204, A D-1, 2nd floor, A Wing, Rani Palace Co-operative Housing Society Limited, Shamsuddin Nagar, A. K Road, Jari Mari, Kurda West, Mumbai-400072, or  
Flat no - 201, A D-1, 2nd floor, A Wing, Rani Palace Co-operative Housing Society Limited, Shamsuddin Nagar, A. K Road, Jari Mari, Kurda West, Mumbai-400072.

2) Mr. Kausar Raza Khan  
Flat no - 7, Building No.08, B-Wing, Diamond CHS, Kapadia Nagar, CST Road, Kurda West, Mumbai - 400070.

Annexure-B  
(To guarantor(s) who has created security interest over his/her/their assets/property)  
By Speed Post  
Date: 27.03.2026

Ref No: BOI/VERSOVA/25-26/NPA/starmining1  
To, Mr. Abdul Majeed Khan  
Flat no - 204, A D-1 2nd floor, A Wing, Rani Palace Co-operative Housing Society Limited, Shamsuddin Nagar, A.K Road, Jari Mari, Kurda West, Mumbai-400072.  
Flat no - 201, A D-1 2nd floor, A Wing, Rani Palace Co-operative Housing Society Limited, Shamsuddin Nagar, A.K Road, Jari Mari, Kurda West, Mumbai-400072.

### NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

1. You are aware that the Bank has granted various credit facilities aggregating to an amount of Rs.4,00,00,000/- to M/s Star Mining Infracore India Private Limited (principal debtor), for which you stood as guarantor and executed letter of guarantee(s) dated 06.08.2025 guaranteeing the due repayment of the said amounts and all interest, cost, charges and expenses due and accruing thereon by the Principal Debtor. The details of various credit facilities granted by the Bank and the outstanding dues thereunder as on the date of this notice are as under:

Account No	Nature of Facility	Sanctioned Limit (Rs.)	Outstanding dues (Rs.) as on 27.03.2026
006130150000002	Cash Credit	4,00,00,000/-	86,00,082.21 (Eighty Six Lakh Eighty Two Rupees and Twenty One Paisa) + further interest and charges with effect from 28.03.2026

2. You are aware that you have undertaken liability under the said letter of GUARANTEE for repayment of various credit facilities granted by us to the said PRINCIPAL DEBTOR and you have secured the repayment of the said credit facilities by creating mortgage/charge in favour of the Bank on the following securities / your properties:- EQM of 1BHK residential flat admeasuring about 493.75sq.ft. carpet area, (54.96sq.mtrs built-up area) bearing Flat No.201, D-1 building, 2nd Floor, A Wing, Rani Palace Co-operative Housing Society Ltd, CTS No.33B, Situated at Village-Kurla-1, Taluka Kurda, Shamsuddin Nagar, A. K Road, Jari Mari, Kurda West, Mumbai-400072 in the name of Guarantor Mr. Abdul Majeed Khan.

3. As the principal debtor has defaulted in repayment of its liabilities, under the said facilities, we have classified his/her/its dues as Non-Performing Asset from 27.02.2026 in accordance with the directions or guidelines issued by the Reserve Bank of India.

4. We also inform you that in spite of our repeated demands/requests for repayment of the amounts due to Bank, the principal debtor/s has not so far paid the same. You, therefore, as guarantor/s became liable to pay the said dues.

5. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities to the Bank by paying to the Bank sum of Rs.86,00,082.21 (Eighty Six Lakh Eighty Two Rupees and Twenty One Paisa) (Contractual dues up to the date of the notice) with further interest @ 8.50%p.a compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which we will entirely at your risks as to costs and consequences exercise all or any of the powers under Section 13 of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

6. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest and all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

7. The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.

8. If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery action before Debts Recovery Tribunal/Courts for recovery of the balance amount due along with all costs etc. incidental thereto from you.

9. Please take note as per Sub Section (13) of the aforesaid Act after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, licence, gift, mortgage or otherwise.

10. The undersigned is a duly authorised officer of the Bank to issue this notice and to exercise powers under Section 13 of aforesaid Act.

11. Needless to mention that this notice is without prejudice to any other right or remedy available to the Bank.

12. Please Note that our earlier 13(2) Notice dated 09.03.2026 served to you under SARFAESI Act 2002 since withdrawn.

Yours faithfully,  
Mrs. Khyati Verma  
Assistant General Manager  
Authorised Officer

Place: Mumbai  
Date: 27.03.2026

## केनरा बँक Canara Bank

Canara Bank Building, 4th floor, Adil Marzban Path, Ballard Estate, MUMBAI- 400 001  
Email: cb2360@canarabank.com Tel:- 8655948054/8655948019 Web: www.canarabank.com

### SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. NOTICE is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below Described immovable properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on or before Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before Mentioned in Table by way of deposited in E-Wallet of M/s. PSB Alliance Private Limited (Banknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. Details of EMD and other documents to be submitted to service provider on or before before Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Date of E-Auction & Time:- 28.04.2026 (11.00 AM to 12.00 PM)  
Details of Emd & Other Documents to Be Submitted To Service Provider On Or Before - 27.04.2026 (Up To 5 P.m.)

Sr No	Name of the Borrower(S)/ Guarantors (S) / Mortgages	Outstanding As On	Details Of Secured Property /ies Area Is Sq.ft. (Possession Type)	Reserve Price
1	Ms. Babita Gupta, Vardhaman Sonal Venture,	Rs.60,16,392.06 (Rupees Sixty Lacs Sixteen Thousand Three Hundred Ninety Two and Paise Six Only), and interest thereon from 23.10.2025	Residential Flat bearing Flat No. 105 on the first floor admeasuring 55.76 Sq. Mtrs. Carpet Area, in "D-Wing", of the project known as "Versatile Valley" constructed on Land bearing Old Survey/Hissa No. 11/9, 13/-, 14/-, 15/-, 16/1A & 1B, New Survey/Hissa No. 12/9, 14/-, 15/-, 16/-, 17/1A & 1B situated at Village - Nilje, Taluka - Kalyan, District - Thane, within the limits of the Nilje Gram Panchayat. Possession Type:- Symbolic Date of Sale Notice:- 06.04.2026	Rs.49,66,000/- Rs.4,96,600/-

For further details may contact Mr. Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Ph. No.: 8655948054/8655948019 Mob - 9509913338) or Mr. Sunil Pratihast (Mob. No. 9511662963) may be contacted during office hours on any working day. The service provider Banknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172 / 829122020/9892219848/ 8160205051, Email: support.BANKNET@psballiance.com. / support.ekray@procure247.com.)  
Date : 06.04.2026  
Place : Mumbai

AUTHORISED OFFICER,  
CANARA BANK, ARM BRANCH

### POSSESSION NOTICE

Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodra, Gujarat - 390 007  
Corporate Office: ICICI Bank Towers, Bandra Kurla Complex, Bandra East, Mumbai 400051  
Branch Office: ICICI Bank Limited, ICICI Bank Tower, NBCC Place, Bhisam Pitamah Marg, Pragati Vihar, Lodhi Road, New Delhi - 110003.

### APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of ICICI Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules") issued a demand Notice dated December 16, 2025 under section 13(2) of the SARFAESI Act calling upon the Borrower/ M/s Choubey Transport Service ("the Borrower/ Firm"), Mr. Rohit Chandrakant Choubey and Mrs. Nitu Rohit Choubey (the "Security Provider") to repay the amount mentioned in the demand notice being of ₹ 6,99,24,869.67 (Six Crore Ninety Nine Lakh Twenty Four Thousand Eight Hundred Sixty Nine Rupees and Sixty Seven Paise Only) as on December 16, 2025 with further interest and incidental expenses, costs and other charges thereon with effect from December 17, 2025 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/Firm and the public in general that the undersigned being the authorized officer of ICICI Bank Limited has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the SARFAESI Act read with Rule 8 of the Security Interest (Enforcement) Rules on this 07th day of April, 2026

The Borrower and mortgagee 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 Ltd for an amount of ₹ 6,99,24,869.67 (Six Crore Ninety Nine Lakh Twenty Four Thousand Eight Hundred Sixty Nine Rupees and Sixty Seven Paise Only) as on December 16, 2025 with further interest and incidental expenses, costs and other charges thereon.

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

### Description of the Immovable Property

A. Particulars of immovable properties mortgaged as and by way of exclusive charge

- Plot No. 61, admeasuring 177.37 Sq. Mt. i.e. 1909.52 Sq. Ft., Nagpur Municipal Corporation, Khasra No- 110/3, 111, 111/2, 112/2 And 112/3, P H No- 7, Mouja Dabha Sheet No 103, City Surey No 325/24, Punjabrao Krushi Vidyaapeeth Kammchari Sahakari Gruh Nirman Shanshta Maryadit Dabha, Nagpur 440 023, Maharashtra.
- Plot No 258, admeasuring 135 Sq. Mt. i.e. 1453.06 Sq. Ft., Nagpur Municipal Corporation House No-997/A/258, Khasra No- 110/3, 111, 111/2, 112/2 And 112/3, P H No- 7, Mouja Dabha Sheet No 103, City Surey No 325/19, Punjabrao Krushi Vidyaapeeth Kammchari Sahakari Gruh Nirman Shanshta Maryadit Dabha, Nagpur-440 023 Maharashtra.
- Plot No 259, admeasuring 135 Sq. Mt. i.e. 1453.06 Sq. Ft., Nagpur Municipal Corporation House No-997/A/258, Khasra No- 110/3, 111, 111/2, 112/2 And 112/3, P H No- 7, Mouja Dabha Sheet No 103, City Surey No 325/20, Punjabrao Krushi Vidyaapeeth Kammchari Sahakari Gruh Nirman Shanshta Maryadit Dabha, Nagpur 440 023, Maharashtra.
- Plot No 260, Nagpur Municipal Corporation House No- 997/A/258, Khasra No- 110/3, 111, 111/2, 112/2 And 112/3, P H No- 7, Mouja Dabha Sheet No 103, City Surey No 325/19, Punjabrao Krushi Vidyaapeeth Kammchari Sahakari Gruh Nirman Shanshta Maryadit Dabha, Nagpur, Maharashtra
- Plot No 262, admeasuring 135 Sq. Mt. i.e. 1453.14 Sq. Ft., Nagpur Municipal Corporation House No-997/A/258, Khasra No- 110/3, 111, 111/2, 112/2 And 112/3, P H No- 7, Mouja Dabha Sheet No 103, City Surey No 325/19, Punjabrao Krushi Vidyaapeeth Kammchari Sahakari Gruh Nirman Shanshta Maryadit Dabha, Nagpur 440 023, Maharashtra.
- Plot No 263, admeasuring 135 Sq. Mt. i.e. 1453.14 Sq. Ft., Nagpur Municipal Corporation House No-997/A/258, Khasra No- 110/3, 111, 111/2, 112/2 And 112/3, P H No- 7, Mouja Dabha Sheet No 103, City Surey No 325/19, Punjabrao Krushi Vidyaapeeth Kammchari Sahakari Gruh Nirman Shanshta Maryadit Dabha, Nagpur - 440 023 Maharashtra.
- Plot No. 13 & 14, admeasuring 231.48 Sq. Mt. i.e. 2491.70 Sq. Ft. along with Multi-stored Bungalov Carpet Area 187.73 Sq.Mt. i.e. 2020.82 Sq.Ft. constructed area, Khasra No-38, CTS No.270, Sheet No.64, P H No- 7, Ward No.68, Himalaya Sunshine Layout, Mouza-Dabha, Nagpur - 440 023, Maharashtra

Within the limits of Nagpur Municipal Corporation, Tahsil and Dist. Nagpur and bounded as under together with all building and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Date: April 10, 2026  
Place: Maharashtra  
For ICICI Bank Limited  
Authorised Officer

## IDBI BANK LIMITED

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005.  
Branch Office: IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088. Tel No.9009911977, 9892202324

### E - AUCTION PUBLIC NOTICE PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See Proviso to Rule 8(6) & Rule 9(1))

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 proviso to Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of IDBI Bank Ltd. the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE" basis on 28-04-2026, for recovery of dues (details mentioned below) due to IDBI Bank Ltd. Secured Creditor from the Borrowers/Guarantors (details mentioned below). The reserve price and the earnest money deposit (EMD) are mentioned against each immovable properties as mentioned under.

S. No.	Borrower/Mortgagor & Loan Ac No.	Brief Description of Properties	Physical Possession Date	Loan Outstanding	Reserve Price	EMD	Inspection Date
1	MR GOVIND RAMAJI GHODAKE & MRS. RANI GOVIND GHODAKE (LAN : 0784675100003483, 0784675100003735)	Flat No.305, Third Floor, DIVINE HOME, Plot No.112, Sector-1, Vadghar, Pushpak Node, Near Mahatma Phule College, Panvel, Navi Mumbai, Maharashtra-410206 1 BHK with Carpet- 345 Sqft approx.	27-01-2026	Rs.40,08,431/- (plus further interest and expenses thereon w.e.f. 08-04-2026)	Rs. 30,00,000/-	Rs. 3,00,000/-	23-04-2026 (11 am - 2 pm)
2	MR.MANGESH NAMDEV HATE & MRS.MADHURI MANGESH HATE (LAN: 0189675100022428, 0189675100022516)	Flat No.04, Ground Floor, "RITU AASTHA CHS", Plot No. 17, Sector- R/5, Pushpak Node, Panvel, Navi Mumbai, Maharashtra-410206 1 RK with Carpet-204 Sqft approx.	26-11-2025	Rs.20,74,386/- (plus further interest and expenses thereon w.e.f. 08-04-2026)	Rs. 20,75,000/-	Rs. 2,07,500/-	24-04-2026 (11 am - 2 pm)

3 Sale of Bid/Tender Document : 10-04-2026 to 27-04-2026  
4 Last date of submission of Bid along with EMD : 27-04-2026 up to 4 pm  
5 Date and Time of e-Auction: 28-04-2026 from 11 am to 4 pm

6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. 7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act. 8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request. 9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law. 10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only. To the best of knowledge and information of the Authorized Officer, there are no other encumbrances on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on prior to submitting their bid. 11. The successful bidder will be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset. 12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088, on Mobile No.: 9009911977 or 9892202324 or 7021954882. Email : rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbibank.in. 13. Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.7021954882, Email : rahul.kulkarni@idbi.co.in at the above address in person during 10-04-2026 to 27-04-2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc. 14. This is 15 days notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan.

Place: Mumbai  
Date: 10.04.2026  
Sd/-Authorized Officer,  
IDBI Bank Limited

## TATA CAPITAL HOUSING FINANCE LTD.

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013  
CIN No. U67190MH2008PLC187552 Contact No. (022) 61827414

### POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, 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 a demand notice dated as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.

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 TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice. 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.

Loan Account No.: TCHHL0636000100089582/ TCHIN0687000100129590/ TCHIN0636000100089595  
Name of Obligor(s)/Legal Heir(s)/Legal Representative(s) : Mr. Deepak Gopichand Jagtap And Mrs. Ashabai Gopichand Jagtap  
Amount & Date of Demand Notice : Rs. 16,52,041/- (Rupees Sixteen Lakh Fifty Two Thousand And Forty One Only), 06.01.2026  
Date of Possession : 07.04.2026

Description of Secured Assets/Immovable Properties: All that piece of residential flat bearing No. 103, on the first floor, building No. C/19, Sector-VII, area admeasuring about 515 Sq. Ft. Built Up in the building known as "Lotus Srishti Hills Co-Op Housing Society Ltd.", Situated at Village Chikhlioli, Ambernath (West), Taluka Ambernath, District Thane, Maharashtra.

Loan Account No.: TCHHL0636000100068922/ TCHIN0636000100069694/ TCHIN0687000100127257/ TCHIN0687000100226171  
Name of Obligor(s)/Legal Heir(s)/Legal Representative(s) : Mr. Paresh Shridhar Pawar And Mrs. Jayashri Shridhar Pawar  
Amount & Date of Demand Notice : Rs. 10,07,196/- (Rupees Ten Lakh Seven Thousand One Hundred And Ninety Six Only), 06.01.2026  
Date of Possession : 08.04.2026

Description of Secured Assets/Immovable Properties: Residential Flat No. 01, on the Ground Floor of the Building Shri Hingad Aashiyana, admeasuring Carpet area of 269 Sq. Ft. constructed on the land Property Survey No. 21/1 at Village Bopole, Taluka Karjat, District Raigad.

Date: 10.04.2026  
Place: Mumbai  
Sd/-  
Authorised Officer  
For Tata Capital Housing Finance Limited

## FEDERAL BANK

YOUR PERFECT BANKING PARTNER  
Loan Collection & Recovery Department Mumbai Division  
The Federal Bank Limited, Loan Collection & Recovery Department - Mumbai Division, 134