



ARMB Mumbai City
U.B.I Tower, 6th Floor, 25, Sir P.M Road,
Fort, Mumbai- 400 001
Email: cs6041@pnb.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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 constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagee	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	ARMB Mumbai City Sh. Santosh Vishnu Patil (Borrower) Smt. Alka Santosh Patil (Co-Borrower)	FLAT NO.105, 1ST FLOOR, BUILDING NO.A/11, HOLY RESIDENCY, S.No.110 H.No.1(PT), VILLAGE TEMGHAR, TAL.BHIWANDI, THANA.	A) 03/08/2019 B) For HSG Loan- Rs.1,51,865.00 as on 31/07/2019 + further intt & other charges For OD- Rs.48,74,100.00 as on 31/07/2019 + further intt & other charges C) Dated: 06/11/2019 D) Physical	A) Rs.57,30,000.00 B) Rs.5,73,000.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
2	ARMB Mumbai City Mr. Bharat J. Poojari (Borrower)	Flat Premises No 02 on Ground Floor, admeasuring about 525.00 sq ft area (Built up) in the building named as VELENO APARTMENT in the project known as DELVYN APPEX to be constructed at Plot No 51, lying and situated at Survey/Gut No 150/51, Village Savroli (Budruk), Taluka:Shahapur, Thane-421601.	A) 11-12-2018 B) Rs.10,95,216.00 as on 30.11.2018 + further intt & other charges C) Dated: 29-12-2020 D) Physical	A) Rs.8,94,000.00 B) Rs.89,400.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
3	ARMB Mumbai City Mr. Kiran Bachoo Bhatia (Borrower) Mrs. Pooja Kiran Bhatia (Co-Borrower)	Flat No B-101, Monarch Solitaire, S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane, R S Thane 400601.	A) 11/08/2021 B) Rs.35,21,062.00 as on 30/09/2021 + further intt & other charges C) Dated: 14/02/2022 D) Physical	A) Rs.56,19,600.00 B) Rs.5,61,960.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
4	ARMB Mumbai City Mrs. Pooja Kiran Bhatia (Borrower) Mr. Kiran Bachoo Bhatia (Co-Borrower) All known & unknown legal heirs of Late Mr. Kiran Bachoo Bhatia	Flat No B-102, Monarch Solitaire, S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane, R S Thane 400601.	A) 09/10/2023 B) Rs.37,46,587.60 as on 30/06/2023 + further intt & other charges C) Dated: 16/02/2024 D) Physical	A) Rs.56,19,600.00 B) Rs.5,61,960.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
5	ARMB Mumbai City Mrs. Meena Gopal Ambhore (Borrower) Mr. Anand Namdevrao Dange (Co-Borrower)	All that piece & parcel of the property at Bungalow No 46A, Gate No 416 to 420, 423, 427, 709 Parvati Angan, Village Kudavalli, Murbad Taluka Thane Dist, Maharashtra-421401	A) 10/07/2019 B) Rs.37,98,557.50 as on 30/06/2019 + further intt & other charges w.e.f. 10/07/2019 C) Dated: 19/10/2019 D) Symbolic	A) Rs.33,60,000.00 B) Rs.3,36,000.00 C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
6	ARMB Mumbai City Miss Sonal Shivaji Dhande (Borrower) Sh. Siddhesh Shivaji Dhande	FLAT NO 04 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, BIH SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs.47,95,274.00 as on 30/09/2018 + further intt & other charges C) Dated: 17/11/2022 D) Physical	A) Rs.15,93,000.00 B) Rs.1,59,300.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
7	ARMB Mumbai City Miss Sonal Shivaji Dhande (Borrower) Sh. Siddhesh Shivaji Dhande	FLAT NO 05 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, BIH SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs.47,95,274.00 as on 30/09/2018 + further intt & other charges C) Dated: 17/11/2022 D) Physical	A) Rs.18,99,000.00 B) Rs.1,89,900.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
8	ARMB Mumbai City Mr. Dattatray Machhindra Chaudhari (Borrower)	Flat Premises No 2 admeasuring about 575 Sq Ft area (Builtup) in the building named as "Venessa Apartment" in the project known as "Delvyn Apex" situated at Village Savroli (Budruk), Taluka Shahapur, Dist Thane	A) 09/12/2020 B) Rs.23,34,944.00 as on 30/11/2020 + further intt & other charges C) Dated: 30/03/2021 D) Physical	A) Rs.10,35,000.00 B) Rs.1,03,500.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
9	ARMB Mumbai City Mr. Dattatray Machhindra Chaudhari (Borrower)	Flat Premises No 4 admeasuring about 550 Sq Ft area (Builtup) in the building named as "Venessa Apartment" in the project known as "Delvyn Apex" situated at Village Savroli (Budruk), Taluka Shahapur, Dist Thane	A) 09/12/2020 B) Rs.23,34,944.00 as on 30/11/2020 + further intt & other charges C) Dated: 30/03/2021 D) Physical	A) Rs.11,70,000.00 B) Rs.1,17,000.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
10	ARMB Mumbai City Mr. Narendra Singh Lakhbir Singh Gill Mrs. Paranjyoti Kaur Gill	Flat No 704, 7th Floor, B Wing, Vimal Park, Phase II Co-operative Housing Society, 30 Mohane Road, Village-Shahad, Kalyan West, Thane-421103	A) 13-04-2023 B) Rs.40,26,591.50 as on 13/04/2023 + further intt & other charges C) Dated: 08-10-2025 D) Symbolic	A) Rs.46,17,000.00 B) Rs.4,61,700.00 C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
11	ARMB Mumbai City Mr. Afaq Ahmed Nasir Ahmed (Borrower) Mrs. Farida Bani Afaq Ahmed (Co-Borrower)	All piece & parcel of Flat No 304, Third Floor, Holy Residency, Temghar B/H Hotel, Bhiwandi, Thane-421302 (563 Sq Ft)	A) 03/08/2019 B) Rs.34,98,000.00 as on 31/07/2019 + further intt & other charges C) Dated: 16/11/2019 D) Physical	A) Rs.41,04,000.00 B) Rs.4,10,400.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
12	ARMB Mumbai City M/s Foil & Home Products Pvt Ltd (Borrower) Sh. Rajesh Satyanarayan Sharma (Director) Smt. Nisha Rajesh Sharma (Director)	Plant & Machineries located at 1,2 & 4, Shree Shyam Estate, National Highway No 08, Village- Bapane, Taluka Vasai, Dist Palghar, Maharashtra 412028	A) 10/02/2021 B) Rs.7,38,03,130.55 as on 30/11/2021 + further intt & other charges w.e.f. 01/12/2021 C) Dated: 02/03/2022 D) Physical	A) Rs.32,46,000.00 B) Rs.3,24,600.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
13	ARMB Mumbai City Mr. Manoj Jagadhari Vishwakarma (Borrower)	All that piece & parcel of land or ground together with Building standing thereon being a piece of Land bearing CS No 1285 of Fort Division rent roll No 638, Situated at the Junction of the Manordas street & Dwarkadas cross lane, Opposite GPO, Fort Mumbai-01 admeasuring about Area-107 Sq Yards (89.47 Sq Mtrs approx) in the registration district of Mumbai & particularly described in the schedule herunder written-Flat bearing No 3 & 4 on 1st Floor, building known as "Vishnu Niwas" situated at all that piece & parcel of Land bearing CS No 1285 of Fort Division rent roll No 638, Situated at the Junction of the Manordas street & Dwarkadas cross lane, Opposite GPO, Fort Mumbai-01 admeasuring about 264 & 255 Sq Ft builtup respectively in the registration Dist of Mumbai.	A) 05/01/2021 B) Rs.74,31,930.86 as on 25/09/2019 + further intt & other charges w.e.f. 01/09/2019 C) Dated: 25/03/2021 D) Physical	A) Rs.1,26,03,000.00 B) Rs.1,26,03,000.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
14	ARMB Mumbai City Mr. Prakash Pravin Padhar (Borrower) Mrs. Manisha Pankaj Chauhan (Gaurantor)	All that piece & parcel of the Flat No 1102, I Wing, Bharat Arcade, Building No. 2 Sector Village Chikal Dongre, Taluka Vasai, Dist Palghar-401202 (642 Sq Ft)	A) 20/10/2018 B) Rs.28,20,059.00 as on 20/10/2018 + further intt & other charges w.e.f. 01/10/2018 C) Dated: 16/10/2021 D) Physical	A) Rs.30,43,000.00 B) Rs.3,04,300.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
15	ARMB Mumbai City Sh. Himmat Mujibhai Chudasama (Borrower) Smt. Mamta Himmat Chudasama (Co-Borrower) Smt. Manisha Pankaj Chauhan (Guarantor)	Flat no 1101, I wing Building No 2 Bharat Arcade Sector 3 Village Dongre Near Acropolis Arcade behind Brooklyn Park, Rustomjee Global City Virar West Vasai Palghar 401301 (642 Sq Ft)	A) 10/01/2019 B) Rs.28,21,445.00 as on 31/12/2018 + further intt & other charges w.e.f. 01/01/2019 C) Dated: 16/10/2021 D) Physical	A) Rs.37,56,000.00 B) Rs.3,75,600.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
16	ARMB Mumbai City Mr. Abhishek Anant Mayekar (Borrower)	Flat No 9, 1st Floor, "Venessa Apartment", of "Delvyn Apex" Plot No 48, Survey No 150, 151, Village Savroli Branch, Manas Mandir Road, Asangaon Taluka Shahapur, Dist Thane-421601 (Area-565 Sq Ft)	A) 09/04/2024 B) Rs.18,03,084.00 as on 31/01/2024 + Further intt & other charges C) Dated: 30/12/2024 D) Physical	A) Rs.9,60,500.00 B) Rs.96,050.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
17	ARMB Mumbai City Mrs. Sushma Manoj Vishwakarma (Borrower) Mr. Manoj Jagadhari Vishwakarma (Co-Borrower)	Residential Flat No 5, 1st Floor, Vishnu Niwas Building, Junction of Manordas Street, Opposite GPO, Dwarkadas Cross Lane, Fort Mumbai-400001 (206 Sq Ft)	A) 05-01-2021 B) Rs.6,45,900.62 as on 29/11/2019 + further intt & other charges w.e.f. 01/11/2019 C) Dated: 25-03-2021 D) Symbolic	A) Rs.64,59,000.00 B) Rs.6,45,900.00 C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
18	ARMB Mumbai City Mr. Shrikant Chandrakant Patil (Borrower) Mrs. Vanita Shrikant Patil (Co-Borrower)	EM of Flat No 4, First Floor Nirmal Apartment, CTS No 1070 A/B, Uran, Dist Raigad-400702	A) 09/07/2018 B) Rs.44,72,272.00 as on 09/07/2018 + further intt & other charges w.e.f. 01/07/2018 C) Dated: 17/11/2018 D) Physical	A) Rs.28,11,500.00 B) Rs.2,81,150.00 C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
19	ARMB Mumbai City M/s Spider Facilities Pvt Ltd (Borrower) Mr. Vikram Madhav Telang Mrs. Pratibha Ikram Telang	Basement Premises no 2, Canada Tower Apartment, Plot No 15, Below San Infotech & Near Saraswat bank, College Road, Sharanpur Tribhuk Link Road, Canada Corner, Sharanpur Gaonhan, Nashik, Maharashtra-422005	A) 14/03/2023 B) Rs.1,39,13,245.94 as on 28/02/2023 + further intt & other charges C) Dated: 08/08/2023 D) Symbolic	A) Rs.1,09,80,000.00 B) Rs.1,09,80,000.00 C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
20	ARMB Mumbai City Mr. Santosh Dattatray Pashlikar	Flat No 7, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane-421601	A) 09.12.2020 B) Rs.24,20,617.- as on 30.11.2020 + further intt & other charges C) Dated: 07.11.2025 D) Physical	A) Rs.14,74,200/- B) Rs.1,47,420/- C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
21	ARMB Mumbai City Mr. Santosh Dattatray Pashlikar	Flat No 8, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane-421601	A) 09.12.2020 B) Rs.24,20,617.- as on 30.11.2020 + further intt & other charges C) Dated: 07.11.2025 D) Physical	A) Rs.14,49,000/- B) Rs.1,44,900/- C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
22	ARMB Mumbai City Mrs. Sushma Shirish Kauthankar	Flat No 5, 1st Floor, Veleno Apartment, Plot no 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Taluka Shahapur, Dist Thane-421601	A) 25.08.2020 B) Rs.11,91,599/- as on 25.08.2020 + further intt & other charges C) Dated: 29.12.2020 D) Physical	A) Rs.14,49,000/- B) Rs.1,44,900/- C) Rs.25,000.00 D) Physical	28/04/2026 11:00 AM to 4:00 PM	Not Known
23	ARMB Mumbai City Mr. Prashant Pandirao Zope Mrs. Varsha Prashant Zope	No 301, 3rd floor, Bldg No. 2, B Wing, Rahul Excellence, Gut No. 11, Plot no 8 & 10, Morivali Village, Cabin road, Ambemath-(East), Thane-421503	A) 02.03.2024 B) Rs.66,68,334.29 as on 29.02.2024 + further interest & other charges C) Dated: 18.09.2025 D) Symbolic	A) Rs.39,70,000/- B) Rs.3,97,000/- C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
24	ARMB Mumbai City Mr. Prashant Pandirao Zope Mrs. Varsha Prashant Zope	No 302, 3rd floor, Bldg No. 2, B Wing, Rahul Excellence, Gut No. 11, Plot no 8 & 10, Morivali Village, Cabin road, Ambemath-(East), Thane-421503	A) 02.03.2024 B) Rs.66,68,334.29 as on 29.02.2024 + further interest & other charges C) Dated: 18.09.2025 D) Symbolic	A) Rs.28,42,000/- B) Rs.2,84,200/- C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
25	ARMB Mumbai City Mr. Manesh C Dode	Flat No 201, Mahalakshmi Complex, Sector 26A, Palm Beach Road, Koprivada, Vashi-400703	A) 05.07.2017 B) Rs.69,55,725.50 as on 30.06.2017 + further interest and other charges C) Dated: 01.01.2018 D) Symbolic	A) Rs.54,56,000/- B) Rs.5,45,600/- C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
26	ARMB Mumbai City Mr. Madhusudan Ghanshyam Parida	Flat No 102, Mahalakshmi Complex, Sector 26A, Palm Beach Road, Koprivada, Vashi, Dist-Thane-400703	A) 05.04.2017 B) Rs.36,43,562 as on 06.07.2017 + further interest & other charges C) Dated: 06.07.2017 D) Symbolic	A) Rs.67,05,000/- B) Rs.6,70,500/- C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known
27	ARMB Mumbai City Mr. Subhash Ramchandra Fansamkar	S No 301, Gat No 1925-A/2 (old S No 1925), Bungalow No 19, Shantinagar, Village-Lanja, Tal-Lanja, Dist - Ratnagiri 416712	A) 15.09.2025 B) Rs.1,85,72,390.70 as on 31.01.2026 + further interest & other charges C) Dated: 16.12.2025 D) Symbolic	A) Rs.92,89,000/- B) Rs.9,28,900/- C) Rs.25,000.00 D) Symbolic	28/04/2026 11:00 AM to 4:00 PM	Not Known

TERMS AND CONDITIONS

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.
- For detailed terms and conditions of the sale, please refer www.baanknet.com and www.pnbindia.in
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudhadre-9423743110, Rijnvan Ali - 7768941256
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note: Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues. Past/ present/ Future.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 04.04.2026
Place: Mumbai

Sd/-
Authorized Officer,
Punjab National Bank



Corporate Office/ Branch Office: ICICI Bank Limited, ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051
Regd. Office: ICICI Bank Limited, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat, Pin - 390 007

PUBLIC NOTICE - TENDER CUM AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction cum Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules), is hereby given to the public in general and in particular to the Borrower, Mortgagor(s) and Guarantor(s) that the below mentioned immovable property(ies) (Secured Asset) mortgaged / charged to the ICICI Bank Limited (Bank/Secured Creditor), the Possession of which has been taken by the Authorised Officer of the Bank, will be sold on "As is where is", "As is what is", "Whatever there is" and "without any recourse basis" as per the brief particulars given in the table hereunder. Offers are hereby invited from interested persons/participants, through e-auction, to be submitted in accordance with the terms and conditions mentioned herein below.

S.No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price		Date and Time of Property Inspection	Date & Time of E-Auction
				EMD / Bid Increase Amount	Earnest Money Deposit		
(A)	(B)	(C)	(D)	(E)	(F)	(G)	
1.	Tikamdas Jewellers Private Limited (Borrower), Mr. Prakash Pahuja, Mr. Rishabh Pahuja, Mrs. Deepika Pahuja & Mr. Chirag Pahuja (the "Guarantors/Providers")	Property Being Flat No. 1302 Admeasuring 1292 Sq. Feet (Rera Carpet Area) on 13th Floor of The Building Known As White Rose of The Old Society Known As White Rose Co-op. Housing Society Ltd Along With Two Car Parking Spaces In Building Situated At 4 - Perry Road, Bandra (West), Mumbai-400 050 Constructed on All That Piece And Parcel of Land Lying Being And Situate At Land Bearing Cts No. C / 550 S.n, 249 (Part) of Village Bandra Taluka Borivali In The Registration District And Sub - District of Mumbai Suburban And Within Limits of Municipal Corporation of Gr. Mumbai,	₹. 12,84,48,498.32 (As on March 30, 2026)	₹. 12,50,00,000/- ₹. 1,25,00,000/-	April 18, 2026 Between 11:00 A.M. To 03:30 P.M.	May 08, 2026 @ 02:00 P.M. Onwards ₹. 1,00,000/-	

The Borrower, Mortgagors and Guarantors are given last chance to repay the total outstanding dues as mentioned in column D above together with further contractual interest thereon. The said dues are required to be paid on or before May 08, 2026 before 11.00 AM to redeem the Secured Assets, failing which the Secured Assets will be sold as per the schedule mentioned in the table above.

TERMS & CONDITIONS

- The e-auction cum sale will strictly be on the terms as mentioned herein and will be conducted through ICICI Bank's approved auction service providers having URL <https://disposalhub.com> under the supervision of the Authorized Officer. For any clarifications with regard to inspection, terms and conditions of the auction or submission of tenders, kindly contact Authorized Officer, Mr. Jignesh Shelani, ICICI Bank Limited at +91 75748 21846 or write at jignesh.shelani@icici.bank.in
- The E - Auction cum tender documents containing online e-Auction bid form, Declaration, General terms & conditions of online auction sale are available at "<https://disposalhub.com>" as well as with the Authorized Officer.
- EMD by way of Demand Draft favoring "ICICI Bank Limited", payable at Mumbai, Auction Registration cum Bid form and other KYC documents should be submitted at Bank's Branch office situated at ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 till May 06, 2026 by 05.00 PM. Auction Registration cum Bid forms received after the due date/time and without EMD/KYC documents shall be rejected summarily.
- After submission of Bids/Offers/EMDs, bidders are not allowed to withdraw the Bid forms/EMD till completion of e-auction. The Authorized Officer has absolute right and discretion to accept or reject any bid or postpone/withdraw the e-auction without assigning any reason.
- In case there is any discrepancy between the publication of sale notice in English & vernacular newspapers, then in such case the English publication will supersede the vernacular publication and it shall be considered as the final copy, thus removing the ambiguity.

Statutory 30 days Sale notice under Rule 8(6) of the Rules

The Notice(es) including the Borrower/Guarantors/Mortgagors/offer again hereby notified to pay the sum as mentioned above along with up-to-dated interest and ancillary expenses before the date of e-auction, failing which the secured asset will be auctioned/sold and balance dues, if any will be recovered with interest and cost. If auction fails due to any reasons whatsoever, the Bank would be at liberty to sell the above secured asset through private treaty or any other means without any further notice to the Notice(es) including the Mortgagors as per the provisions mandated under SARFAESI Act and the Rules thereunder.

Date: April 04, 2026
Place: Maharashtra
Sd/-
Authorized Officer
ICICI Bank Limited



Regd. Office - 2504, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, Maharashtra Email: customerscare@arkaholdings.com
CIN Number- U65993MH2018PLC308329 Contact No. 022 40471000 Mobile No. 9930253972

[SALE NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTIES]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to 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) that pursuant to physical possession of the secured asset mentioned hereunder by the Authorized Officer of ARKA FINCAP LIMITED (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and