

APPENDIX IV-A
Sale Notice for sale of Immovable Property
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 6(6) and 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 Property mortgaged to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)** [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" basis on 30.05.2026 from 05.00 P.M. to 06.00 P.M. for recovery of Rs. 25,31,816/- (Rupees Twenty Five Lakh Thirty One Thousand Eight Hundred Sixteen only) pending towards Loan Account No. HLLTHN00305429, by way of outstanding principal, arrears (including accrued late charges) and interest till 05.05.2026 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. 06.05.2026 along with legal expenses and other charges due to the Secured Creditor from **Prakash Dhondju Pandirkar and Naresh Prakash Pandirkar**.

The Reserve Price of the Immovable Property will be Rs. 11,53,800/- (Rupees Eleven Lakh Fifty Three Thousand Eight Hundred only) and the Earnest Money Deposit ("EMD") will be Rs. 1,15,380/- (Rupees One Lakh Fifteen Thousand Three Hundred Eighty only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT No. 304, 3RD FLOOR, TYPE B - 1, BUILDING No. 36, PODDAR NAVJEEVAN, NEW SURVEY NO. 172/5, OLD SURVEY NO. 208/5, SITUATED IN VILLAGATEGAON SHAHPUR, DIST. -THANE - 421601, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-691010, +91 7085451024; E-mail id : auctionhelp@sammancapital.com. For bidding, log on to www.auctionbazaar.com.

Date : 05.05.2026
Place : THANE

sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
INDIABULLS HOUSING FINANCE LTD.)

Thane Municipal Corporation, Thane
PUBLIC WORKS DEPARTMENT
TENDER NOTICE

On line tender is invited "Under Special Government Fund (Construction of protective walls around such areas to prevent encroachment on government lands)" by Thane Municipal Corporation for the One work for Construction of RCC protective wall and other ancillary works on the government land reserved for the school along the cemetery road in Ward No. 30 under Mumbra Ward Committee. Contractor against those penal action or deregistration action has been taken/ initiated by any Government/semi Government organization/ Public sector undertakings / Corporation /ULB, etc will not be allowed to participate in these tenders. The Tender Notice and tender forms will be available on websites https://mahatenders.gov.in from date 13/05/2026 to 20/05/2026 On-line tender shall be received on the website https://mahatenders.gov.in upto 16.00 hrs. on or before date 20/05/2026 and will be opened on date 21/05/2026 at 16.00 hrs. if possible.

TMC/PRO/PWD-HQ/138/2026-27 SD/-
Dt. 12/05/2026 Dy. City Engineer,
Pls visit our official web-site Thane Municipal Corporation
www.thanecity.gov.in

PUBLIC NOTICE
NOTICE is hereby given that **M/s. Uttam Gems P. Ltd. and M/s. Srinik Diamond Pvt. Ltd.**, members of "Panchratna Co-operative Housing Society Limited" intend to sell their office Premises No. 135-C on the 1st floor of Panchratna building, Opera House, Mumbai-400 004 and 10 equity shares of Rs. 500/- each bearing distinctive No. 5936 to 5940 and 8276 to 8280 as comprised in Share Certificate No. 1190 and 1265 issued by the Panchratna Co-operative Housing Society Limited, to our clients.

Any person having any objection for sale or claiming any rights in the within referred Premises and said Shares by way of sale, exchange, gift, mortgage, charge, trust, possession, inheritance, lease, lien, attachment or otherwise however is hereby required to make the same known in writing with proof thereof, to the undersigned having office at 301-A, Aman Chambers, Opera House, Mumbai-400 004 within 10 days from the date hereof. If no claims are received then sale will be completed and claims if any will be considered as waived.

For NARAYAN GANDHI & CO.
Chartered Accountants
sd/-
(N.C. GANDHI)
Proprietor.

Place: Mumbai
Date: 13/05/2026

PIRAMAL FINANCE LTD.
CIN: L65910MH1984PLC032639
Registered Office: Unit No.-801 6th Floor, Piramal Armiti Building, Piramal Agastya Corporate Park, Karami Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070, T-91 22 3802 4000
Office: Om Plaza, 3rd Floor, Opposite Railway Station, Kandivali (West), Mumbai 400067
E-Auction Sale Notice-Physical Subsequent Sale
Contact Person: 1. Savita Yadav - 9819967121, 2. Chandan Sakhalakar - 9820407168, 3. Anurag Mishra - 8291899173

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis", Particulars of which are given below:

Loan Code/ Branch/ Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address - final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (06-05-2026)	Date of Inspection (Between 11:00 AM to 04:00 PM)
Loan Code No.: 20500041781 & 20500043786 Mumbai - Dahisar (Branch), Akbar I (Borrower), Nazneen A Madraswala (Co-Borrower 1)	Dt: 16-06-2021, Rs. 11,03,918/-, (Rs. Eleven Lakh Three Thousand Nine Hundred Eighteen Only) & Dt: 16-06-2021, Rs. 5,34,614/-, (Rs. Five Lakh Three Hundred Fourteen Only)	All The Piece And Parcel Of The Property Having An Extent - Shop No. A/1, 3rd Floor, Rashmi Park Chsl, S.V. Road, Near Sonal Park, Bhandayard East Thane Maharashtra - 401105	Rs. 15,00,000/- (Rs. Fifteen Lakh Only)	Rs. 1,50,000/- (Rs. One Lakh Fifty Thousand Only)	Rs. 23,45,060/- (Rs. Twenty Three Lakh Forty Five Thousand Sixty Only) & Rs. 6,07,993/- (Rs. Six Lakh Seven Thousand Nine Hundred Ninety Three Only)	15-05-2026
Loan Code No.: 05000023975 & 05000028310 Mumbai - Bandra (Branch), Chandan Umashankar Jha (Borrower), Shila Kumari Jha (Co-Borrower 1)	Dt: 26-11-2019, Rs. 16,18,650/-, (Rs. Sixteen Lakh Eighteen Thousand Six Hundred Fifty Only) & Dt: 27-12-2018, Rs. 3,32,270/-, (Rs. Three Lakh Three Hundred Twenty Seven Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No.201, 2nd Flr. A-Wing, Sai Prerna Chsl, Shivaji Chok, Nr. Loda Heven, Off Kalyan Hill Road, Dombivali East, Thane Maharashtra - 421203	Rs. 20,90,000/- (Rs. Twenty Lakh Ninety Thousand Only)	Rs. 2,09,000/- (Rs. Two Lakh Nine Thousand Only)	Rs. 42,15,731/- (Rs. Forty Two Lakh Fifteen Thousand Seven Hundred Thirty One Only) & Rs. 9,62,263/- (Rs. Nine Lakh Sixty Two Thousand Two Hundred Sixty Three Only)	15-05-2026
Loan Code No.: 05000015341, Mumbai - Bandra (Branch), Dharamlal Advesh Pasi (Borrower), Two Avdesh Dulare Pasi (Co-Borrower 1)	Dt: 17-05-2021, Rs. 12,18,997/-, (Rs. Twelve Lakh Eighteen Thousand Nine Hundred Ninety Seven Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No.202, 2nd Floor, Type-A3 Kalam Road, Opp Madhusudan New Petrol Pump Badlapur East Thane Maharashtra - 421501	Rs. 25,20,000/- (Rs. Twenty Five Lakh Twenty Thousand Only)	Rs. 2,52,000/- (Rs. Two Lakh Fifty Two Thousand Only)	Rs. 25,54,738/- (Rs. Twenty Five Lakh Fifty Four Thousand Seven Hundred Thirty Eight Only)	20-05-2026
Loan Code No.: 04500003449, Thane - Naupada (Branch), Dinesh Mahesh Tripathi (Borrower), Suman Dinesh Tripathi (Co-Borrower 1)	Dt: 19-12-2019, Rs. 13,15,080/-, (Rs. Thirteen Lakh Fifteen Thousand Eight Hundred Only)	All The Piece And Parcel Of The Property Having An Extent - Plot No.48, Sapphire Villas, Shelavali Village, Near Sherwa Village, State Highway No.44, Shahapur Thane Maharashtra 421601	Rs. 8,20,000/- (Rs. Eight Lakh Twenty Thousand Only)	Rs. 82,000/- (Rs. Eighty Two Thousand Only)	Rs. 7,96,102/- (Rs. Seven Lakh Ninety Six Thousand One Hundred Two Only)	18-05-2026
Loan Code No.: 05000020044, Mumbai - Bandra (Branch), Ganesh Mahadev Patil (Borrower), Rupali Ganesh Patil (Co-Borrower 1)	Dt: 16-06-2021, Rs. 11,15,488/-, (Rs. Eleven Lakh Fifteen Thousand Four Hundred Eighty Eight Only)	All The Piece And Parcel Of The Property Having An Extent - Plot No.10, Madhusudan Blossom, Near Chandrapur Village, Mhasekal Road, Opp Madhusudan Heritage Road Opp Madhusudan Heritage Murbad Thane Maharashtra - 421401	Rs. 11,40,000/- (Rs. Eleven Lakh Forty Thousand Only)	Rs. 1,14,000/- (Rs. One Lakh Fourteen Thousand Only)	Rs. 22,41,179/- (Rs. Twenty Two Lakh Forty One Thousand One Hundred Seventy Nine Only)	19-05-2026
Loan Code No.: 05000003189, Mumbai-Fort (Branch), Janardan Rajaram Musale (Borrower), Anita Janardan Musale (Co-Borrower 1)	Dt: 17-01-2018, Rs. 14,96,080/-, (Rs. Fourteen Lakh Ninety Six Thousand Eight Hundred Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 206, 2nd Floor, Bldg No. 1, Ring A, B K Nagar, Opp.Kalyan Murbad Rd, Behind Navdurga Dhaba, Mumbai, Thane-401401 Maharashtra	Rs. 13,10,000/- (Rs. Thirteen Lakh Ten Thousand Only)	Rs. 1,31,000/- (Rs. One Lakh Thirty One Thousand Only)	Rs. 43,84,602/- (Rs. Forty Three Lakh Eighty Four Thousand Six Hundred Two Only)	15-05-2026
Loan Code No.: 06900008991, Thane - Kalyan (Branch), Laxmi Nameet Koll (Borrower), Nameet Narayan Koll (Co-Borrower 1)	Dt: 29-04-2023, Rs. 27,84,819/-, (Rs. Twenty Seven Lakh Eighty Four Thousand Eight Hundred Nineteen Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No 101, 1st Floor, B Wing, Jyoti Basera, Nr. Evershine City Last St Evershine City Rd, Achole Vasai East Thane Maharashtra - 401209	Rs. 23,10,000/- (Rs. Twenty Three Lakh Ten Thousand Only)	Rs. 2,31,000/- (Rs. Two Lakh Thirty One Thousand Only)	Rs. 42,96,335/- (Rs. Forty Two Lakh Ninety Six Thousand Three Hundred Thirty Five Only)	18-05-2026
Loan Code No.: 18800001328, Mumbai - Nallasopara (Branch), Milind Manohar Shinde (Borrower), Avanti Vilas Pednekar (Co-Borrower 1)	Dt: 27-04-2021, Rs. 29,61,728/-, (Rs. Twenty Nine Lakh Sixty One Thousand Seven Hundred Twenty Eight Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 202, 2nd Flr, Bldg No.9 Brooklyn Park, Ekta Parkville Nr. Acropolis, Chikhaldongre Virar West, Palghar Thane Maharashtra - 401303	Rs. 28,60,000/- (Rs. Twenty Eight Lakh Sixty Thousand Only)	Rs. 2,86,000/- (Rs. Two Lakh Eighty Six Thousand Only)	Rs. 58,42,095/- (Rs. Fifty Eight Lakh Forty Two Thousand Nine Hundred Fifty Five Only)	16-05-2026
Loan Code No.: 1620000764, Thane - Kalyan (Branch), Nagesh Chandish Savaraj (Borrower), Venkatesh Chandish Shrivastava (Co-Borrower 1)	Dt: 22-11-2021, Rs. 13,83,949/-, (Rs. Thirteen Lakh Eighty Three Thousand Nine Hundred Forty Nine Only)	All The Piece And Parcel Of The Property Having An Extent - Shop No-01, Grd Floor, Sum Shivam No.201, Mansarovar Complex, Near Vardaveji Bhandari Thane Maharashtra - 421302	Rs. 13,30,000/- (Rs. Thirteen Lakh Thirty Thousand Only)	Rs. 1,33,000/- (Rs. One Lakh Thirty Three Thousand Only)	Rs. 28,88,186.7/- (Rs. Twenty Eight Lakh Eighty Eight Thousand One Hundred Eighty Six Only And Seventy Paise)	18-05-2026
Loan Code No.: M0089469, Thane - Naupada (Branch), Rafiq Mohammad Nizamuddin Shaikh (Borrower), Saimun Nisha (Co-Borrower 1)	Dt: 10-01-2023, Rs. 25,70,073/-, (Rs. Twenty Five Lakh Seventy Thousand Seven Hundred Three Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No 403 Floor 4th Area Adm 451 Sq Ft/Carpet/Built Up Building Name Aditya Apartment Situated At Village Bapasi Sahad East Taluka Kalyan Thane Mh Landmark - Near Sarika Hotel Pin: 421103 State: Mh Country: India	Rs. 10,20,000/- (Rs. Ten Lakh Twenty Thousand Only)	Rs. 1,02,000/- (Rs. One Lakh Two Thousand Only)	Rs. 37,26,362/- (Rs. Thirty Seven Lakh Twenty Six Thousand Three Hundred Two Only)	18-05-2026
Loan Code No.: 05000023145, Mumbai - Bandra (Branch), Ravindra Pandharinath Patil (Borrower), Avinash Pandharinath Patil (Co-Borrower 1)	Dt: 17-05-2021, Rs. 15,33,374/-, (Rs. Fifteen Lakh Three Thousand Three Hundred Seventy Four Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 201, 2nd Floor, Krishnamhaji Apt, Opp.Mahendra Giri Apt Survey No.77 Of Barage Road Badlapur West, Thane Thane Maharashtra - 421503	Rs. 16,70,000/- (Rs. Sixteen Lakh Seventy Thousand Only)	Rs. 1,67,000/- (Rs. One Lakh Sixty Seven Thousand Only)	Rs. 27,75,281/- (Rs. Twenty Seven Lakh Fifty Five Thousand Two Hundred Eighty One Only)	20-05-2026
Loan Code No.: 04500009928, Thane - Naupada (Branch), Rubina B Usmani (Borrower), Fatima B H Usmani (Co-Borrower 1)	Dt: 28-07-2022, Rs. 34,94,307/-, (Rs. Thirty Four Lakh Ninety Four Thousand Three Hundred Seven Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 302, 3rd Floor, F Wing Casa Greenville, Upper Thane, Ne. Anjur Phata, Bhiwandi, Thane Thane Maharashtra - 421302	Rs. 42,30,000/- (Rs. Forty Two Lakh Thirty Thousand Only)	Rs. 4,23,000/- (Rs. Four Lakh Twenty Three Thousand Only)	Rs. 56,09,597/- (Rs. Fifty Six Lakh Nine Thousand Five Hundred Ninety Seven Only)	19-05-2026
Loan Code No.: M0068236, Thane - Bandra (Branch), Sameer Salim Khan (Borrower), Tahaseer Sameer Khan (Co-Borrower 1)	Dt: 10-01-2023, Rs. 18,93,902/-, (Rs. Eighteen Lakh Ninety Three Thousand Nine Hundred Two Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No.203, 2nd Floor B Wing Marquy Chsl Village Chinchghar Gaugur Kudos Road Thane Landmark: Near National English School City Thane Pin:421312 State: Mh Country: India	Rs. 12,50,000/- (Rs. Twelve Lakh Fifty Thousand Only)	Rs. 1,25,000/- (Rs. One Lakh Twenty Five Thousand Only)	Rs. 27,50,621/- (Rs. Twenty Seven Lakh Fifty Thousand Six Hundred Twenty One Only)	16-05-2026
Loan Code No.: Hls0000100, Thane Branch (Branch), Satyavan Jadhav (Borrower), Sejal Jadhav (Co-Borrower 1)	Dt: 25-06-2024, Rs. 31,33,598.62/-, (Rs. Thirty One Lakh Thirty Three Thousand Five Hundred Ninety Eight Only And Sixty Two Paise)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 302, 3rd Floor, C Wing, Aman Complex, Khanda Neral Station Road, Cts. No. 4/14, S. No. 9/1a, 92, 93 Of Village Neral, Neral West Karjat Dist Raigad Maharashtra 410101	Rs. 17,50,000/- (Rs. Seventeen Lakh Fifty Thousand Only)	Rs. 1,75,000/- (Rs. One Lakh Seventy Five Thousand Only)	Rs. 38,04,442/- (Rs. Thirty Eight Lakh Four Thousand Four Hundred Forty Two Only)	15-05-2026
Loan Code No.: M0089469, Thane - Naupada (Branch), Rafiq Mohammad Nizamuddin Shaikh (Borrower), Saimun Nisha (Co-Borrower 1)	Dt: 07-05-2021, Rs. 22,82,818/-, (Rs. Twenty Two Lakh Eighty Two Thousand Eight Hundred Eighteen Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 13, 4th Floor A/Wing, Blue Bay, Near Marathi School Dahivali, Karjat Raigad Maharashtra - 410201	Rs. 10,60,000/- (Rs. Ten Lakh Sixty Thousand Only)	Rs. 1,06,000/- (Rs. One Lakh Six Thousand Only)	Rs. 40,03,834/- (Rs. Forty Lakh Three Thousand Eight Hundred Eighty Four Only)	20-05-2026
Loan Code No.: 24100000430 & 24100000465, Mumbai - Andheri (Branch), Uday Vasudevyan Pillai (Borrower), Devi Vishwanathan Nair (Co-Borrower 1)	Dt: 07-05-2021, Rs. 14,54,484/-, (Rs. Fourteen Lakh Fifty Four Thousand Four Hundred Eighty Four Only) & Dt: 22-05-2021, Rs. 12,56,966/-, (Rs. Twelve Lakh Fifty Six Thousand Nine Hundred Sixty Six Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 303, 3 Rd Floor, Building No L1, Penkar Pada, Near Shanti Garden Miraroad East Thane Maharashtra - 401107	Rs. 36,60,000/- (Rs. Thirty Six Lakh Sixty Thousand Only)	Rs. 3,66,000/- (Rs. Three Lakh Sixty Six Thousand Only)	Rs. 29,59,225/- (Rs. Twenty Nine Lakh Fifty Nine Thousand Two Hundred Twenty Five Only) & Rs. 28,92,260/- (Rs. Twenty Eight Lakh Ninety Two Thousand Two Hundred Sixty Only)	20-05-2026
Loan Code No.: 26200000220, Mumbai - Boisar (Branch), Vikas Prakash Falake (Borrower), Komal Vijay Kandsingre (Co-Borrower 1)	Dt: 20-07-2021, Rs. 32,79,268/-, (Rs. Thirty Two Lakh Seventy Nine Thousand Two Hundred Sixty Eight Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No.112, 1st Floor, C Wing, Atmaram Nagar Chsl, Mira Village, Penkarpada Miraroad East Thane Maharashtra - 401107	Rs. 30,40,000/- (Rs. Thirty Lakh Forty Thousand Only)	Rs. 3,04,000/- (Rs. Three Lakh Four Thousand Only)	Rs. 49,10,824/- (Rs. Forty Nine Lakh Ten Thousand Eight Hundred Twenty Four Only)	15-05-2026
Loan Code No.: M0217533, Navi Mumbai - Panvel (Branch), Sumit Chauhan (Borrower), Sonia Chauhan (Co-Borrower 1)	Dt: 08-11-2023, Rs. 72,62,224/-, (Rs. Seventy Two Lakh Sixty Two Thousand Two Hundred Twenty Four Only)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 207 2nd Floor H Wing Shiv Savli Complex, S No 79, H No 16/17, Shivaji Nagar, Kumbhar Khan Pada Kalyan Thane Maharashtra 421501	Rs. 33,20,000/- (Rs. Thirty Three Lakh Twenty Thousand Only)	Rs. 3,32,000/- (Rs. Three Lakh Thirty Two Thousand Only)	Rs. 1,01,59,254/- (Rs. One Crore One Lakh Fifty Nine Thousand Two Hundred Fifty Four Only)	20-05-2026
Loan Code No.: Phlthn01001140 & Phlthn01001141, Thane (Branch), Vikas Vedprakash Agarwal (Borrower),	Dt: 28-05-2024, Rs. 121,85,739.63/-, (Rs. One Crore Twenty One Lakh Eighty Five Thousand Seven Hundred Thirty Nine Only And Sixty Three Paise) & Dt: 28-05-2024, Rs. 3,12,586.88/-, (Rs. Three Lakh Twelve Thousand Five Hundred Eighty Six Only And Eighty Eight Paise)	All The Piece And Parcel Of The Property Having An Extent - Flat No. 1902, 19th Floor, B Wing, Casa Ecopolis Upper Thane Nr. Loda Dham Mumbai Nashik Highway Bhiwandi Thane 421302	Rs. 79,40,000/- (Rs. Seventy Nine Lakh Forty Thousand Only)	Rs. 7,94,000/- (Rs. Seven Lakh Ninety Four Thousand Only)	Rs. 1,46,14,980/- (Rs. One Crore Forty Six Lakh Ninety Four Thousand Nine Hundred Eighty Only) & Rs. 4,07,294/- (Rs. Four Lakh Seven Thousand Two Hundred Ninety Four Only)	20-05-2026

DATE OF E-AUCTION: 28-05-2026, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH).
LAST DATE OF SUBMISSION OF BID: 27-05-2026, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-auction.html or email us on piramal.auction@piramal.com

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR

The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with notice in accordance with clause (b) of section 13(2) of the SARFAESI Act, 2002.

The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : May 13, 2026
Place : Mumbai

sd/- (Authorised Officer),
Piramal Finance Limited

Arcil
Acting in its capacity as Trustee of various Arcil Trusts
Arcil Office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400028
Website: <https://auction.arcil.co.in>; CIN-U65999MH2002PLC143884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower(s)/ Guarantor(s)/ Mortgagee(s), in particular, that the below described immovable property/ies mortgaged/ charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower/ Co-Borrower/ Guarantor/s/ Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 21.11.2024	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Mr. Dibyendu Dhara, Co-Borrower: Mr. Nitai Dhara, Co-Borrower: Mr. Sandeep Suryakar Patil	47529420001712 & Jana Small Finance Bank Ltd.	Arcil - Trust -2026 - 005	Rs.24,54,015.32 (Rupees Twenty Four Lacs Fifty Four Thousand Fifteen and Thirty Two Paise Only) as of 18-11-2024 Further Interest Thereon + Legal Expenses	Physical on 24-04-2025	As per request	Flat- 392 Sq.ft. Carpet Area	Rs.1,57,700/- (Rupees One Lakh Fifty Seven Thousand Seven Hundred Only)	Rs.15,77,000/- (Rupees Fifteen Lakhs Seventy Seven Thousand Only)	On 10-06-2026 02:30 P.M.

Description of the Secured Asset being auctioned: All that piece and parcel of the Flat No.603, having Admeasuring 392 Sq.ft. Carpet Area on 6th Floor, in B Wing, Building No.B2, the Society known as "Panvelkar Sankul Building No.B-1, B-2, B-3 Co-Operative Housing Society Limited, bearing Regn. No.TNA/AMB/HSG/(TC)/27531/2015-2016, lying being and situated at Village Kharvali, Badliapur (E), Taluka Ambemhat, District Thane, standing on Plot of Land bearing Survey No.81 Hissa No.1/B/1, Survey No.81 Hissa No.1/B/2 and Survey No.84, Hissa No.5, Survey No.84, Hissa No.7, Village Kharvali, Taluka Ambemhat, District Thane within the Limits of Kulgaoon Badliapur Municipal Council. Bounded as on: On East: Building No.B3, On West: Building No.B1, On South: Garden, On North: Parking.

Pending Litigations known to ARCIL: Nil
Encumbrances/Dues known to ARCIL: Nil

Terms and Conditions:
1. The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or postpone the Auction without assigning any reason thereof and without any prior notice.
3. The successful purchaser/bidder shall bear any statutory dues, taxes, fees, payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/ delivered in his/her favour as per the applicable law.
4. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
5. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
6. The Borrower/ Guarantors/ Mortgagees, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
7. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Thane, Date: 12.05.2026

sd/- Authorized Officer, Asset Reconstruction Company (India) Ltd.

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
A GOVT. OF INDIA UNDERTAKING
एक परिवार एक बैंक

Mumbai South Zonal Office, Legal Department, 2nd Floor, Janamangal, 45/47, Mumbai Samachar Marg, Fort, Mumbai - 400001. Tel : 022-22675899 E-mail : legal_mcr@mahabank.co.in

ASSET RECOVERY BRANCH:-Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai- 400023, Tel.: 022-22630884 /Email : bom1450@mahabank.co.in / bmrgr1450@mahabank.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 Bank of Maharashtra, the Physical/Symbolic possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is, As is What is and Whatever there is basis in e-auction as on 22.06.2026 between 11.00 a.m. to 3.00 p.m. for recovery of the amount due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers & Guarantors, amount due, Short Description of the immovable property/ies, encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sr	Name Of Borrower	Name Of Guarantor	Amount Due in Lakhs as per 13.2 Notice	Description of the Property	Possession Type	Reserve Price Lakhs	Emd Lakhs	Increment Lakhs
1	Croyance Automotive Private Limited	1. Mrs. Kapila Sandeep Soni (Managing Director) 2. Mrs. Jyoti R. Chaudhari (Director) 3. Mr. Vinay Bharat Ganger (Director) 4. Mr. Vedprakash Abhyraj Singh (Director) 5. Mr. Mahesh Chandulal Chaudhari (Director)	Rs.287.11 Lakh as per Demand Notice dt 24.04.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Land Bearing Survey No. 200, Khata No. 108, Block No. 200, Village Ramkavay, MH 56, Tal. Vyara, Dist. Tapi, Gujarat 394 633.....Plot area - 13,596 Sq.mt.,...	Physical	233.00	23.30	0.50
2	JK ARC India Private Limited	Jaswant Yadav & Mrs SangliJaswant Yadav & Mrs Komaladevi Jaswant Yadav	Rs.206.95 Lakh as per Demand Notice dated 31.10.2022 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Shop No 31, GF, A Wing, Laxmi Apartment, Adinath Nagar Karzat, Vill Bandhivali, Tal Karzat Dist Raigad ...195 sq ft carpet	Physical	14.10	1.41	0.20
3				Shop No 32, GF, A Wing, Laxmi Apartment, Adinath Nagar Karzat, Vill Bandhivali, Tal Karzat Dist Raigad ...160 sq ft carpet	Physical	11.60	1.16	0.20
4				Flat No 404, OWVE Kharghar, Taluka Panvel, Dist Raigad Area 36.36 Sq Mtr	Physical	48.00	4.80	0.50
5	Nathan Manufacturer & Traders Pvt Ltd	Harshali Chavan, Renjith Thomas, Rajan Chavan, Jayashree Chavan	Rs.310.64 Lakh as per Demand Notice dated 01.03.2015 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Land at S No. 189, H No. 3B (3B2,3B3,3B4,3B6,3B8,3B9, 3B12,3B13,3B15,3B16,3B17,3B18,3B19,3B20,3B21) adm 50.99 R, situated in village Watad Dist Ratnagiri.	Physical	75.00	7.50	0.50
6	Prince Enterprise (Proprietary Concern), Prop Sheetal Vishal Ingale	NA	Rs.116.45 Lakh as per Demand Notice dt 13.01.2025 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Shop No. 29, Ground Floor, Basant Bahar CHS Ltd.; Plot No.05, Sector 11, Kamotho, Navi Mumbai-410206.	Physical	24.70	2.47	0.20
7				Shop No. 30, Ground Floor, Basant Bahar CHS Ltd.; Plot No.05, Sector 11, Kamotho, Navi Mumbai-410206.	Physical	24.70	2.47	0.20
8				Shop No. 31, Ground Floor, Basant Bahar CHS Ltd.; Plot No.05, Sector 11, Kamotho, Navi Mumbai-410206.	Physical	19.30	1.93	0.20
9	Shree Sai Ganesh Enterprises	Mr. Ramakant Hari Bhagat, Mr. Sajjan Vasant Kudav, Mrs. Anjali Shridhar Kerkar, Mr. Shridhar G. Kerkar, Shruai Ore Carriers - Prop. Mrs. Shakuntala Sajjan Kudav. (POA holder- Mr. Sajjan V. Kudav)	Rs.278.88 Lakh as per Demand Notice dated 12.12.2012 plus unapplied Interest, legal & other expenses/charges incurred till date of realization.	Plot 44,45,52, & 53 all 4 totally admeasuring 395				