

**Aditya Birla Housing Finance Ltd.**

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 | (T) +91 22 43567100 | (Toll free) 1800 270 7000 | CIN: U051922G10009303779 | [info@adityabirlafinance.com](mailto:info@adityabirlafinance.com)

**NOTICE**

Notice is hereby given that w.e.f. 06<sup>th</sup> June, 2024, **Aditya Birla Housing Finance Limited, RTech 16th Floor Branch**, shall be relocating its following premises -

**From:** 16th Floor, R-TECH PARK, Nirfon Complex, Off Western Express Highway, Goregaon (East), Mumbai - 400063

**To:** 13th Floor, R-TECH PARK, Nirfon Complex, Off Western Express Highway, Goregaon (East), Mumbai - 400063

**New Premises Address:**

**For Aditya Birla Housing Finance Ltd.**

Place : RTech 16th Floor  
DOP : 4<sup>th</sup> March 2024

**Sd/-**  
Authorized Signatory

**PUBLIC NOTICE**

Notice is hereby given that Quality Services and Solutions Pvt. Ltd. ("QSSPL") having its registered office at Flat No.8, A-Wing, 3<sup>rd</sup> Floor, Moiz Apartment, 12<sup>th</sup> TPS Road, Santacruz (East), Mumbai- 400055 and Shah Coal Pvt. Ltd. ("SCPL") having its registered office at 501, Centre Point 5<sup>th</sup> Floor, Junction of S.V. Road and Juhu Tara Road, Santacruz West, Mumbai - 400054, **are not associated with each other and have separate and distinct businesses with separate management, promoters, shareholding pattern and directorship.** Since there appears to be confusion in the public domain regarding QSSPL's association with SCPL, the public at large is hereby informed that **QSSPL has addressed a Notice dated 26<sup>th</sup> February 2024 to SCPL, inter-alia calling upon SCPL to retract/ withdraw any and all such statements/ representations made by SCPL to third parties which suggests that QSSPL and SCPL are 'related' to each other. It is further clarified that QSSPL and SCPL do not have any common directors or shareholders. Any representation or assertion contrary to this is incorrect and without any basis.** The public is hereby advised not to rely on or propagate any such incorrect information. QSSPL shall not be responsible for any loss or damage suffered by any person due to any reliance on such incorrect information and reserves its right to take action against such third parties seeking to malign the name and goodwill of QSSPL in the market. For any further clarification or information in this regard, please feel free to contact QSSPL at its registered office. Date : 04-03-2024, Place : Mumbai

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT all those pieces or parcels of land bearing (1) Survey/Hissa No.-52/2, admeasuring 0-12-0 H.R.P., (2) Survey/Hissa No.-55/9, admeasuring 0-05-50 H.R.P. plus potkharaba 0-00-80 H.R.P., aggregating to 0-06-30 H.R.P. (3) Survey/Hissa No.-55/2, admeasuring 0-16-50 H.R.P. plus potkharaba 0-02-00 H.R.P., aggregating to 0-18-50 (4) Survey/Hissa No.-55/1, admeasuring 0-02-00 H.R.P. plus potkharaba 0-01-0 H.R.P. aggregating to 0-03-00 H.R.P. (5) Survey/Hissa No.-54/4, admeasuring 0-17-70 H.R.P. plus potkharaba 0-00-80 H.R.P. aggregating to 0-18-50 H.R.P. & (6) Survey/Hissa No.-54/3, admeasuring 0-01-00 H.R.P., totalling to 0-59-30 H.R.P., all situated, lying and being at Village-Ghot, Tal.-Panvel, Dist.-Raigad owned by SMT. BIJAL SAURABH TAYAL and my Client intend to purchase the said plots of land from the aforesaid Owner. Any person(s) who has/have her/his/their claim or interest in or any part of the said Plots of land by way of sale, exchange, mortgage, gift, trust, inheritance, bequest, possession, lease, lien, easement, development or otherwise should raise his/her/their claim within 15 (Fifteen) days from the date of this Notice, failing which, the deal of the said plots land shall be completed without any reference or regard to any such claim or interest and the same shall be deemed to have been waived to all intents and purposes.

Date : 04/03/2024  
Place : Navi Mumbai

**Sd/-**  
**SUNIL GARG**  
Advocate, High Court.  
406, Shelton Cubix, Plot No.-87, Sector No.-15, C.B.D. Belapur, Navi Mumbai - 400 614.

**Soil & Water Conservation Department**  
**District Water Conservation Officer**  
**Soil & Water Conservation Department, Kalwa Thane**  
**Kada Vasahat, Opp. Sahakar Vidyalaya,**  
**Old Mumbai-Pune Road, Kalwa (W) Phone No. 022-25428127**  
**E-mail: eemilsdnt@rediffmail.com / eemilsdnt@gmail.com**  
**E-Tender Notice No. B-1/ 63/ For Year 2023-24**

Online E-Tender is invited, for below mentioned works from the capable contractor by District Water Conservation Officer, Soil and Water Conservation Department, Thane. The blank B-1 Tender Documents in e-tender form are available on website: <https://mahatenders.gov.in>. Rights are reserved to accept or reject the tender with the District Water Conservation Officer, Soil and Water Conservation Department, Thane, And Conditional tenders will not be accepted and shall be rejected outright.

**Name of Work:-** 1) CONSTRUCTION OF CEMENT CONCRETE BANDHARA AT Madh-4 (Bhavarthipada).  
TAL-SHAHAAPUR, DIST-THANE

**Tender Cost** :- 1) Rs. 51.70 Lakhs  
**E-Tender Available Period** :- Dt. 04.03.2024 To Dt. 11.03.2024  
**E-Tender Filling Period** :- Dt. 04.03.2024 To Dt. 12.03.2024  
**Tender Opening Date** :- Dt. 13.03.2024 (if possible)

**E Tendering Process & Procedures are available below.**  
1. Website <http://mahatenders.gov.in>.  
(If any change are observed, than these changes will be available on the same website)  
2. Tender advertising is available on Web site <http://www.cemilspn.in>  
3. All the above mentioned information is also available on the Notice board of District Water Conservation Officer, Soil and Water Conservation Department, Kalwa-Thane.

No. DWCO/S&WCD/Thane/Lesha-1/782/2024  
Date:- 28/02/2024  
District Water Conservation Officer  
Soil & Water Conservation Department  
Kalwa-Thane

**Sd/-**  
**Fareed Khan**  
District Water Conservation Officer  
Soil & Water Conservation Department  
Kalwa-Thane

DGIPR 2023-24/9140

**BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.**  
(MULTI-STATE SCHEDULED BANK)  
Central Office : "Marutagiri", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063. Tel. : 61890134 / 61890083.

**POSSESSION NOTICE**

WHEREAS The undersigned being the Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd., 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 issued Demand Notices upon the borrowers as mentioned below to repay the amount mentioned in the notices mentioned below within 60 days from the date of receipt of the said notice. The said borrowers having failed to repay the amount, notice is hereby given to the said borrowers and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on the undersigned under section 13(4) of the said Act read with Rule 8 of the said Rules on this 29th day of February 2024. The said borrowers in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of Bharat Co-operative Bank (Mumbai) Ltd as mentioned below together with further interest thereon.

NAME OF THE BORROWER / LOAN ACCOUNT NO.	DEMAND NOTICE DATE AND AMOUNT (Rs.)	Description of Property
<b>Principal Borrower:</b> Mr. Sirajuddin Hafizullah Khan Proprietor of M/s. Hitech Switchgear India <b>Joint/Co-Borrower:</b> Mr. Hafizullah Khairullah Khan Cash Credit A/c- 005513120000016 Term Loan A/c- 005533560000021, 005533580000036, 005533560000069 and Bank Guarantee Limit	13.11.2023  Rs.5,10,95,889/- together with further interest.	i) Flat No. A-2, admeasuring 565 sq. ft. carpet area situated on the Ground Floor, ii) Flat No. A-22, admeasuring 565 sq. ft. carpet area situated on the Second Floor, iii) Flat No. A-11, admeasuring 715 sq. ft. built up area, situated on the First Floor, above 3 properties in the Building known as "Noor Manzil" of 'Noor Manzil Premises Co-operative Society Ltd.' constructed on land bearing CTS No. 325, Survey No. 218 situated at Village Kuria, Taluka Kuria in the registration Sub District and District Mumbai Suburban, Lal Bahadur Shastri Marg, Kuria (West), Mumbai - 400070, owned by Mr. Hafizulla Kairullah Khan respectively
<b>Principal Borrower:</b> Ms. Fiza Sirajuddin Khan <b>Joint/Co-Borrower:</b> 1.Mr.Sirajuddin Hafizullah Khan Mr. Hafizullah Khairullah Khan Vidya Vahini Loan A/c 005533620000015	13.11.2023  Rs.8,82,811/- together with further interest	iv) Gala No. 132, admeasuring 835 sq. ft. built-up area, situated on the First Floor in the A Wing of Building known as "Ansa A-B Industrial Premises Co-operative Society Ltd." constructed on land bearing Survey No.37, Hissa No.1, Survey No.38, Hissa No.3, situated at Village Marol, Taluka Andheri in the registration Sub District and District Mumbai Suburban, Saki Vihar Road, Sakinaka, Andheri (East), Mumbai - 400 072, owned by Mr. Sirajuddin Hafizullah Khan
	<b>Rs.5,19,78,700/-</b>	

Date: 29.02.2024  
Place: Kurla, Andheri

**Sd/-**  
Authorised Officer

**EXH 37**  
**REGD. A/D / DASTI/ AFFIXATION / BEAT OF DRUM AND PUBLICATION / NOTICE BOARD OF DRT**  
**SALE PROCLAMATION**  
**OFFICE OF THE RECOVERY OFFICER-I, DEBT RECOVERY TRIBUNAL-I, MUMBAI**  
MTNL Bhavan, 2<sup>nd</sup> Floor, Colaba Market, Colaba, Mumbai - 400005.

R. P. 198 OF 2017  
**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961, READ WITH RECOVERY DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.**  
**Union Bank of India**  
Erstwhile-Corporation Bank  
VERSUS  
**Shri. Ketan Anandil Shah & Anr.**

...Certificate Holder  
...Certificate Debtors To.

1. Shri. Ketan Anandil Shah, Residing at A/1402, Chandanbala, Apartment, 4, R. R. Thakkar Marg, Malabar Hill, Mumbai - 400006.  
2. Shri. Dolly Ketan Shah, Residing at A/1402, Chandanbala, Apartment, 4, R. R. Thakkar Marg, Malabar Hill, Mumbai - 400006.  
Whereas Certificate Debtors have failed to pay the sum of **Rs. 3,41,00,000/- (Rupees Three Crore Forty One Lakhs Only)** including interest payable by you in respect of the Recovery Certificate No. 198 of 2017 in T.N. 343 of 2016 by the Presiding Officer, Debts Recovery Tribunal- I and the interest and costs payable as per Certificate. And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate. And whereas a sum of **Rs. 3,41,00,000/- (Rupees Three Crore Forty One Lakhs Only)** as on 25.08.2023 including the cost & interest thereon.

1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **05/04/2024 between 2:00 p.m. to 4:00 p.m.** (with auto extension clause in case of bid in last 5 minutes before closing if required) by e-auction and bidding shall take place through "On line Electronic Bidding" through the website of M/s. e-procurement Technologies Ltd., Contact Person Mr. Praveen Kumar Thevar, Mob.- +91927778828, Email ID- [Praveen.thevar@auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net), Website:- <https://drt.auctiontiger.net>, for further detail contact bank officer Vikash Anand, Contact No. 7800003697 Email ID ubin053352@unionbankofindia.bank.

2. The sale will be of the property of the Defendant No. 1 above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

3. The property will be put up for the sale in the lots specified in the schedule. If amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

4. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

5. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement, or omission on this proclamation.

6. The assets shall be auctioned as per the following details: -

No. of Lots	Description of the property	Date of Inspection	Reserve Price	EMD Amount	(Incremental Bid)
1.	Flat No.1403, 14 <sup>th</sup> Floor, admeasuring 725 sq.ft. carpet area along with Car Parking space in the building known as Kamla Celestial constructed on land bearing Plot No. 201 of Town Planning Scheme IV, New Survey No. 1435 (Part) C, siteuate at Gokhale Road,Dadar (West), Mumbai 400028.	01.04.2024	Rs. 2,90,00,000/-	Rs. 29,00,000/-	Rs. 5,00,000/-

7. The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/ acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

8. The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD, is payable by way of RTGS/ NEFT in the Account No. 533501980050000, in the name of union bank of india, IFSC Code UBIN0553352, of the Certificate Holder Bank at Mumbai. Attested photocopy of TAN/PAN card and Address proof shall be uploaded with the online offer. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD and the other information/details is **03/04/2024**, upto 4:30 p.m. The physical inspection of the immovable property mentioned herein below may be taken on **01/04/2024** between 11:00 a.m. to 4:30 p.m. at the property site.

9. The copy of the Pan Card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit should reach to the said service provider CH bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer-I, DRT-I, Mumbai on **03/04/2024** upto 4:30 p.m. in case of failure bid shall not be considered.

10. The successful bidder shall have deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e., by 4:30 p.m. from the date of auction in the said account as per detail mentioned in the para-8 above.

11. The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 8 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs.1000/- through DD in favour of Registrar, DRT-I, Mumbai.

12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeited all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the prices for which it is subsequently sold.

13. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.

14. The property is being sold on "AS IS WHERE IS BASIS" AND "AS ISWHAT IS BASIS."

15. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

16. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.

Sr. No.	Description of property to be sold with the name of the co-owners where the property belongs to defaulter and any other person as co-owners	Revenue assessed upon the property any part thereof.	Details of any other encumbrances which property is liable	Claims, if any which have been put forward to the property and any other known particulars bearing on its nature and value
1.	Flat No. 1403, 14 <sup>th</sup> Floor, admeasuring 725 sq.ft. carpet area along with Car Parking space in the building known as Kamla Celestial constructed on land bearing Plot No. 201 of RN Town Planning Scheme IV, New Survey No. 1435 (Part) C, siteuate at Gokhale Road, Dadar (West), Mumbai - 400028.	Not Available	Not Known	Not Known

Given under my hand and seal of the Tribunal on this 2<sup>nd</sup> day of March 2024 at Mumbai.



**Sd/-**  
(AJEET TRIPATHI)  
Recovery Officer, DRT -I, Mumbai.

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**  
CIN: U67100TT2014PTC020363  
Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607. Ph No. 04212221144  
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkan Chowk, Dadar (West), Mumbai - 400028 Tel.: 022-26544000

**[Appendix - IV-A] [See provision to rule 8(6)]**  
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**

**DATE OF E-AUCTION: 22, March 2024**

**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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given that in public in general and in particular to the Borrower (s) Guarantor (s) Mortgage (s) that the below described immovable property (Secured asset (s) mortgaged/ charged to the Secured Creditor i.e. **Omkara Assets Reconstruction Pvt Ltd. (OARPL)** which is a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No. U67100TT2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkan Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as **Trustee of Omkara PS-26/2021-22 Trust**. It has acquired all rights, titles & interest of the entire outstanding of Borrower(s)/Co-borrower(s) Mortgage(s) along with the underlying securities from Poonawalla Housing Finance Ltd., (PHFL) (formerly known as Magma Housing Finance Ltd.) under section 5 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30-09-2021. Further, the physical possession of the secured asset (s) has been taken by the Authorized Officer of Secured Creditor and the said asset (s) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgage(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below :

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice Date of Possession	Reserve Price (Rs) EMD (Rs)	Inspection Date and Time	Incremental value
1. Dilip Mohan Gunjal 2. Neta Dilip Gunjal (Co-borrower)	Flat No. 404, 4th Floor, in a Wing in the Building known as Casa Tree Tops, Project known as Upper Thane Constructed on Land Bearing Old Survey No.88, New Survey No. 55/14, Village Mankoli, Mumbai Nashik Highway, Taluka, Bhiwandi, In the Registration District of District Thane 421302 Adm. 612 sq. ft.	Rs.76,66,000/- (Rupees Seventy-Six Lakh Sixty-Six Thousand Only) as on 29-05-2021 plus accrued interest/ unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment.	29-05-2021  19-04-2023	Rs. 39,00,000/-  Rs. 3,90,000/-	18-03-2024  1.00 P.M. 4.00 P.M.	Rs. 80,000/-
1. Sandeep Kalu Bankar (Borrower/ Mortgage) 2. Bankar Rahul Kaluji (Co-borrower) 3. Sunita Rahul Bankar (Co-borrower/ Mortgage)	Tanement No 103, Building No. E-13, first floor at Gut No 09, Nakshatrawadi Dist Aurangabad 431001. Adm 451 sq. ft.	Rs.70,378/- (Rupees Seven Lakh Eighty Thousand Three Hundred Seventy-Eight Only) as on 25-06-2021 plus accrued interest/ unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment.	25-06-2021  18-07-2023	Rs. 8,42,000/-  Rs. 84,200/-	16.03.2024  1.00 P.M. 4.00 P.M.	Rs. 17,000/-
1. Amin Abdul Majid Kacchi (Borrower/ Mortgage) 2. Lucky Enterprises (Co-borrower) and 3. Nagma banu Mohammad Amin Babla (Co-borrower/ Mortgage)	RH No. 02 Plot No. 06, Survey No. 329/2 CTS No. 16060 Sai Deepak Residency, Mantha Bypass at Jalna, Taluka & Dist. Jalna - 431203 (Adm. 79.61 sq. mtrs.)	Rs.28,19,449/- (Rupees Twenty-Eight Lakh Nineteen Thousand Four Hundred Forty-Nine Only) as on 23-06-2021 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.	23-06-2021  04-01-2023	Rs. 24,00,000/-  Rs. 2,40,000/-	16.03.2024  10 A.M. 1.00 P.M.	Rs. 48,000/-

Last Date for payment of EMD & Submission of Bid Form : Date: 21-03-2024, up to 06:00 P.M. Auction Date and Time : 22-03-2024, 03:00 P.M. - 05:00 P.M.

**TERMS & CONDITION OF THE AUCTION:**  
1. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "Mis. C1 India Pvt. Ltd.", Tel. Helpline: +91-7291981124/2526, Helpline E-mail ID: [support@bankauctions.com](mailto:support@bankauctions.com) or Mr. Bhavik Pandya, Mobile: 88666 62937 E mail: [marahashtra@c1india.com](mailto:marahashtra@c1india.com).  
2. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer - Ashish Nangia (Mobile 8591439558), E-Mail: [ashish.nangia@omkara.com](mailto:ashish.nangia@omkara.com) or at address as mentioned above in office hours during the working days.  
For detailed terms and conditions of the sale please refer to the link provided in <http://omkara.com/auction.php>

**STATUTORY NOTICE FOR SALE UNDER RULE 8(6) & (1) & (2) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002**  
This notice is also a mandatory Notice of Thirty days (30) days to the Borrower (s) Co-Borrower (s) Mortgage(s) of the above loan account under Rule 8 (6) & 9 (1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. **Sd/-**  
Date: 04.03.2024  
Place : Mumbai  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS26/2021-22 Trust)

**डोबिवली नागरी सहकारी बँक लि.**  
**DNS BANK (मल्टी-स्टेट शेकुलूड बँक)**  
**अर्थाला विधास मिळे अन विधासाला अर्थ मिळे!**

Recovery Dept.: Madhukunj, 2nd Floor, Plot No. P-52, M.I.D.C. Phase-II, Kalyan Shil Road, Dombivli (East)-421204  
Website:- [www.dnsbank.in](http://www.dnsbank.in), E mail:- [recovery@dnsb.co.in](mailto:recovery@dnsb.co.in)

**NOTICE OF AUCTION SALE (Subsequent Sale)**

Sale by Public Auction under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder of the under mentioned property mortgaged by Mr. Pravin Deoram Aher to Dombivli Nagari Sahakari Bank Limited (the Bank) for the advances granted to M/s. Sarvadnya Mobile for the recovery of **Rs. 9,84,015.31 (Rupees Nine Lakh Eighty Four Thousand Fifteen and Paise Thirty One Only)** as on 31.12.2021 with further interest at the contractual rate from 01.01.2022 and Housing Loan & Housing Plus Loan for the recovery of **Rs. 5,47,108.00 (Rupees Five Lakh Forty Seven Thousand One Hundred Eight Only)** as on 26/12/2021 together with further interest from 27/12/2021 aggregating to **Rs. 15,31,123.31 (Rupees Fifteen Lakh Thirty One Thousand One Hundred Twenty Three and Paise Thirty One Only)** and the cost, charges and expenses till the recovery of loan dues and the Bank is having physical possession of the below mentioned Secured Asset.

Description of the Property	Reserve Price (Amt. in Lakh)	EMD (in Lakh)	Date and Time of Inspection	Date and Time of Auction
ALL THAT PIECES & PARCELS OF Flat No. 15, on Third floor, adm. 53.44 Sq. mtrs. (Built-up) in Shree Sai Plaza building constructed on S. No. 82/1 A, Plot No. 11 & 12, Nashik, Taluka & District Nashik within the limits of Nashik Municipal Corporation	13.97	1.39	15.03.2024 11.00 a.m. to 3.00 p.m.	20.03.2024 11.30 a.m. onwards

**Place of Auction :** Dombivli Nagari Sahakari Bank Ltd., Nashik Branch, situated at Shop No. 3, Indira Heights, Gangapur Road, Near Pramod Mahajan Garden, Old Gangapur Naka, Nashik-422005.

**TERMS AND CONDITIONS :-**

- The Bid form and the terms and conditions of the Sale can be obtained from our Nashik Branch situated at the address as shown hereinabove on any working days between 11.00 a.m. and 4.00 p.m. on payment of Rs. 100/- (Non Refundable) amount.
- The Bidder will have to participate in person for the bid on the day of auction and the Bid in sealed envelope along with EMD mentioned hereinabove by way of RTGS/NEFT or Pay Order/Demand Draft of any Nationalized or Scheduled Bank drawn in favour of Dombivli Nagari Sahakari Bank Limited payable at Mumbai should reach to the Authorized Officer at Dombivli Nagari Sahakari Bank Ltd., Nashik Branch on or before 19.03.2024 before 5.00 p.m. The Bid without EMD and/or below the Reserve Price will not be entertained. The sealed envelopes of Bid will be opened at the place and time of the Auction.
- Any person participating in the Bidding process on behalf of another person or a Corporate Entity must produce a written authority/Board Resolution granted by the bidder in his/her favour.
- The Bidder will have to submit self attested photo copy of KYC documents like Pan Card/proof of residence along with originals for verification and one Passport size photograph.
- Sale of property is strictly on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" and the intending bidders may make their own enquiries as regards any claim, charges, taxes, levies, dues and/or any other liability accrued against the property, if any. The same shall be borne by the successful bidder. The present accrued liabilities, if any on the property are not known to the Bank.
- The bidding in the auction process will start from the highest Bid Amount received by the Authorized Officer and thereafter bidder will be allowed to enhance Bid by minimum of Rs.10,000/- (Rupees Ten Thousand Only).
- The successful bidder will have to pay 25% of the bid amount (Inclusive of EMD) immediately upon acceptance of his Bid i.e. on the same day or not later than 5.00 p.m. of the next working day and balance amount within 15 days from the date of Auction.
- In case of successful bidder fails to pay the 25% of the bid amount as mentioned in clause (7) above, the earnest money deposited by him shall be forfeited and the sale shall be treated as cancelled. Similarly, Bank shall forfeit the 25% of the bid amount if the bidder fails to pay the balance 75% amount within 15 days from the date of Auction.
- On confirmation of sale, pursuant to compliance of the terms of the payment, the Authorized Officer will issue Certificate of Sale in favour of the successful Bidder as per Security Interest (Enforcement) Rules 2002 and the successful Bidder will bear all taxes, stamp duty, Registration fees and incidental expenses for getting the Sale Certificate registered in the name of successful bidder. The Authorized Officer will hand over the possession of the subject property only on receipt of the entire bid amount.
- The Authorized Officer reserves the right to accept or reject any offer/bid or postpone/cancel the auction without assigning any reason and also to modify the terms and conditions of sale without prior notice.
- The intending bidders can contact the Authorized Officer over the Telephone/Cell Nos. (0251)-2875000/2875119, Mobile Nos. 9821651800.

**Sd/-**  
Shashikant S. Gawade  
Authorized Officer  
Dombivli Nagari Sahakari Bank Ltd.

**Place :** Dombivli.  
**Date :** 04.03.2024

Mr. S.H. Merchant  
Partner  
**M&M Legal Ventures**  
Advocates & Solicitors  
124 Viraj, 1st Floor, Above HDFC Bank, S.V. Road, Khar (West), Mumbai - 400 052.

**POSSESSION NOTICE**

Whereas, the authorized officer of **Jana Small Finance Bank Limited** (Formerly known as Janalakshmi Financial Services 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 demand notices to the borrower(s) Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgage	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	46389420000344	1) Yusuf Adam Ali Yadgiri (Borrower), 2) Najmunissa Yusuf Ali Yadgiri (Co-Borrower)	09-12-2023  Rs.16,80,795.00 (Rupees Sixteen Lakhs Eighty Thousands Seven Hundred and Ninety Five Only) as on 18/10/2023	Date: 01-03-2024 Time: 04:50 PM Symbolic Possession
<b>Description of Secured Asset:</b> All that piece and parcel of Flat No.101, situated at Survey No.11, Hissa No.A1 and A2, Admeasuring 71.10 Sq.meters (Built up/ Carpet) at First Floor, Sai Ganesh Apartment, Sai City, Near Sai Baba Mandir, Gogate Road, Nallasopara West-401203 and Bounded by: At East: Sai Ratna Apartment, At West: Residential Building, At North: Internal Road/ Under Construction Building, At South: Residential Building.				
2	33399610000097	1) Vishal Mishra, 2) Kiran Jaiprakash Mishra	11-12-2023  Rs.15,16,903.00 (Rupees Fifteen Lakhs Eighty Sixteen Thousands Nine Hundred and Three Only) as of 10/12/2023	Date: 02-03-2024 Time: 12:15 PM Physical Possession
<b>Description of Secured Asset:</b> All that piece and parcel of the Immovable Property Bearing Flat No.403, Building No.41, 4th Floor, Vardhaman Nagar, Survey No.825, Hissa No.9, Near Bidco Vajan Kala, Mahim, Palghar-401402 (Admeasuring 397 Sq.ft. (Carpet) and Bounded by: At East: Open Plot, At West: Developers, At North: Building No.40, At South: Building No.4.				
3	47529420000633 & 47529430000382 & 47529410000363	1) Pundlik Gavade, 2) Priyanka Pundlik Gavade	23-12-2023  Rs.18,93,133.35 (Rupees Eighteen Lakhs Ninety Three Thousands One Hundred and Thirty Three and Thirty Five Paise Only) as of 21/12/2023	Date: 02-03-2024 Time: 01:44 PM Symbolic Possession
<b>Description of Secured Asset:</b> All the piece and parcel of Property Bearing as Flat No.202, situated on 2nd Floor, Admeasuring Area About 32.79 Sq.mtrs. Carpet Area, in the Building known as A1 and Project known as "Shadwal Impressions", Including Balcony and Constructed on the Plot of Land Bearing S.No.2/2, 135/14, 135/2A/1, 135/3B, 142/1C/1/22, Lying, Being and situated at Village Saravali, Tal. Palghar, Dist. Palghar.				

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagees, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of **Jana Small Finance Bank Limited** has taken possession of the properties/ secured assets described herein above in exercise of powers conferred on him under section 13 (4) of