


<p>CFM ASSET RECONSTRUCTION PRIVATE LIMITED</p> <p>REGISTERED OFFICE: “Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat”</p> <p>CORPORATE OFFICE: 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038</p> <p>EMAIL: info@cfmarc.in, sweta.rana@cfmarc.in, Anmol.mishra@cfmarc.in</p> <p>CONTACT: 022-40055282</p>	
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APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 property (Secured Asset) mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (**acting in its capacity as a Trustee of CFMARC Trust – 1 IHFL “The secured Creditor”**) will be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis”, and “No recourse basis” on **15.06.2026** from **05.00 P.M. to 06.00 P.M.** for recovery of **Rs.67,71,784/- (Rupees Sixty Seven Lakh Seventy One Thousand Seven Hundred Eighty Four only)** pending towards Loan Account No. **HHLVSH00376807**, by way of outstanding principal, arrears (including accrued late charges) and interest till **02.05.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **03.05.2026** along with legal expenses and other charges due to the Secured Creditor from **KALPANA KRUSHNA SONAVANE @ KALPANA KRISHNA SONAVANE and SWAPNIL KRISHNA SONAVANE.**

The reserve price of the properties and the earnest money deposit is given below: -

DESCRIPTION OF SECURED PROPERTY:	FLAT NO.504 ADMEASURING 530 SQ.FT. OR 49.24 SQ.MTRS., ON THE 5TH FLOOR AT ‘H’- WING OF BUILDING NAMED ‘CASA PRIMIA’ OF ‘PALAVA PRIMIA E TO J’, AT THE RESIDENTIAL PROJECT “LAKESHORE GREENS”, SITUATED AT 2, KALYAN SHIL ROAD, DOMBIVALI (EAST), THANE- 421003, MAHARASHTRA, TOGETHER WITH 1 (ONE) CAR PARKING SPACE.
SECURED DEBT:	Rs.67,71,784/- (Rupees Sixty Seven Lakh Seventy One Thousand Seven Hundred Eighty Four only) pending towards Loan Account No. HHLVSH00376807 as on 02.05.2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs.36,00,000/- (Rupees Thirty Six Lakh only)
INSPECTION	Visit on request
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website (www.auctionfocus.in) Date: 15.06.2026 Time: 05.00 P.M. to 06.00 P.M
LAST DATE AND TIME FOR BID	On or before 3:00 PM on 15.06.2026

SUBMISSION:	
EMD:	Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only)
CONTACT:	0124-6910910, +91 7065451024

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website to www.auctionfocus.in or contact No.: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com.

Sd/-

Date: 05.05.2026
Place: THANE

Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust – 1 IHFL

Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property(ies).

Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. www.auctionfocus.in, using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail I'd, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. www.auctionfocus.in with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit ("**EMD**") equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT/Cheque (subject to approval and clearance) or through any other proper banking channels to the credit and in favour of "**CFMARC TRUST-1 IHFL**, Account No. **005111100013302** with **UNION BANK OF INDIA** (IFSC: **UBIN0800511**), having its branch at **Fort Mumbai (Maharashtra)**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- 5) The successful bidder(s) shall pay 25% amount of the sale price (*less* 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful bidder(s), thereby confirming the sale of the Scheduled Property(ies). The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, however, the said period to deposit the balance amount of the Sale Price shall not exceed more than 30 days from the date of confirmation of sale by the Auctioneer.
- 6) That on receipt of the balance amount of the Sale Price, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.
- 7) In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property(ies), or to any part of the sum for which the Scheduled Property(ies) may be subsequently sold.
- 8) It shall be the duty of the successful Bidder(s) to get the sale certificate duly registered before the concerned Sub-Registrar office at the earliest possible date. If the successful Bidder(s) chooses not to get the sale certificate registered in terms of the Judgment dated 11.11.2022, passed by the Hon'ble Supreme Court of India titled as Inspector General of Registration and Another Versus G. Madhurambal and Another [2022 SCC OnLine SC 2079], the successful Bidder(s) shall be wholly and solely responsible for any past, present and future litigation, w.r.t the Scheduled Property(ies), at his own cost and consequence.

Other Terms and Conditions:

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the "Tender Document" **without any interest**. The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any. It may be noted that the amount shall be refunded to its original source.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such

an eventuality, the Auctioneer shall in its sole discretion extend the time of auction, as the case may be, an/or be entitled to call off the instant auction and may again put the property to sale on such date and time, as may be decided by the Auctioneer.

- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ extend/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.
- 6) The auction will be an online e-Auction conducted on the Auction **Website** i.e. www.auctionfocus.in from **05:00 PM** to **06:00 PM** with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.
- 7) The Scheduled Property(ies) is strictly offered for sale on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- 8) Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property(ies), and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities, to their own satisfaction, before submitting the bid.
- 9) The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder(s).
- 10) The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 11) Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 12) In the event, the sale is set aside by the order of any Tribunal/Court, by any reason whatsoever, the sale consideration paid by the auction purchaser shall be refunded to the auction purchaser without interest, and the auction purchaser shall cease to have any right, claim, interest over the Schedule Property(ies). Further, the auctioneer shall be free to put the Schedule Property(ies) on sale once again.
- 13) Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.

Note: For the State of Karnataka, in terms of the Circular dated 08.01.2025 issued by the Chief Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), the Government of Karnataka has mandated for applying to obtain e-Khata for execution of the sale certificate in favour of the successful Bidder(s). In compliance thereof, the Auctioneer shall provide the requisite documents to the successful Bidder(s) for filing an application with the concerned Authorities for obtaining e-Khata, and it shall be the sole responsibility of the successful Bidder(s) to get the e-Khata/ generate EPID with respect to the Scheduled Property(ies), as per the applicable laws, post issuance of sale certificate.

**कार्यपालक अभियंता का कार्यालय
राष्ट्रीय ग्रामीण नियोजन कार्यक्रम, रॉची**

**Very Short
e-Procurement Notice**

ई-निविदा सं- राष्ट्रीय ग्रामीण नियोजन कार्यक्रम, रॉची/रॉची 13/2026-27, दिनांक :

क्र. सं.	योजना का नाम	प्राकृतिक राशि/ प्रशासनिक स्वीकृति की राशि	अग्रघन की राशि	परिमण विचित्र का मूल्य	कार्य समाप्ति की अवधि	रॉची का स्वीकृत
1	शहरी अंचल अन्तर्गत करमटोली के मौजा - हतमा, वार्ड नं 1 में बहुस्तरिय केन्द्र निर्माण।	2,49,99,500/-	5,00,000/-	10,000/-	12 Months	कार्य के अनुरूप
Mode of Submission of tender		Online through www.jharkhandtenders.gov.in				
Date of Publication of Tender on Website		Start Date 12.05.2026 to 11.00 AM End Date 19/05/2026 up to : 2.00 PM				
Bids online Submission		Start Date 12.05.2026 Time : 11.00 AM End Date 19/05/2026 Time : 11.00 AM				
Technical Bid Opening Date		Date 20/05/2025 Time : 11.00 AM				
कार्यपालक अभियंता राष्ट्रीय ग्रामीण नियोजन कार्यक्रम, रॉची Address : कार्यपालक अभियंता राष्ट्रीय ग्रामीण नियोजन कार्यक्रम, रॉची						
PR.NO.379252 NREP(26-27)-D कार्यपालक अभियंता, राष्ट्रीय ग्रामीण नियोजन कार्यक्रम, रॉची						

ICICI Bank Branch Office: ICICI Bank Ltd., Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti Star, Andheri East, Mumbai- 400093

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to Rule 8 (6))
Notice for Sale of Immovable Asset(s)

This E-Auction Notice for Sale of Immovable Asset/ Assets is being issued by ICICI Bank Ltd. (an underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd. (DHFL) in relation to the enforcement of security with respect to a Housing Loan facility granted pursuant to a Loan Agreement entered into between DHFL and the following Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

The Notice is hereby given to the public in general and in particular to the Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of ICICI Bank Ltd. will be sold on 'As is where is', 'As is what is' and 'Whatever there is' basis as per the brief particulars given below:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding amount	Reserve price Earnest Money Deposit	Date and time of property inspection	Date and time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Mohamad Hasan M Hanif Sheikh (Borrower)/ Mrs. Aashiyah Mohammad Hasan Sheikh (Co-Borrower) Lan No QZBOV00005039003	Flat No. 113, 1st Floor, Building No. A-17, Sppl Building, Gokuldharm Co-Operative Housing Society Ltd., Mumbai Highway, Near Maharashtra Nagar, Khandoba Temple, Survey No. 80(Pt), CTS No. 6/1(Pt), Village Mandale, Mankhurd, M/e Ward, Mumbai- 400088, Admeasuring an area of About 225 Sq Fts Carpet Area	Rs. 26,54,585/- As on 04.2026	Rs. 28,50,000/- To Rs.2,85,000/-	May 26, 2026 From 11:00 AM To 02:00 PM	June 11, 2026 Onward

The online auction will take place on the website (URL link-https://BidDeclin) of the E-Auction agency ValueTrust Capital Services Private Limited. The recipients of this Notice are given a last chance to pay the total dues with further interest till June 10, 2026 before 05:00 PM failing which, the Secured Asset/ Assets will be sold as per schedule.

The prospective Bidder/ Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer to column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before June 10, 2026 before 02:00 PM Thereafter, he/ she/ they need to submit the offer/ offers through the website mentioned above on or before June 10, 2026 before 05:00 PM along with a scanned copy of the Bank acknowledged DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders is/ are unable to submit the offer/ offers through the website then a signed copy of the tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093, on or before June 10, 2026 before 05:00 PM. The Earnest Money Deposit DD/ PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at 'Mumbai'.

For any further clarifications regarding the inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8454089353/7304915594/9004392416 Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Motex Net Pvt. Ltd., 4. Finwin Estate Deal Technologies Pvt. Ltd., 5. Ginnarsoft Pvt. Ltd., 6. Hecto Prop Tech Pvt. Ltd., 7. Arca Emart Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd., 10. Navodayan PropTech Private Limited, have also been engaged for facilitating the sale of this property. The Authorized Officer reserves the right to reject any or all of the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/4p45

Date: May 08, 2026
Place: Mumbai
Authorized Officer
ICICI Bank Limited

MUMBAI DISTRICT CENTRAL CO-OP. BANK LTD.

Registered Office - Mumbai Bank Bhavan, 207 Dr. D. N. Road, Fort, Mumbai - 400 001.
Tel. No. 022 - 2261 7154 - 59, Email - clr@mumbaidistrictbank.com

AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and to the Borrowers and Guarantor/s in particular that the under mentioned property mortgaged to Mumbai District Central Co-Operative bank Limited, the possession of which has been taken by the Authorized Officer of the Bank under S. 13(4) of the Act will be sold by Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc as detailed below.

The property described below is being sold on "As is where is", "As is what is", and "Whatever there is" under the Rule No.8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Details of Borrowers / Guarantors	1. Tirupatee Agro Industries Pvt. Ltd. 2. Mrs. Asha PadmakarPatil 3. Mr. PadmakarMadhavraoPatil 4. Mr. Ashish PadmakarraoPatodekar 5. Tirupatidev Staple Industries LLP 6. Tirupatinath Grain Industries LLP 7. Tirupatinath Multigrain Industries Pvt. Ltd.	Total Amount Due as on 31-03-2026	Rs. 1,34,02,40,310/- (Rupees One Hundred Thirty-Four Crore Two Lakh Forty Thousand Three Hundred Ten Only)
Nature of Possession	Physical Possession		
Details of encumbrances over the property, as known to the Bank	NIL		

Lot No.	Description of secured assets	Reserve Price	EMD
1.	An Industrial Plot bearing No. F-32, admeasuring 8000 Sq.Meter, together with factory building, Office building, plant and Machineries, industrial shed, godowns, messuages, tenements and other structures at Chincholi Industrial Area, MIDC, Village - Chincholi, Taluka - Mohol, District - Solapur.	43,61,49,000/-	4,36,14,900/-
2.	An Industrial Plot bearing No.F-33, admeasuring 10000 Sq.Meter, together with factory building, Office building, plant and Machineries, industrial shed, godowns, messuages, tenements and other structures at Chincholi Industrial Area, MIDC, Village - Chincholi, Taluka - Mohol, District - Solapur.	47,18,70,000/-	4,71,87,000/-
3.	An Industrial Plot bearing No.T-08, admeasuring 4266 Sq. Meter, together with factory building, office building, plant & Machineries, industrial shed, godowns, messuages, tenements and other structures at Chincholi Industrial Area, MIDC, Village - Chincholi, Taluka - Mohol, District - Solapur.	15,15,56,580/-	1,51,55,658/-
4.	An Industrial Plot bearing No.K-25 admeasuring 640 Sq. Meter, together with factory building, office building, plant & Machineries, industrial shed, godowns, messuages, tenements and other structures at Chincholi Industrial Area, MIDC, Village - Chincholi, Taluka - Mohol, District - Solapur.	1,48,68,000/-	14,86,800/-
5.	An Industrial Plot bearing No.K-26, admeasuring 640 Sq. Meter, together with factory building, office building, plant & Machineries, industrial shed, godowns, messuages, tenements and other structures at Chincholi Industrial Area, MIDC, Village - Chincholi, Taluka - Mohol, District - Solapur.	1,48,68,000/-	14,86,800/-

The details regarding Auction are mentioned below:

Date and time of Auction	16.05.2026 (11:30 AM-12:30 PM)
Online Auction Website	https://www.bankeauctions.com
Last date for submission of online bids/EMD	15.05.2026 up to 5:00 pm
Minimum Bid Increment Amount	Rupee Fifty Thousand Only
Date and time of inspection of property for intending purchasers	12.05.2026 (11:00 AM till 01:00 PM) Kindly contact the authorized officer one day prior to the property inspection
Contact details Authorized Officer	sbmhpuskar@mumbaidcc.bank.in Mobile No.+91 - 9819858608 Website - https://www.mumbaidcc.bank.in
Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer	A/c Name- Sundry Creditors for Authorized Officer A/c No.-00111110000281 IFSC Code-MDCB080001

The details regarding Auction are mentioned below:

Name of Auction Agency	M/s. C 1 India Private Limited
Contact Persons	Mr. Balaji Mannur - Mob. : 7977701080
Help Line Nos.	07291981124/ 25/ 26
Email address	support@bankeauctions.com , maharashtra@c1india.com
Website	https://www.bankeauctions.com

The details regarding E Auction and its terms and condition are mentioned on Bank's website i.e. <http://www.mumbaidcc.bank.in>

Date: 06.05.2026
Place: Mumbai
SD/
Authorized Officer

**PUBLIC NOTICE
(Locker Break-Open Notice)**

Notice is hereby given that the lockers of the following locker holders hired from **Shri Warana Sahakari Bank Ltd., Warananagar** have remained inoperative / inactive for a long period due to the following reasons:

- Locker rent has not been paid for more than the last 3 years.
- Locker rent is being paid regularly; however, the locker has not been operated/used for more than the last 7 years.
- KYC documents have not been submitted / updated.

The Bank had issued the first Locker Termination Notice (Outward No. 413 dated 02 September, 2025) and thereafter the second Locker Break-Open Notice (Outward No. 681 dated 05 December, 2025) to the concerned locker holders through Registered Post at intervals of three months. However, no response has been received by the holders / legal heir till date.

Therefore, as per the guidelines of the Reserve Bank of India and the Bank's policy, the lockers mentioned below will be break open by the Bank on or after 10/08/2026 at the concerned branch in the presence of authorized officials and as per prescribed procedure. This notice is issued in this regard.

The locker holders / their legal heirs are hereby requested to treat this as the final notice and contact to the Bank immediately with valid identity proof and relevant documents. Failing which, the Bank shall proceed with break-open action and further necessary steps as per rules and at the risk and responsibility of the locker holder(s).

Locker list

SR No	Branch	Name of Locker Holder	Account No.
001	MAIN WARANA	NIVRUTTI VITHOBA NIKAM	SMALL SIZE
002	MAIN WARANA	SAMBHAJI RAJARAM PATIL	SMALL SIZE
003	MAIN WARANA	ASHOK NILKANTH KORE	SMALL SIZE
004	MAIN WARANA	PANDIT SHANKAR GHEVARI	SMALL SIZE
005	MAIN WARANA	BHASKAR LUMAJI SAMUDRE	MEDIUM SIZE
006	MAIN WARANA	SACHIN RAJARAM KUMBHOJE	MEDIUM SIZE
007	MAIN WARANA	KISHOR MADHUKAR TODKAR	MEDIUM SIZE
008	MAIN WARANA	RANI MAHAVIR PATIL	BIG SIZE
009	MAIN WARANA	RAHUL MOHAN KHOT	SMALL SIZE
010	MAIN WARANA	SHIVAJI SHAMRAO POWAR	SMALL SIZE
011	MAIN WARANA	PRAKASH MARUTI CHAVAN	SMALL SIZE
012	MAIN WARANA	NEETA RAVINDRA KUMBHAR	SMALL SIZE
013	MAIN WARANA	DHONDIRAM MARUTI KAPARE	SMALL SIZE
014	KINI	SUDARSHAN DINKAR PATIL	SMALL SIZE
015	BAGAL CHOWK	RAJENDRA BABASAHE MAGDUM	SMALL SIZE
016	BAGAL CHOWK	SHIVRAJ SIDDGONDA PATH	BIG SIZE
017	BAGAL CHOWK	SWAMI VIVEKANAND GRAMIN BIGAR SHETI SANK PATSANSTH, UCHGAON	SMALL SIZE
018	MARKET YARD SANGLI	PRASHANT VILAS PATIL	BIG SIZE
019	MARKET YARD KOLHAPUR	VAISHALI NANDKUMAR BALLAL	MEDIUM SIZE
020	NERUL MUMBAI	ARUNA NAINESH KATKE	BIG SIZE
021	NERUL MUMBAI	ARUNA NAINESH KATKE	LARGE SIZE

Date : 08/05/2026
Place : Warananagar
Shri Warana Sahakari Bank Ltd., Warananagar
Authorized Signatory

INDIAN OVERSEAS BANK

Asset Recovery Management Branch
Maker Tower E, 5th Floor, Cuffe Parade, Mumbai-400005
PHONE : 022-35119451, E-Mail : iob1998@iob.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable properties mortgaged to Banks under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the properties as described in the SCHEDULE OF PROPERTIES pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 with right to sell the same on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.com/eauction-psb/bidder-registration>.

Name & address of the Borrower :
M/s. Kadam & Kadam Gold Refinery Pvt. Ltd.
Reg Office : Ground Floor of P & S Corporate House, Plot A-56, Near Tunga International, MID C, Andheri (East), Mumbai-400093 (hereinafter referred as 'Borrower')

Name and address of the Guarantor/Mortgagor :	
Mr. Bala Saheb Kadam 2203 Sovereign, Hiranandani Gardens Powai, Mumbai-400076 Also At, Flat No-804, Solitaire B Wing, Hiranandani Estate, Ghodbunder Road, Thane-400607	Mrs. Sulabha Bala sahib Kadam 2203 Sovereign, Hiranandani Gardens Powai, Mumbai-400076 Also At, Flat No-804, Solitaire B Wing, Hiranandani Estate, Ghodbunder Road, Thane-400607

M/s Chintamani Carino Casa Development Pvt. Ltd. (Corporate Guarantor)
904, The capital G Block, BKC, Bandra(E), Mumbai-4000051

S. No.	Name of the Secured Creditor	Date of Demand Notice	Amount Recalled in the Demand Notice (In Rs.)	Total Dues* As on
1.	Indian Overseas Bank	30.05.2016	Rs. 22,32,25,480/-	30.05.2016

Whereas, the borrowers and guarantors having failed to pay the amount due to the Bank as called for in the said demand notice, the Bank has taken Physical Possession of the secured asset more fully described in the schedule hereunder on 08.03.2017 under Section 13(4) of the Act.

DETAILS OF AUCTION :

SCHEDULE OF PROPERTY

LOT-1 All that piece and parcel of the Non Agricultural Land 87 Bungalow Plots Bearing Nos. 546, 567, 548, 549, 550, 551, 552, 553, 567, 568, 570, 571, 573, 574, 96, 102, 103, 104, 105, 106, 116, 117, 118, 119, 120, 132, 133, 134, 135, 143, 144, 145, 146, 159, 160, 161, 165, 166, 167, 168, 169, 277, 278, 279, 288, 289, 290, 303, 304, 305, 306, 315, 316, 317, 318, 330, 331, 332, 341, 342, 343, 344, 354, 355, 356, 368, 369, 370, 396, 397, 398, 399, 400, 409, 410, 411, 412, 413, 423, 424, 425, 426, 427, 428, 429, 430, 431 in the complex known as "Carino Casa" situated at Gut No. 119 to 145 total admeasuring 26,396.68 Sq.Mtrs. Village Khapri, Near Tokawade Naka Malshej Murbad Road, Taluka Murbad Dist. Thane-412402 In the name of Chinmay Agriculture and Housing Private Ltd.

LOT-2 All that piece and parcel of the Non Agricultural land 33 Bungalow Plots bearing Nos. 27, 28, 33, 34, 35, 52, 53, 65, 66, 67, 84, 88, 89, 90, 91, 92, 107, 108, 109, 110, 111, 112, 113, 114, 115, 136, 137, 138, 139, 140, 141, 142 & 163 Admeasuring total area 9411.53 Sq.Mtrs. In the complex known as "Carino Casa" situated at Village Khapri, Near Tokawade Naka Malshej Murbad Road, Taluka Murbad Dist. Thane-412402 In the name of Chinmay Agriculture and Housing Private Ltd.

DETAILS OF AUCTION :

Particulars	LOT-1	LOT-2
Property ID	IOBAKADAM1	IOBAKADAM2
Date and time of e-auction	26.05.2026, 11.00 AM to 1.00 PM	
Reserve Price	Rs. 7,45,05,000/-	Rs 2,64,65,000/-
Earnest Money Deposit (EMD)	Rs. 74,50,500/-	Rs 26,46,500/-
EMD Remittance	As mentioned in point no. 2&3 of terms & condition	
Bid Multiplier	Rs. 1,00,000/-	
Inspection of property	On prior appointment	
Submission of online application for bid with EMD	22.05.2026 Onwards	
Last date for submission of online application for BID with EMD	Prior to E-auction	
Known Encumbrance if any	Detailed as below**	
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.)	Not known	

*** TDS to be borne by the successful purchaser**
*** Bank's dues have priority over the Statutory dues.**

** A suit of land dispute was filed by Mr. Ajay Jaywant Raut and Mr. Amol Jayment Raut with suit No. 6/2009 in the court of civil judge junior Division at Murbad and Hon'ble court has passed decree in the suit in favour of applicants. The Court inter alia declared that the Plaintiffs the sue Mr. Ajay Jaywant Raut and Mr Amol Jaywant Raut who were entitled for 1/9th share in the property bearing Gut No 123 and 124 in Khapri Village (mortgaged to Bank), this was not disclosed by the borrower at the time of mortgaging the property to us. Borrower has preferred an appeal in the court of District Judge Kalyan. Land dispute still going on vide RCA No. 88/2018 at Ad District Session Court Kalyan and Civil MA no 26/2024 at Civil Court Murbad.

For terms and conditions Please visit :
(1) <https://baanknet.com/eauction-psb/bidder-registration>
(2) www.iob.in

Place : Mumbai
Date : 07.05.2026
Chief Manager
Authorized Officer
Indian Overseas Bank

Adv. Anand Kumar R. Singh
PUBLIC NOTICE
IN THE COURT OF HON'BLE SHRI NIKAM
3' JOINT CIVIL JUDGE (S.D.),VASAI
Next date 15/07/2026
SPL Sum suit No.16/2022
Ext. No. 07
...Plaintiff
Vs.
M/s. SHIVAM ELECTRONICS,
...Defendants
To,
M/s. SHIVAM ELECTRONICS,
NARESH M. CHAUHAN (PROPRIETOR),
Shop No. 12, Anand Park, Achole Road, Near Dwaraka Hotel, Nallasopara East, Palghar-401209, Maharashtra.
Whereas, the plaintiff have instituted a SPL Sum suit No.16/2022 in the court of 3' Civil judge, senior division, Vasai, Dist- Palghar, State Maharashtra. And whereas, it is declared that the petitioner is publishing this public notice as the defendants summons is not served on the defendants. The defendants shall appear in person or through their counsel in the said suit within 30 days from the paper publication of this notice to file their written reply. The time limit mentioned above then in such circumstances the court shall decide the suit after mentioned above then in such circumstances the court shall decide the suit after hearing the plaintiff.
The next date of the hearing is schedule on 15/07/2026
Given under my hand and the seal of the court, this 29' day April of 2026
By order
Sd/
Superintendent
CIVIL COURT S.D.VASAI

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMCBA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat
CORPORATE OFFICE: 1st Floor, Wakefield House, Sprot Road, Ballard Estate, Mumbai-400038
Email: info@cfmarc.in, sweta.rana@cfmarc.in, anmol.mishra@cfmarc.in Contact: 022-40055282
thoughtful regeneration
CIN: U67100GJ2015PTC083994

**APPENDIX-IV A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 property (Secured Asset) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a Trustee of CFMARC Trust - 1 IHFL "The Secured Creditor") will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on 15.06.2026 from 05.00 P.M. to 06.00 P.M. for recovery of Rs.67,71,784/- (Rupees Sixty Seven Lakh Seventy One Thousand Seven Hundred Eighty Four only) pending towards Loan Account No. HHLVSH00376807, by way of outstanding principal, arrears (including accrued late charges) and interest till 02.05.2026 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 03.05.2026 along with legal expenses and other charges due to the Secured Creditor from KALPANA KRUSHNA SONAVANE & KALPANA KRUSHNA SONAVANE and SWAPNIL KRISHNA SONAVANE.

The reserve price of the properties and the earnest money deposit is given below :-
DESCRIPTION OF SECURED PROPERTY: Flat No.504 Admeasuring 530 Sq Ft. Or 49.24 Sq.Mtrs., On the 5th Floor At 'H-Wing Of Building Named 'Casa Primia Of Palava Primia E To J At The Residential Property 'Lakeshore Greens', Situated At 2, Kalyan Shil Road, Dombivli (East), Thane- 421003, Maharashtra, Together With 1 (One) Car Parking Space.

SECURED DEBT: Rs.67,71,784/- (Rupees Sixty Seven Lakh Seventy One Thousand Seven Hundred Eighty Four only) pending towards Loan Account No. HHLVSH00376807 as on 02.05.2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.

RESERVE PRICE (RP): Rs.36,00,000/- (Rupees Thirty Six Lakh only)

INSPECTION: Visit on request

TIME DATE: E-Auction/Bidding through website (www.auctionfocus.in)
PLACE: 15.06.2026 Time: 05.00 PM to 06.00 PM

For E-AUCTION: On or before 3:00 PM on 15.06.2026

LAST DATE AND TIME FOR BID SUBMISSION: EMD: Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only)

CONTACT: 0124-6910910, +91 7065451024

Encumbrances if any: Not known to the secured creditor
For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website to www.auctionfocus.in or contact No.: 0124-6910910,