


<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 **08.06.2026** from **05.00 P.M. to 06.00 P.M.** for recovery of **Rs.60,69,767/- (Rupees Sixty Lakh Sixty Nine Thousand Seven Hundred Sixty Seven only)** pending towards Loan Account No. **HHLTHN00291335**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.04.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.04.2026** along with legal expenses and other charges due to the Secured Creditor from **MIR NAFISA NAVSHADALI** and **MIR NAVSHAD ALI**.

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

DESCRIPTION OF SECURED PROPERTY:	FLAT NO. 002, ADMEASURING 29.357 SQ. MTRS. (CARPET AREA) ON THE GROUND FLOOR IN THE RESIDENTIAL BUILDING OF TYPE ‘E’, KNOWN AS ‘PETUNIA’, IN THE SAID PROJECT KNOWN AS ‘LABDHI GARDENS’, SITUATED ON LAND BEARING S.NO. 81 (PART) FORMING PART OF PLOT NO. 81/1, 81/2 & 81/3, HISSA NO. 1,2,3, VILLAGE DAHIVALI VAREDI, NERAL, TALUKA KARJAT, RAIGAD- 410101, MAHARASHTRA.
SECURED DEBT:	Rs.60,69,767/- (Rupees Sixty Lakh Sixty Nine Thousand Seven Hundred Sixty Seven only) pending towards Loan Account No. HHLTHN00291335 as on 10.04.2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs.23,15,000/- (Rupees Twenty Three Lakh Fifteen Thousand only)
INSPECTION	Visit on request
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website (www.auctionfocus.in) Date: 08.06.2026 Time: 05.00 P.M. to 06.00 P.M

LAST DATE AND TIME FOR SUBMISSION:	On or before 3:00 PM on 08.06.2026
EMD:	Rs.2,31,500/- (Rupees Two Lakh Thirty One Thousand Five Hundred 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/-

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

Date: 28.04.2026

Place: RAIGAD

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.

SBI भारतीय स्टेट बैंक Stressed Assets Recovery Branch, Thane (11697)
 1st Floor, Kerom Building, Plot No. A-112, Road No. 22 Circle,
 Wagle Industrial Estate, Thane (West) - 400604. Email: sbi.11697@sbi.co.in

Publication of Notice regarding possession of property u/s 13(4) of SARFAESI Act 2002

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount and interest thereon.

The Borrower's/ Guarantor's attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

Name of Account/Borrower & Address	Name of Owner of Property	Description of the mortgaged Properties	Date of Demand Notice	Date of Possession	Amount Outstanding
Mrs. Shradha Mahendra Chavan and Mr. Mahendra Chavan	Mrs. Shradha Mahendra Chavan	All that piece and parcel of Flat No. F-8/5/F-1 (Type-F, Building No. 8, 5th Floor, Flat No. 1) adm area 54.27 Sq. Mtrs (Carpet), Dronagiri Residential complex, Sector No. 30, Dronagiri, Vay. Mumbai, Tal. Uran, Dist. Raigad within the Registration Dist. Raigad and Sub Registrar of assurance Uran.	16.02.2024	28.04.2026	Rs. 34,98,454.00 (Rupees Thirty Four Lakh Ninety Eight Thousand Four Hundred and Fifty Four Only) as on 14.02.2024 plus further interest, costs, etc. thereon.

Date: 29-04-2026
 Place: Dronagiri

Pranesh Thakur, M. No. 7087438999
 Authorised Officer, Chief Manager, State Bank of India

MAHAGENCO Maharashtra State Power Generation Co. Ltd.

NOTICE - SRM-4

Following Tenders are published on <https://eprocurement.mahagenco.in>

Sr. No.	E-Tender No.	Subject	EMD/ Estimated Value
1	660MW/CHP/T-28/RFX-3000067624	Procurement of LT breakers with cradle for electrical switchgear at CHP 3x660MW KTPS, Koradi.	Rs. 12,723.00 Rs. 922,300.00
2	660MW/CHP/T-29/RFX-3000067626	Procurement of spares for Wagon Tippler Weigh bridges & Belt Weighers installed at CHP 3x660MW, KTPS, Koradi.	Rs. 15,461.00 Rs. 1,196,100.00
3	660MW/C&I/T-30/RFX-3000067547	Work contract for Upgradation of Burner Rack Solenoid mounting system at 3x660 MW, KTPS, Koradi.	Rs. 21,505.76 Rs. 1,800,576.00
4	660MW/CHP/T-31/RFX-3000067625	Procurement of MV Trolley spares for Schneider make 3.3/11KV HT VCB Breakers installed at CHP 3x660MW KTPS, Koradi.	Rs. 24,870.00 Rs. 2,137,000.00
5	660MW/FAU/T-32/RFX-3000067766	Work of Installation of Fly Ash Utilization Software for Fly ash and Pond ash with Bar-Code generated gate pass tracking system at Khasara & Koradi Ash Bund 3x660MW, KTPS, Koradi.	Rs. 13,033.00 Rs. 953,344.00
6	660MW/BMT-33/RFX-3000067802	Procurement of primary seals of sector plate of RAPH at 3x660MW units at KTPS, Koradi.	Rs. 18,302.00 Rs. 1,480,200.00
7	660MW/CHP/T-34/RFX-3000067721	Procurement of Return roller assembly with base bracket for Apron feeder in CHP, 3x660 MW, KTPS, Koradi.	Rs. 11,494.00 Rs. 799,400.00
8	660MW/C&I/T-35/RFX-3000067780	Supply of Spares for flame scanner at unit-10 AOH 3x660MW, KTPS, Koradi.	Rs. 18,005.75 Rs. 1,450,575.00
9	210MW/BMT-36/RFX-3000067710	Procurement of Feeder Belt Endless Type and Zip type for 24" gravimetric coal feeder at Unit no.6 Stage-II KTPS Koradi.	Rs. 6,204.00 Rs. 270,400.00
10	660MW/CIVIL/T-37/RFX-3000067800	Annual maintenance contract for misc. civil maintenance works for repairing and maintenance of various structures at various locations / levels of C.H.P area (as when & where required basis) at 3x660MW, TPS, Koradi	Rs. 43,510.14 Rs. 4,001,013.95
11	210MW/C&I/T-38/RFX-3000067825	Procurement of Weighing Module (Load Cell) for Gravimetric coal feeder system at unit6, 210MW KTPS, Koradi.	Rs. 7,887.00 Rs. 438,700.00
12	210MW/CIVIL/T-39/RFX-3000067819	One year contract for misc. civil maintenance works at various locations / levels for C.H.P in Power House area at K.T.P.S. Koradi.	Rs. 38,795.00 Rs. 3,529,497.99
13	660MW/OS/T-40/RFX-3000067768	Annual Contract for Repair/ Maintenance of water purifiers/UV Filters at 3x660MW, KTPS, Koradi	Rs. 7,124.79 Rs. 362,479.00

VENDORS ARE REQUESTED TO REGISTER THEIR FIRMS FOR e-TENDERING.
 FOR MORE DETAILS LOG ON TO WEBSITE.
 FOR ANY QUERIES CONTACT: EXECUTIVE ENGINEER (PURCHASE), KTPS, KORADI, NAGPUR.
 MOBILE NO.: +91-8411958622,
 E-MAIL ID: eepurchasekoradi@mahagenco.in

CHIEF ENGINEER (O&M)
 MAHAGENCO, KTPS, KORADI

ICICI Bank Branch Office: ICICI Bank Ltd, Ground Floor, Akkruti Centre, MIDC, Near Telephone Exchange, Opp Akkruti 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)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation 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.

This 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/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Santosh Kumar Chauhan (Borrower) Mrs. Reena Santosh Chauhan (Co-Borrower) Lan No. LBNE00005523999/ LBNE00005524000	Flat No. 704, 7th Floor, Building No. 5, "Evergreen Park" Operative Pipeline Road, Anand Sagar Resort, Survey No. 35, Hissa No. 4, S.No. 38, H.No. 2 & 3, S.No. 39, H.No. 3A, 3H, 4, 2B, S.No. 40, H.No. 3A, Village Pale, Tal- Ambernath, Thane- 421501. Admeasuring An Area of Admeasuring About 567 Sq Fts Carpet Area	Rs. 29,64,914/- As on April 20, 2026	Rs. 16,00,000/- As on April 20, 2026	May 04, 2026 From 11:00 AM To 02:00 PM	May 20, 2026 From 11:00 AM Onward
2.	Mrs. Seema Shivkumar Karpentar (Borrower) Mr. Pradeep Shivkumar Karpentar (Co-Borrower) Lan No. TBKLY00006555360/ LBKLY00006555344	Flat No. 704, 7th Floor, G-Wing, Elingshaw Park Operative Housing Society Ltd. Gut No. 71, 65/1-A, 70/2/2, Walivali, Badlapur (West), Thane- 421503. Admeasuring An Area of 422 Sq. Ft. (Carpet), i.e. 39.22 Sq.mtr. (Carpet), 74300 Sq. Mtr	Rs. 27,52,579/- As on April 20, 2026	Rs. 13,50,000/- As on April 20, 2026	May 04, 2026 From 02:00 PM To 05:00 PM	May 20, 2026 From 11:00 AM Onward
3.	Mamata Maity (Borrower) Subhajit Jana (Co-Borrower) Lan No. LBKLY00005249172	Flat No. 502, 5th Flr, Project Known As Shreeji Nisarg Phase II, Bldg No. 7, S No 119 H No 2B And 1C Plot No. 1, Situated Ahead Golden Valley, Village Erandol, Badlapur West, Tal- Ambernath, Dist. Thane, Thane- 421503. Admeasuring An Area of Admeasuring About 26.48 Sq Mtrs + Exclusive Area 9.78 Sq Mtrs	Rs. 27,30,268/- As on April 20, 2026	Rs. 15,00,000/- As on April 20, 2026	May 05, 2026 From 11:00 AM To 02:00 PM	May 20, 2026 From 11:00 AM Onward
4.	Mrs. Ranjna Devi (Borrower) Mr. Babalu Omprakash Sharma (Co-Borrower) Lan No. LBKLY00004889544	Flat No. 204, 2nd Floor, Building No. 2, Athar Residency, Sr No. 104/8, Village Dhavale, Taluka Ambernath, Thane- 421501. Admeasuring An Area of Admeasuring Area 310 Sq Ft Carpet	Rs. 8,33,455/- As on April 20, 2026	Rs. 5,00,000/- As on April 20, 2026	May 05, 2026 From 02:00 PM To 05:00 PM	May 20, 2026 From 11:00 AM Onward
5.	Mr. Arun Pandey (Borrower) Mr. Chandan Harishankar Dubey (Guarantor) Loan Account No. LBNE00005515943	Flat No. 601, 6th Floor, Building No. 11, "Yogi Niwas", "Pate's Prayasha", Pihale Nagar, Survey No. 39A, Old Hissa No. 1 (Part), New Hissa No. 1-A, Village Jorwadi, Tal- Ambernath West, Thane- 421501. Admeasuring An Area of About 31.15 Sq Mtrs Equivalent To 335 Sq Ft Carpet Area	Rs. 21,89,959/- As on April 20, 2026	Rs. 16,50,000/- As on April 20, 2026	May 06, 2026 From 11:00 AM To 02:00 PM	May 20, 2026 From 11:00 AM Onward
6.	Mrs. Devyani Yogesh Bhoir (Borrower) Mr. Yogesh Kondu Bhoir (Co-Borrowers) Loan Account No. LBKLY00005199095	Flat No. 203, 2nd Floor, B Wing, "Shree Gurupooj Apartment Cooperative Housing Society Ltd", Near Hanuman Temple, Municipal House No. 63, Village Shirgaon, Tal. Dahanu West, Thane- 421503. Admeasuring An Area of Admeasuring About 545 Sq Fts Bldup Area	Rs. 15,45,122/- As on April 20, 2026	Rs. 8,50,000/- As on April 20, 2026	May 07, 2026 From 02:00 PM To 05:00 PM	May 20, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (<https://disposalhub.com>), of our auction agency M/s NexXen Solutions Private Limited. The Mortgagor/ Notifies are given a last chance to pay the total dues with further interest by May 19, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer 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 May 19, 2026 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before May 19, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her offer through the website, then the signed copy of 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 May 19, 2026 before 05:00 PM. 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 in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8104548031/9833699013/9168688529.

Please note that Marketing agencies i. ValueTrust Capital Services Private Limited, 2. Augoo Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt Ltd, 5. Girsaroff 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 Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/m4p45.

Date: April 29, 2026
 Place: Mumbai

Authorized Officer
 ICICI Bank Limited

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
 Narayan Chambers, 2nd Floor, B/H, Patang Hotel, Ashram Road, Ahmedabad- 380009. Contact: 079-41106500/733

DEMAND NOTICE
 (FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement) Rules 2002)

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized Officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called "Company") under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/ Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In Connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
HIRALAL AMRITAL PARMAR (APPLICANT)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 705, ON 7TH FLOOR, B WING, ADMEASURING AN AREA 550 SQ. FT. BUILT UP BUILDING KNOWN AS "STELLING HEIGHTS" CONSTRUCTED ON LAND BEARING SURVEY NO. 62, HISSA NO. 4 & 5, S. NO.73 & 72 S. NO.84 HISSA NO.4,8,10, 11, 12 LYING BEING AND SITUATED AT VILLAGE- GOKHIWARE TAL. VASAI DIST.. BOUNDED AS FOLLOWS: AS PER TECHNICAL EAST: ROOM NO 304 WEST: ROOM NO 301 NORTH: INTERNAL ROAD SOUTH: OPEN PLOT	Loan Account Number: 10862 Rs.9,96,516.00	07.03.2026 21.04.2026
NEELAM HIRALAL PARMAR (CO-APPLICANT)			

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/ or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid, Then Company shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Date: 29.04.2026
 Place: VASAI

Authorized Officer,
 For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
 CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & (9) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. The EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15 days for S.No. 1 to 3 and 30 days for S.No. 4 is hereby given to the public in general and in particular to the Borrower and Guarantor (s) of the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon due to it for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No. Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	21675694/HDFC Bank Ltd	MS DESHMUKH MANISHA KISAN (BORROWER)	EARC TRUST- SC 469	Rs. 10,48,232.00/- as on 27-04-2026	₹ 18,00,000.00	₹ 1,80,000.00/-	19-05-2026 at 1:00:00 PM	Physical
2	60222428/HDFC Bank Ltd	MISS DHAR ARTIVJAY (BORROWER)	EARC TRUST- SC 469	Rs. 9,66,957.07/- as on 27-04-2026	₹ 36,00,000.00	₹ 3,60,000.00	19-05-2026 at 12:30:00 PM	Physical
3	625187042.62555137.6 18728227.620483025, 633531048.626087740 /HDFC Bank Ltd	PANCHAL ASHWIN C (BORROWER)	EARC TRUST- SC 469	Rs. 5,15,914.35/-, 6,62,336.26/-, 16,56,479.43/-, 18,39,259.35/-, 4,59,628.33/-, 31,09,541.00/- as on 27-04-2026	₹ 28,00,000.00	₹ 2,80,000.00/-	19-05-2026 at 12:00:00 PM	Physical
4	"NHMU00000822692 /ICICI Home Finance Company Limited	1. RATHI KHURANA ("BORROWER") 2. ABHISHEK BALKRISHNAN ("CO-BORROWER")	EARC TRUST SC - 448	Rs. 35,82,049.91 as on 27-04-2026	₹ 150,000.00	₹ 15,000.00	29-05-2026 at 4:00:00 PM	Physical

Property Description: Flat No. 403 On The 4th Floor, Shiv Sagar Complex Bldg Karik, S No 178 Ots, 123 New, 26p, Ganesh Nagar, Nr Church, Bayan Chawl, Dombivli (W), Dist Thane-421 202.

Property Description: Flat No. A-604, 6th Floor, Casa Bella-Regalia-A, S No S No 4/3,7/1 A,8/7a, Kalyan Shil Road, Near Khidkaleswar Temple, Nilje, Dombivli [E] 421201.

Property Description: Casa Rio-Amazona-E, Flat No- 101, 15r Floor, S No 59, 60/3, Cluster, Behind Lodha Heaven, Kalyan Shil Road, Dombivli [E], Dist Thane- 421204

Property Description: "NHMU00000822692 /ICICI Home Finance Company Limited

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

- EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
- EMD Payments made through RTGS shall be to: Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT Account No: 000405158602; Name of the Bank: ICICI BANK; IFSC Code: IFSC ICIC0000004
- Last Date of Submission of EMD: Received 1 day prior to the date of auction
- Place for Submission of Bids: 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction): E-Auction (<https://auction.edelweissarc.in>)
- Contact Person with Phone No. Customer care: 1800 266 6540
- Date & Time of Inspection of the Property: As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>
 Date: 29-04-2026, Place: MUMBAI Sd/- Authorised Officer, For Edelweiss Asset Reconstruction Company Limited

DEUTSCHE BANK AG

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY
 Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated 03rd June, 2021 calling upon the Borrower(s)/ Co-borrower(s) MS ROHAN ENTERPRISES, ROHAN CHAVAN and MRS. SUREKHA CHAVAN, residing at Flat No. 904, Park Vistas CHS, Plot No. 22A & 22B, Opp Lalubhai Park, Andheri West, Mumbai-400058 to repay the outstanding amount of Rs. 2,04,27,331.23/- (Rupees Two Crore Four Lakhs Twenty Seven Thousand Three Hundred Thirty One and Twenty Three paise Only) as on 03rd June, 2021, and interest thereon within 60 days from the date of receipt of the said demand notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on 22nd May 2026 at 4 p.m., at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	All that Part & Parcel of Residential Property at Flat No. 904, 9th Floor, admeasuring 567 sq ft carpet area in the new building "Park Vistas", on Plot Final Plot Nos. 22A & 22B, bearing City Survey No. 575, Village Ville Parle West, Taluka Andheri, Mumbai Suburban	Rs. 1,68,50,000/-	Rs. 16,85,000/-	22nd May 2026

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself/ themselves/ itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on 09th May 2026 between 11.00 am to 5.00 pm. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of Rs. 16,85,000/- (Rupees Sixteen Lakhs Eighty Five Thousand Only) towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 on or before 22nd May 2026 by 2 pm. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received will be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 50,000/- (Rupees Fifty Thousand Only) over the price offered by the highest bidder and the Bank shall have the right to accept such a higher bid. Upon confirmation of the sale by the Bank, the purchaser will be required to pay a deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balanced amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft /Pay Order favoring "Deutsche Bank AG".
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft /Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly on "as is where is basis" and "whatever there is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrance exists on the property.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoing, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any other offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability claim against the Bank.

This Notice is also notice to the above-said Borrower under Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Diana Nadar, Authorized Officer - Deutsche Bank (A)

Place: Mumbai
 Date: 29.04.2026

Email: diana.nadar@db.com, Contact Numbers: 9820066613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3727/3077/3479.

PUBLIC NOTICE

Notice is hereby given to the public at large that my client is negotiating to purchase the Premises more particularly described in the Schedule hereunder written alongwith all the incidental benefits, rights and interest free from all claims, litigations, encumbrances etc., from Mr. Pradeep Kantilal Vakharia ("Owner") who has represented to my client that he is the sole and absolute owner of the said Premises. All person(s)/entities including any banks, financial institutions etc. having any claim against the title of the Owner to the said Premises or having any right, title, benefit, interest, share, claim, objection and/or demand in respect of the said Premises or any part/s thereof either by way of any sale, transfer, exchange, agreement for sale, memorandum of understanding, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, devise, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, care-taker basis, occupation, possession, family arrangement/settlement, lis-pendens, attachment, award, judgment, decree or order of any court of law, contract, partnership, any other writing / arrangement or otherwise howsoever into or upon or in respect of the said Premises or any part thereof or on the basis of holding and/or possessing any of the title documents in respect of the said Premises are hereby called upon to make the same known in writing, to the undersigned within a period of 14 (fourteen) days from the date of publication of this notice at Mrunal Anil Surana, Advocate, 105, 1st Floor, Gundecha Chambers, Nagindas Master Marg, Fort, Mumbai - 400 001, together with supporting documents on the basis of which such claims / objections are made / raised, failing which any such alleged right, title, benefit, interest, share, claim, objection and/or demand, if any, shall be deemed to have been waived/abandoned and not binding.

THE SCHEDULE ABOVE REFERRED TO:
 (Description of the said Premises)

Flat bearing No. 505 having RERA carpet area of 111.60 square meters i.e. equivalent to 1201.2 square feet, located on the 5th floor of building known as "Lifespaces Arihant" constructed as part of the Project known as "Lifespaces Arihant" on all that piece and parcel of land bearing CTS Nos. 1296 and 1297 of Village Girgaon within the Registration District and Sub-District of Mumbai City lying being and situated at Navalkar Lane, Mumbai - 400 004 together with the right to use one Car Parking Space.

Dated this 29th day of April 2026.

Mr. Mrunal Anil Surana
 Advocate
 105, 1st Floor

