## ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Guiarat 362266 Branch Office: Aditya Birla Housing Finance Limited, G-Corp Tech Park, 8th Floor, Ghodbunder Road, Next to Hyper City Mall, Thane [W] - 400 607.

1. ABHFL: Authorized Officer Mr. Jignesh Jadhav: Contact: 919823271213 and Mr. Mahesh Gawde 919271756797, Chirag Lokhande: 919773758208 2. Auction Service Provider (ASP):- M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakrav

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to

The B(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as intioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Bo

and	Guarantor(s) that the b	th further charges and cost thereon from the following Born below described immovable properties mortgaged/charger of Aditya Birla Housing Finance Limited/Secured Creditor,	owers and Co. Borrowers. d to the <b>Aditya Birla Hous</b>	Notice is hereby given in Notice is hereby given in Notice is hereby given in Notice is noticed in Notice in Notice is noticed in Notice in Notice is noticed in Notice in Noticed in Notice in Notice is noticed in Notice in Notic	ed/Secured Creditor,	eneral and in p the possession	particular to the	been taken
	Name of the Borrowers & Co-Borrowers		Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Inspection Date & Time	Date of E-Auction
1.	ABHAY PASWAN, MANORAMA DEVI	Rera Carpet Area Of 282.25 Sq. Ft. I.E., 26.23 Sq. Mrs. And The Enclosed Open Terrace Area 42.50 Sq. Ft. I.E., 3.94 Sq. Mtrs + Pocket Terrace Admeasuring Area 59. 63 Sq. Ft. I.E., 5.54 Sq. Mtrs. , On Third Floor, In The Building Known As "Prem Darshan", Constructed On NA Land Bearing Plot No. 12 , Admeasuring 321.75 Sq. Mtrs. , Gut No. 25/2/A, Situate At Village - Navali , Taluka Palghar , Dist - Palghar , Within The Limits Of Nagarparishad Palghar , Within The Jurisdiction Of Sub-Registrar Palghar , Maharashtra-401404.	Rs. 17,64,960/- ( Seventeen Lacs Sixty Four Thousand Nine Hundred and Sixty) as On 05.07.2023	INR 8,00,000/- (Rupees Eight Lacs Only)	INR 80,000 (Rupees Eighty Thousand Only)	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-2024
2. E	ANURAG VINOD GAUTAM, VINODKUMAR BHAGWAN PACHOLE	All That Piece And Parcel along with the Construction at 2nd Floor Flat No. 204, Chandansar Village Virar East Kashyap Kutir Chsl Near R K Restaurant Thane , Maharashtra 401305	Rs. 24,01,086.11/- (Rupees Twenty Four Lacs One Thousand Eighty Six and Eleven Paisa Only) as On 24.11. 2021	INR 14,63,832/- (Rupees Fourteen Lacs Sixty Three Thousand Eight Hundred and Thirty Two Only)	INR 1,46,383/- (Rupees One Lac Forty Six Thou- sand Three Hun- dred and Eighty Three Only).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
3.	ARCHANA VISHAL CHAVAN, VIJAYSHRI VIJAY CHAVAN ,	All That Piece And Parcel Of Flat No-001, Admeasuring 380 Sq. Ft., Ground Floor, A Wing, Situated At Orchid Lodha Golden Dream, Sec-10, Orchid Lodha Dewellers Pvt. Ltd., Off Taloja Bypass Road, Khoni, Dombivali (B), Thane 421204 And Bounded As: North: Road, South: Open Plot, East: Open Plot, West: Taloja Road.	25,41,946.92/-	INR 18,61,704/- (Rupees Eighteen Lacs Sixty One Thousand Seven Hundred and Four Only)	INR 1,86,170/- (Rupees One Lac Eighty Six Thou- sand One Hun- dred and Seventy Only).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-202
4.	BAGESH R KUSHWAHA , RAMDHA BAGESH KUSHWAHA.	ALL THAT PIECE AND PARCEL OF Immovable Property of Flat No. 403, On the 4th Floor , Having 41.82 Sq. Mtrs., Built Up Area , I.E., 450 Sq. Ft. In Building No. 4, Of the Society Known As "Oswal Dream City Building" Bldg No. 3 and 4, Co-operative Housing Society Limited , Type B, Off Palghar Chintupada Road, Land Bearing Survey No. 823, Hissa No. 8, Situate At Village-Mahim , Taluka and District-Palghar , Maharashtra-401404, and Bounded As: East: Internal Road, West: Bidg. No. 03, North: Bidg No. 06, South: Open Space.	Rs. 18,52,919/- (Rupees Eighteen Lacs Fifty Two Thousand Nine Hundred and Nineteen Only as On 09.08.2023	INR 11,73,690/- (Rupees Eleven Lacs Seventy Three Thousand Six Hundred and Ninety Only)	INR 1,17,369/- (Rupees One Lac Seventeen Thou- sand Three Hun- dred and Sixty Nine Only).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
5.	BALKRISHNA KUN- DALIK REDEKAR, VIDHYA BALKR- ISHNA REDEKAR .	ALL THAT PIECE AND PARCEL OF Flat No. 211 Admeasuring 19.687 Sq. Mtrs. (Carpet Area), On the 2nc Floor, In the Wing -B In the Project Named As "The Green Crest" Being Constructed On the Land Bearing Gut No. 134 Hissa No. 1/A/2 In Village: Taloje Majkur Taluka & Registration Sub-District: Panvel, Registration District: Raigad, Totally Admeasuring 0.23.30 H.R.P. Maharashtra -410208, and Bounded As: East: 1B par West: Survey No. 4, North: Survey No. 1, South: Survey No. 1 Hissa No. 1 A Part	(Rupees Eighteen Lacs Twenty Two Thousand Six Hundred and Seventy Six Only) as On 07.06.	INR 13,88,016/- (Rupees Thirteen Lacs Eighty Eight Thousand and Sixteen Only)	INR 1,38,802/- (Rupees One Lac Thirty Eight Thou- sand Eight Hun- dred and Two Only ).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-202
6.	HABIB ALI ASGAR ALI SHAIKH, REHANA KHATUN HABIB ALI SHAIKH, MOON ENTERPRISES	All That Piece And Parcel Of Flat No. 701, On Seventh Floor, Area Admeasuring About 71.71 Sq. Mtrs., Built Up, In The Building Known As 'R.S. Residency', Standing On Plot No. 177, Sector 23, Situated At Node-Ulwe (12.5% Scheme), Navi Mumbai, Tal.: Panvel, Near Sm Harmony, District: Raigad, Maharashtra-410206, And Bounded As:- East: Open Plot, West: Internal Road, North: Open Plot, South: Mahakali Apartment All That Piece And Parcel Of Flat No. 212, Area Admea-	Three and Twelve paisa Only) as On 12.06. 2023	INR 26,12,736/- (Rupees Twenty Six Lacs Twelve Thousand Seven Hundred and Thirty Six Only)	INR 2,61,274/- (Rupees Two Lacs Sixty One Thou- sand Two Hun- dred and Seventy Four Only ).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
7.	KARUNESH BHASKAR MORE , DARSHANA KARUNESH MORE	suring 33.74 Sq. Mtrs. (Carpet Area), Along With Terrace Area Admeasuring 9.47 Sq. Mtrs., On 2nd Floor, In The Building Known As "Divya Jal Building No. 02, Con- structed On Land Bearing Survey No. 18, Hissa No. 4a Situated At Village Pam Tembhi, Boisar, Taluka & Dis- trict-Palghar		INR 8,00,000/- (Rupees Eight Lacs Only)	INR 80,000/- (Rupees Eighty Thousand Only).	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-2024
8.	MANDAR RAMESH LELE, MRUNAL MANDAR LELE,	ALL That Piece and Parcel of Flat No. 206, 2nd Floor , Ekvira Nagar Road , A Wing , In Building Known As "Royal Park" , Admeasuring Carpet Area 47 .02 Sq. Mtrs. , Con- structed on Gut No. 82 , Hissa No. 8 , Are About 3550 Sq. Mtrs. , Situated At Village Kudsavare P.O. Vangani , Tal- Ambernath , Dist -Thane, Sub-Registration District-Thane, and Within the Local Limit of Group Grampanchayat Dhavle- Dhavlepada-Kudsavare , Near Belare, Farm House Thane, Maharashtra-421503, and Bounded As: North: B Wing, South: Road, East: E wing, West: Open Plot.	Rs. 14,28,715/- (Rupees Fourteen Lacs Twenty Eight Thousand Seven Hundred and Fif- teen as On 13.02.2023	INR 15,76,584/- (Rupees Fifteen Lacs Seventy Six Thousand Five Hundred and Eighty Four Only)	INR 1,57,658/- (Rupees One Lac Fifty Seven Thou- sand Six Hundred and Fifty Eight Only).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
9.	MANGESH ANANTA JADHAV , GAYATRI MANGESH JADHAV,	All That Piece And Parcel Of Mamdapur, Neral West, 2nd Floor, Flat No. 201, Area Admeasuring About 590 Sq. Ft. (Built Up Area), In The Building Known As "Krishna Valley", Off. Neral Badlapur Road, Krishna Valley, Next To Gurukula Hostel, Survey No. 169/59, Area Admeasuring 609 Sq. Mtrs., Village Mamdapur, Neral West, Dist. Raigad, Maharashtra, 410101, And Bounded As: North: Road, South: Open Plot, East: Under Construction Building, West: Under Construction Building	Rs. 17,94,660.74/- (Rupees Seventeen Lakh Ninety Four Thousand Six Hundred Sixty and Seventy Four Paise Only) as On 26.12.2022	INR 12,61,656/- (Rupees Twelve Lacs Sixty one Thousand Six Hundred and Fifty Six Only)	INR 1,26,166 (Rupees One Lac Twenty Six Thou- sand One Hun- dred and Sixty Six Only ).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
10.	MANGESH TAMBE , VANDANA MANGESH TAMBE	All That Piece And Parcel Of Flat No. G-4 , Ground Floor Admeasuring 380 Sq. Ft. (Built Up Area) , Wing-A, Building No. 1 , Project Known As " Dream City", Constructed On Land bearing Survey No. 74 , Hissa No. 2 , Survey No. 76, 85, 75, & Survey No. 74 , Hissa No. 1 , Situated At Dream City Sector No. 7 , Boisar Shigaon Road , Near Dream City and Dhanani Nagar, Boisar West , Village: Boisar , Tal-Palghar , District : Palghar , and Bounded As: North: Open Plot, South: Internal Road, East: Dream City Building No. 1 , Wing -A-1, West: Dream	Five Thousand One Hun- dred Thirty Eight and Twenty Five Paise Only) as On 11.04.2023	INR 8,60,000/- (Rupees Eight Lacs Sixty Thou- sand Only)	INR 86,000/- (Rupees Eighty Six Thousand Only).	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-2024
11.	NARPAT SINGH BHABUTSINGH RATHORE, SUKHAKUWAR NARPATSINGH RATHORE,.	City Building No. 1, Wing -B.  All That Piece And Parcel Of Flat No. 403 On 4th Floor In  A-Wing, Admeasuring 76.67 Sq. Mtrs. (Super Built Up  Area), In The Building Known As "Jay Apartment", Con-  structed On Land On The Survey No. 291, Hissa No. 2,  Lying Being And Situated At Village-Nilemore, Nallasopara  (W), Tal. Vasai, District-Palghar-401203, Within The Area  Of Sub-Registrar At Vasai-3, Nallasopara And Within The  Limits Of Municipal Council Nallasopara,  Village Mohane Ambivali West Kalyan, 3rd Floor, flat no	Rs. 22,90,123.13/-	INR 17,09,359/- (Rupees Seven- teen Lacs Nine Thousand Three Hundred and Fifty Nine Only)	INR 1,70,936/- (Rupees One Lac Seventy Thousand Nine Hundred and Thirty Six Only ).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-202
12.	MAJETHIA AND HARSHA NAYA MAJETHI NITESH UMESH	302, vighnesh Heights, Behind Hanuman Mandir , Thane Maharashtra, India- 421102.  All That Piece And Parcel Of Land Admeasuring Survey No.	(Rupees Twenty Two Lakh(s) Ninety Thousand One Hundred Twenty Three And Paise Thirteen Only Only) Rs. 17,27,280/-	INR 7,00,000/- (Rupees Seven Lacs Only)	INR 70,000/- (Rupees Seventy Thousand Only)	29-06-2024	between 11:00 am to 04:00 pm.	30-06-2024
13.	SURJAN, GEETA UMESH SURJAN,	125, Hissa No. 2, Admeasuring 2568.00 Sq. Mt., Flat No. B/304, 3rd Floor B Wing, Admeasuring 41.75 Sq. Mtrs. Super Built Up Area, In The Building Known As "Sai Krupa Building No.10", Constructed On Land On The Survey No. 125, Hissa No. 2, Lying And Situated At Sopara Village Near Dhananjay Talkies, Nalasopara West, Tal. Vasai, Dist. Palghar, Thane, Maharashtara-401203  All That Piece And Parcel Of Flat Bearing No. 404, On	(Rupees Seventeen Lacs Twenty Seven Thousand Two Hundred and Eighty Only) as On 07.07. 2022	INR 11,24,410/- (Rupees Eleven Lacs Twenty Four Thousand Four Hundred and Ten Only)	INR 1,12,441/- (Rupees One Lac Twelve Thousand Four Hundred and Forty One Only).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
14.	RUPALI SANTOSH SAWANT, SHANKAR MADHUKAR GOVEKAR,	4th Floor Admeasuring 480 Sq. Ft., In The Building Known As "Om Sai Manthan Apartment li" Constructed On Gaothan Land Bearing Old House No. 193, 813 & 359 (Vvcmc Property No. Nl/18/260/1/2/3, Nl/18/261, Nl/18/262 Situated In Village Achole, Taluka Vasai, Dist. Palghar Within The Area Of Sub-Registrar Of Assurance At Vasai Dist, Thane, Maharashtra 401209, And Bounded As: East: Open Plot, West: Achole Gaon Road, North: House's, South: Vaishnav Apartment	Rs. 16,92,687/- (Rupees Sixteen Lakh Ninety Two Thousand Six Hundred Eighty Seven Only) as On 10.01.2023	INR 11,50,000/- (Rupees Eleven Lacs Fifty Thou- sand Only)	INR 1,15,000/- (Rupees One Lac Fifteen Thousand Only ).	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-2024
15.	SANTOSH SINGH, CHANDA DEVI	All That Piece And Parcel Of Flat No. 303, On 3rd Floor, A-Wing, Admeasuring 259 Square Feet Carpet Area, In Building Known As "Nobel Residency", Constructed On Land Bearing New Survey No. 162, Plot No. 1 And Plot No. 2 (Old Survey No. 31 Hissa No. 13/B) Situated Within The Limits Of Mamdapur Grampanchayat, At Village- Mamdapur, Taluka- Karjat, District- Raigad, Maharashtra-410101, And Bounded As: North: Under Construction, South: Open Plot, East: Open Plot, West: Internal Road.	Rs. 14,80,054/- (Rupees Fourteen Lacs Eighty Thousand and Fifty Four Only) as On 05.07. 2023	INR 6,30,000/- (Rupees Six Lacs Thirty Thousand Only)	INR 63,000/- (Rupees Sixty Three Thousand Only)	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-2024
16.	SHRIKANT KASHINATH MORE, SUMIT KASHINATH MORE	All That Piece And Parcel Of Flat No. 204 On The 2nd Floor, In B-Wing, Admeasuring 550 Sq. Ft., In The Building Known As "Sai Krupa Building No. 10", Constructed On Land Bearing Survey No. 125, Hissa No. 2, Adm. 2568 Sq. Mtrs., Situated At Village-Sopara, Nallasopara (West), Taluka Vasai, District-Palghar-401203, Within The Area Of Sub-Registrar At Vasai-1 To 6, Nallasopara And Within The Limits Of Municipal Council Nallasopara, District-Palghar, Maharashtra-401203, And Bounded as:- East: Internal Road & House, West: Building No. 7, North: Under Construction Building, South: Internal Way & Building No. 8.	Rs. 21,04,435/- (Rupees Twenty One Lac Four Thousand Four Hun- dred Thirty Five Only) as On 12.05.2023	INR 14,61,240/- (Rupees Fourteen Lacs Sixty One Thousand Two Hundred and Forty Only)	INR 1,46,124/- (Rupees One Lac Forty Six Thou- sand One Hundred and Twenty Four Only ).	04-07-2024	03-07-2024 between 11:00 am to 04:00 pm.	05-07-2024
17.	SUNNY MARCHANDE SAPANA SANJAY MERCHANDE.	All That Piece And Parcel Of Apartment No. Pg1-6-401, Of The 1bhk-C Type Of Carpet Area Admeasuring 24.96 Sq. Mtrs., Along With For Exclusive Use, Open Balcony Of 0.5q. Mtrs., Enclosed Balcony Of 1.91 Sq. Mtrs., On 4th Floor, In The Building Bld 6, Constructed On Contiguous Free Hold Block Of Non-Agricultural Land Admeasuring 3816 Sq. Mtrs And Forming Part Of 6at/Bhumapan Kramank Nos. 158/183 Part/183 Part/Plot No. 1, Situated, Lying And Being At Revenue Village Nandore, Taluka Palghar, District Palghar, Thane, Maharashtra-401404., And Rounded As Follows:—East: Staircase, West: 4-02.	(Rupees Fourteen Lakh Thirty Four Thousand Four Hundred Twenty Three Only) as On	INR 10,06,040/- (Rupees Ten Lacs Six Thousand and Forty Only)	INR 1,00,604/- (Rupees one Lac Six Hundred and Four Only).	19-07-2024	18-07-2024 between 11:00 am to 04:00 pm.	21-07-202
18.	VEDPRAKASH LALBAHADUR MISHRA, POONAM VEDPRAKASH MISHRA,	Are Bounded As Follows:- East: Stalrcase, West: 4-U2. Morth: Passage, South: Paved Area.  All That Piece And Parcel Of Flat No. 209, 2nd Floor, Shivshahi Complex, C Wing Carpet Area 33.94 Sq. Mtrs., And Survey No. In Non-Agricultural Land Bearing Survey No. 234, Hissa No. 4/1 (Part) Admeasuring 8000 Sq. Mtrs., And Survey No. 237 (Part), Admeasuring 2000 Square Meters Lying Or Admeasuring 10000 Square Meters, Situated At Village Narayangaon, Taluka Murbad, District Thane And Bounded As: East: Open Plot, West: Nh-61, North: Internal Road, South: Open Plot.	Rs. 21,21,957.34/- (Rupees Twenty One Lakh Twenty One Thou- sand Nine Hundred Fifty Seven and Thirty Four Paise Only) as On 07.11.2022	INR 10,00,000/- (Rupees Ten Lacs Only)	INR 1,00,000/- (Rupees One Lac Only ).	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-202-
19.	ZAHEER AKHTAR SHAIKH, MISBA ZAHEER SHAIKH .	All That Piece And Parcel Of Flat No. 103 On 1st Floor, Admeasuring About 23.532 Sq. Mtrs. (Carpet Area), Chhadva Paltinum Building Constructed On Land Bearing Plot No. 47 & 48, Situated At Sector-2, Phase 1, Village/Site Taloja-Panchanand (Erstwhile Expansion Scheme), Taluka-Panvel, District-Raigad, Maharashtra, And Bounded As: East: Phase-1 Road, West: Komal Chsl, North: Durvankar Apart-	Rs. 32,41,301/- (Rupees Thirty Two Lakh Forty One Thousand Three Hundred One Only) as On 18.08.2022	( Rupees Twenty	INR 2,51,000/- (Rupees Two Lacs Fifty One Thou- sand Only).	29-06-2024	28-06-2024 between 11:00 am to 04:00 pm.	30-06-202

or detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. https://homefinance.adityabirlacapital.com/pr erties-for-auction-under-sarfaesi-act or i.e. https://BestAuctionDeal.com Date:- 14-06-2024

PUBLIC NOTICE Notice is hereby given to all, that my clients Mr. Sunil Anant Tamore and Mrs. Shilpa Sunil Tamore have purchased from M/s Anisha Transformers Pvt. Ltd., Flat No. 8 on the 1<sup>st</sup> Floor, adm. 410 sq. ft. built up area in Shanti Sagar of Keshav Nagar-Society Known as Shanti Sagar CHSL constructed on land bearing Survey No. 31, Hissa No. 2 lying, being and situate at Village Saravali, Taluka Palghar, District

Palghar. (hereinafter referred to as the "Said Flat". However, the previous original Agreement for Sale alongwith receipt pearing No. PLR-1410/2010 dated 05/10/1995 with respect to the said flat have been lost or misplaced by the Vendor. If the missing documents hereinabove mentioned is traced by any person, kindly contact at the address mentioned below

Dated: 13/06/2024 , Surabhi Apt., Kacheri Road, Palghar,

Name of the Data of Data of

Mumbai

14-06-2024

Taluka & District Palghar Mob. 9833017343

Sd/-(Adv. Liberata Vimla Lobo)

IDBI BANK LIMITED, (T) IDBI BANK Retail Recovery Department, 2<sup>nd</sup> Floor, Mittal Court, A/B/C-Wing, Nariman Point, Mumbai -400021, POSSESSION NOTICE el. No. : 022-6127 9253 / 6127 9288/ 6127 9342

APPENDIX IV [RULE 8(1)]

POSSESSION NOTICE (For Immovable Property) The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice, calling upon the borrowers to repay the amount mentioned in the notice within 60 days from the date of the receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

The borrowers attention is invited to provisions of sub section (8) of section 13 of the Act, i respect of time available, to redeem the secured assets.

The borrowers 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 IDBI Bank Ltd for an amount mentioned below and interest and charges thereon.

Sr. No.	Borrower / Owner of the property / Guarantor	Date of Demand Notice	Symbolic Possession	Description of Property	claimed in Demand notice (Rs.)
1	Mr. Abhinow K Chaubey	28.03.2024	11.06.2024	Flat No.106, 1st Floor, B Wing, Versatile Valley, Katai Toll Naka, Kaliyan SHIL Road, Nilje, Dombivali East, Thane-421204 Maharashtra.	
2	Mr. Manjoj Ballu Walmiki/ Mrs. Hemlata Manoj Walmiki	28.03.2024	11.06.2024	Flat-1202, 12th Floor, D Wing, Versatile Valley, Shilphata Road, Nilje, Kalyan, Dombivali (E), Thane-421204, Maharashtra.	6329512/-
3	Mr. Ramesh Jagat Singh/Mr. Hemanth Ramesh Singh/ Mrs. Sangeeta R Singh	28.03.2024	12.06.2024	Flat No64, 6th Floor, B Wing, Crystal Avenue CHSL, Lokhandwala Complex, Andheri (West), Mumbai- 400053, Maharashtra.	
4	Mr. Dipesh Kumar Vyas / Mrs. Kavita Vyas	29.03.2024	12.06.2024	B-105, 1st Floor, Bldg. No.1, B Wing, New Laxmi Park, CHSL-1, Mira Road E, Thane-401107, Maharashtra.	
5	Mr. Devendra Mahadev Shirke/ Mrs. Poonam Shirke	13.03.2024	12.06.2024	Flat No902, 9th Floor, Sadguru Heights-1, Shiv Vallabh Road, Jay Ramwadi, Dahisar-East, Near Hanuman Mandir, Mumbai-400068,	

Authorised Officer IDBI Bank Ltd.

PUBLIC NOTICE title of Manan Indravadan Billimoria in respect of Flat No.A-3 adm. 450 sq. ft. carpet area on 1st Floor in Shakti-Sadan Co-op. Hsg. Society Ltd situated at 161/163, Dr. D. B. Marg, Mumbai-400 007 onland bearing C. S. No. 259 of Tardeo Division
Any person having any claims in respect of the povesaid flat or any part thereof by way of sale,

exchange, mortgage, charge, gift, maintenance, inheritance, possession, lease, tenancy, lien, license, hypothecation, transfer of title or ben-eficial interest under any trust, right of prescription or pre-emption or under any agreement or under any decree, order or award or otherwise claiming howsoever are hereby requested to make the same known in writing together with supporting documents to the undersigned at his office withir a period of **14 days** hereof failing which the claims of such persons shall be deemed to have beer

Date:14-06-2024 RAKESH G. JAIN ADVOCATE HIGH COURT 2/20, Kesar Building, 201/211, Princess Street, Mumbai-400 002, Mob: 9820611400

MOTILAL OSWAL LOANS **Motilal Oswal Home** Finance Limited

Corporate Office : Motilal Oswal Tower Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email: hfquery@motilaloaswal.com

CIN :- U65923MH2013PLC248741 CORRIGENDUM

-auction Cum Sale" on 29.06.2024 ublished in this newspaper o 2.06.2024. In this notice the re orrower RADHESHAM DHURA PRASAD KAHAR (Loan Account No LXKAL 00315-160020505)'s Reserve Price was wrongly published. Please read correct Reserve Price Rs **300000/-** instead of Rs. 500000/- Othe details will remain the same. Sd/-

Authorised Officer

Sd/

POSSESSION NOTICE

(for immovable property)

waived and/or abandoned.

The undersigned being the Authorized Officer of INDIABULLS HOUSING FINANCE LIMITED (CIN:1 65922DI 2005PI C136029) 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 Notice dated 19.03.2024 calling upon the Borrower(s) SATISH GIRIDHAR KOHALE AND RATNA SATISH KOHALE to repay the amount mentioned in the Notice being Rs. 21.77.872.99 (Rupees Twenty One Lakhs Seventy Seven Thousand Eight Hundred Seventy Two and Paise Ninety Nine Only) against Loan Account No HHLKAL00513327 as on 19.03.2024 and interest thereon within 60 days from the date of receipt of the said Notice

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 11.06.2024

The Borrower(s) 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 INDIABULLS HOUSING FINANCE LIMITED for an amount of Rs. 21.77.872.99 (Rupees Twenty One Lakhs Seventy Seven Thousand Eight Hundred Seventy Two and Paise Ninety Nine Only) as on 19.03.2024 and interest thereon

The Borrowers' 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 DESCRIPTION OF THE IMMOVABLE PROPERTY

ELATINO 9 HAVING CARPET AREA 31.05 SQUARE METERS ON 3RD ELOOR WING-E, BUILDING NO. 01, IN THE PROJECT KNOWN AS THE MIST SITUATED IN VILLAGE DAHIVALI, AKURLE ROAD, TALUKA KARJAT RAIGAD-410101, MAHARASHTRA.

Date: 11.06.2024 Authorised Officer Place: RAIGAD INDIABULLS HOUSING FINANCE LIMITED

FORM A **PUBLIC ANNOUNCEMENT** 

Sd/-

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India olvency Resolution Process for Corporate Persons) Regulations, 2016) FOR THE ATTENTION OF THE CREDITORS OF

M/S. PIFINITI MOVIES PRIVATE LIMITED

	RELEVANT PA	ARTICULARS
1	Name of corporate debtor	Pifiniti Movies Private Limited
2	Date of incorporation of corporate debtor	05/11/2018
3	Authority under which corporate debtor is incorporated / registered	Registrar of Companies - Mumbai
4	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U22300MH2018PTC316830
5	Address of the registered office and principal office (if any) of corporate debtor	Manek Mahal, 6th Floor, 90 Veer Nariman Road, Churchgate, Mumbai City, Mumbai, Maharashtra, India, 400020
6	Insolvency commencement date in respect of corporate debtor	June 13, 2024 NCLT, Mumbai Bench passed Order dated June 12, 2024 CP(IB)/94(MB)/2024. Order received by Interim Resolution Professional on June 13, 2024.
7	Estimated date of closure of insolvency resolution process	<b>December 10, 2024</b> 180 days from the date of commencement of CIRP i.e. <b>June 13, 2024</b> .
8	Name and registration number of the insolvency professional acting as interim resolution professional	Truue IPE Private Limited IBBI/IPE-0151/IPA-1/2023-24/50052 AFA Valid Till 30/06/2025
9	Address and e-mail of the interim resolution professional, as registered with the Board	D-501, Ganesh Meridian, Opp. High Court, S. G. Road, Ahmedabad - 380060. Email: cirp.pmpl@gmail.com; jain_cp@yahoo.com
10	Address and e-mail to be used for correspondence with the interim resolution professional	D-501, Ganesh Meridian, Opp. High Court, S. G. Road, Ahmedabad - 380060. Email:cirp.pmpl@gmail.com; jain_cp@yahoo.com
11	Last date for submission of claims	27 June, 2024 i.e., 14 days from appointment date of CIRP order received on June 13, 2024.
12	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not applicable at present

iv) website at : www.t-ipe.com representatives are available at : Not Applicable Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a Corporate Insolvency Resolution Process of the M/s. Pifiniti Movies Private Limited on June 12, 2024. The order received by Interim Resolution

Not applicable at present

in point 10 and

iain cp@vahoo.com

i) Weblink: www.ibbi.gov.in/home/downloads

ii) Physical Address: same as mentioned

iii) Email IRP at : cirp.pmpl@gmail.com,

13 Names of Insolvency Professionals

identified to act as Authorised Representative of creditors in a class

(Three names for each class)

4 (a) Relevant Forms and

(b) Details of authorized

Professional on June 13, 2024. The creditors of M/s. Pifiniti Movies Private Limited are hereby called upon to submit their claims with proof on or before June 27, 2024 to the Interim Resolution Professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic

A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency

professionals listed against entry No.13 to act as authorised representative of the class [None at present] in Form CA. Submission of false or misleading proofs of claim shall attract penalties.

Chandra Prakash Jair Whole Time Director For, M/s Truue IPE Pvt Ltd, Interim Resolution Professional o M/s. Pifiniti Movies Private Limited

Place : Mumbai IBBI No. IBBI/IPE-0151/IPA-1/2023-24/50052

Date: 14.06.2024 AFA Valid till 30.06.2025 (a) pnb Housing

THE NATIONAL CO-OPERATIVE BANK LTD.
Regd.&Admn. Office: 214, RahejaCentre,Free Press Journal Marg,Nariman Poir RanejaCentre,Free Press Journal Mar Plot No-8/C, Sector-13, 1st floor, Khanda Co

Regd A.D. Date: 13.06.2024 NCB/HO/REC/57/2024-25.

Mr. Veer Vikram and Mrs. Neha Veer Khanna Address: Flat No.1A/603, Vighnahar Complex CHS Ltd, Sector-12, Kharghar, Navi Mumbai- 410 210 Sub: Notice U/s.13(2) of Securitization and Reconstruction of Financial Assets and Enforce

of Security Interest Act 2002.
At your request, you have been granted Housing Loan Facility vide a/c No-HSLN-20 (5-432-20) by the Bank on 71-07.2023 and disbursed Rs.50.00 Lakhs through its Nerul Station Branch against assets by creating security interest in favor of Bank. The relevant particulars of the said Housing Loan Facility and the security agreement(s)./document(s) executed by you are stated in Schedule 'A' and 'B' respectively. You have availed the financial assistance with an undertaking for Repayment of the said financial assistance in terms of the said agreement(s)./ document(s).
Further while availing said financial assistance, mortgage was created by way of deposit of Title Deeds/Registered/Equitable Mortgage creating security interest in favor of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.

The relevant particulars of the secured assets are specifically stated in Schedule. 'C'. The conduct of the above said financial assistance. /credit facility has become irregular and the debt has been of Security Interest Act 2002.

the above said financial assistance /credit facility has become irregular and the debt has been classified as 'Non-performing assets' as on 10.05.2024 in accordance with the directives/guideline relating to asset classification issued by the Reserve Bank of India from time to time.

relating to asset classification issued by the Reserve Bank of India from time to time.
The said financial assistance is also secured by the Personal Guarantees of:
(1) Mr. Akash Bhagwati Kimothi
Despite repeated requests, you have failed and neglected to repay the said dues/outstanding liabilities.
Therefore, the Bank hereby call upon you U/s.13 (2) of the "Said Act " by issuing this notice to discharge in full your liabilities stated hereunder to the Bank Within 60 days from the date of this Notice under securitization Act.

Notice under securitization Act.

Your outstanding liabilities due and owing to the Bank as on 31.05.2024 is sum of Rs.51,31,073.00 (Rupees Fifty One Lakh Thirty One Thousand Seventy Three Only) and you are also liable to pay further interest from 01.06.2024 onwards at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges etc.

If you fail to repay to the Bank the aforesaid sum of Rs.51,31,073.00 (Rupees Fifty One Lakh Thirty One Thousand Seventy Three Only) with further interest / incidental expenses, cost as stated above in terms of this notice U/S.13 (2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-section (4) of Section 32 and under other analized by envisions of the soid Act.

Sub-section (4) of Section 13 and under other applicable provisions of the said Act You are also put on notice that in terms of sub-section 13 of Section 13 you shall not transfer by sale ase or otherwise the said secured assets detailed in Schedule 'C' of this notice without of

rease of white wise and secured assets detailed in Schedule 6 of this house without obtaining written consent of the Banks.

This NOTICE is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provision of law.

Visual skitch is

Yours faithfully, (Mrs. Shaila S. Patil), Authorised Officer

Copy forwarded to: 1. Mr. Akash Bhagwati Kimothi

Add: Row House No-4. Gokul CHS Ltd. Near Shantiniketan School. Sector-2. New Panvel. Dis You are advised to make the payment of the amount mentioned in the notice in terms of the Guarante

Raigad-410 206

(Mrs. Shaila S. Patil ), Authorised Officer

SCHEDULE 'A'				
Name Of the Facility	Outstanding with Interest as on 31.05.2024			
Term Loan A/c N0.5-432-20	Rs.51,31,073.00 (Rupees Fifty One Lakh Thirty One			
Sanctioned on 17.07.2023	Thousand Seventy Three Only)			
SHEDIJI E 'B'				

(Details of Security documents including all supplementary documents & documents evidencing creation of mortgage) Name Of Documents Sr.No Date of Execution | Amount Rs.

5-432-20 emand Pro 2 Agreement for Loar Letter of Lien & Set off 4 Letter of Guarantee Letter of Lien & Set-off by Guarantors/ Co Form No 30 and 30A-Authorisation letter for Deduction of Loan Installments out of Salary

Part –I Details of Primary Security to the Bank:-Name of the Asset/s and their Description

Registered Mortgage of Property
Flat No.2706, 27th Floor, Type 2BHK(X) Building No-14G1, Indiabulls Greens (Tulip) Co-Operative
Housing Society Ltd, Survey No- 80A,83/2A, 83/3, 83/7 + 4B + 5B, 85/0(Part), 86/1, 90/1A(part),
Sector-5, Village Kon, Tal. Panvel, Dist. Raigad Adm 68.47 Sq mtrs Carpet equivalent to 737.01 Sq

carpet. Betails of documents for mortgage of above properties: Original Agreement for Sale on dated 12th April 2017 between M/s. Lucina Land Development Ltd Id Mr. Kishor R. Koregaonkar vide Registration No-PVL1-2546-2017 Receipt No-3334 on dated

12.04.2017 B) Original Possession Letter by M/s. Lucina Land Development Ltd to Mr. Kishor R. Koregaonkar o dated 18th March 2020.
C) Original Agreement for Sale (Part Payment) on dated 21st June 2023 between Mr. Kishor R. Koregaonkar and Mr. Veer Vikram & Mrs. Neha Veer Khanna vide Registration No-PVL1-5045-2023

Receipt No-6649 on dated 21.06.2023

Receipt No-6649 on dated 21.06.2023

D) Agreement to Mortgage executed on dated 31st July 2023 between Mr. Veer Vikram & Mrs. Neha Veer Khanna and The National Co-operative Bank, Mumbai

E) Registered Mortgage Deed executed on 25th July 2023 between Mr. Veer Vikram & Mrs. Neha Veer Khanna and The National Co-operative Bank, Mumbai vide Registration No-PVL2-12964-2023 Receipt No-14911 on dated 25.07.2023

F) Deed of Rectification executed on 1st August 2023 between Mr. Veer Vikram & Mrs. Neha Veer Khanna and The National Co-operative Bank, Mumbai vide Registration No-PVL2-13380-2023 Peccipt No. 14248 on dated 01.08.2023 Receipt No-15436 on dated 01.08.2023

APPENDIX -IV-A

APPENDIX -IV-A

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-AUCTION SALE NOTICE OF Notice Is Hereby Given To The Public In General And In Particular To The Borrower(s) & Guarantor(s) Indicated In Column No-a That The Below Described Immovable Property (ies) Described In Column No-d Mortgaged/charged To The Secured Creditor, The Constructive/physical Possession Of Which Has Been Taken (as Described In Column No-c) By The Authorized Officer Of M/s Phb Housing Finance Limited/secured Creditor, Will Be Sold On "as Is Where Is, As Is What Is And Whatever There Is Basis" As Per The Details Mentioned Below. Notice Is Hereby Given To Borrower(s)/Mortgagor(s)/Hegal Heirs, Legal Representative, (whether Known Or Unknown Cru Unknown Described In Column No-a Under Rule-8(6) & 9 Of The Security Interest Enforcement Rules, 2002 Amended As On Date.

For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In M/s Phb Housing Finance Limited/secured Creditor's Website I.e. www.phbhousing.com.

For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In M/s Pnb Housing Finance Limited/secured Creditors & Website 1.e. www.pnbnousing.com.

Loan No, Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)

Bid Date of Auction Date of Reserve (RP) (E)

Guarantor(s)/Legal heirs (A)

HOU/THA/1019/T50142, B.O. Thane Babasaheb J Washede / Snehika Janardan (Rase)

Thane Babasaheb J Rossession Badlapur, East, Badlapur, Maharashtra-421503, Thane, India.

Physical Flat No 401,4th Floor,wing C1,deep Aangan, Valivali, Thane, India.

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Physical Flat No 401,4th Floor,wing C1,deep Aangan, Valivali, Thane, India.

Physical Flat No 4

\*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. \*\* To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. 1. As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.

1. As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.

2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.

3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale possible day the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.

4. C1 INDIA PRIVATE LIMITED would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankeauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to coordinate with Annvar Mulani.Contact Number 1800 120 8800. auction@pnbhousing.com is authorised person of PNBHFL or refer to www.auction@pnbhousing.com

Place: Mumbai, Date: 14-06-2024