

91	MH0230610008793/ MH0230610009095 /AJITKUNMAR AYODHYA KANOJIA MEENA AYODHYAPRASAD KANOJIA / Thane	GUT No: SR NO 138, Building Name: SHREE MAHALAXMI APT TYPE A 11, House No: FLAT 303 A WING, Floor No: 3RD FLR, Plot No: BLDG NO 2, Street Name: PADGHAE, Land Mark: SHALIGRAM TOWNSHIP, Village: UMROLI EAST, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI EAST, North By: BLDG NO 3, South By: BLDG NO 1, East By: OPEN SPACE, West By: OPEN SPACE, (Area of the Property - Built up area 428 Sq Ft)	12.01.2022	21.11.2022	2167169/-	1105200/-
92	MH0230610008792/ MH0230610008966 / SUJEET SHOBHNATH GUPTA SUMINTRA SHOBHNATH GUPTA / Thane	GUT No: SR NO 138, Building Name: SHRI MAHALAXMI APT-SHALIGRAM TWN, House No: FLAT 204 WING C, Floor No: 2ND FLR, Plot No: BLDG NO 2 TYPE F-3A, Street Name: PADAGHE ROAD, Sector Ward No: SHALIGRAM TOWNSHIP, Land Mark: SHALIGRAM TOWNSHIP, Village: PADAGHE-UMROLI-EAST, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI-EAST, North By: BLDG NO 3, South By: BLDG NO 1, East By: OPEN SPACE, West By: OPEN SPACE, (Area of the Property - Built up area 414 Sq Ft)	12.01.2022	21.11.2022	1815072/-	1068300/-
93	MH0040610005795 / VISHNU NANDKUMAR MANJREKAR VAIDEHI VISHNU MANJREKAR / Navi Mumbai	UDAANARIA, HOUSE No: A-07, FLOOR NO: GROUND F, PLOT NO: BLDG NO C, LAND MARK: NR. BHIVPURI STN, VILLAGE: CHINCHAWALI, LOCATION: KARJAT (RAIGARH(MH)), TALUKA: KARJAT, STATE: MAHARASHTRA, PIN CODE: 410201(Aear of the Property - Built up area 346Sq. Ft.	11.11.2022	10.01.2024	1444683/-	1170000/-
94	MH0040610005863 / ZAINUDDIN MOINUDDIN SAYED RIZWANA ZAINUDDIN SAYED / Navi Mumbai	GUT No: 41/2 KALPAWALIKSHA FLAT NO 104 1ST FLOOR , Plot No: M-4 WING TALQJA MIDC MDR 6 KANPOLI, Land Mark: NR. BALAJI RESIDENCY, Village: HEDUTANE, Location: Panvel Pin Code: 410206.(Aear of the Property - Built up area 425Sq. Ft.	11.06.2018	15.07.2022	3498707/-	1247319/-
95	MH0040610006860 / MANISHA SANJAY DHEKALE SANJAY GYANU DHEKLE / Navi Mumbai	HIMALAYA COMPLEX, HOUSE NO: 203 BLDG NO-01, FLOOR NO: 2ND FLR, PLOT NO: WING NO-10, KARJAT, SECTOR WARD NO: 01, LAND MARK: PASHANE, KARJAT (RAIGARH(MH)), TALUKA: KARJAT, STATE: MAHARASHTRA, PIN CODE: 410201(Aear of the Property - Built up area 529Sq. Ft.	22.06.2021	10.01.2024	1917510/-	1270647/-
96	MH0040610006362 / ABHAY RAMCHANDRA SURYAVANSHI / SNEHAL ABHAY SURYAVANSHI / Navi Mumbai	GUT No: 1483/167/0 HIMALAYA COMPLEX FLAT NO 21, Floor No: 2ND, Plot No: WING NO 32 BLDG NO 07 , Land Mark: DHURUV RESIDENCY, Village: PASHANE VANGANI, Location: Vangani Pin Code: 421503(Aear of the Property - Built up area 734Sq. Ft.	07.05.2019	12.01.2023	2708895/-	1800000/-
97	MH0040610006215 / MINTU KUMAR BAIJANATH SINGH KIRANDEVI BRAHMA SINGH / Navi Mumbai	NANDADEEP RESIDENCY, HOUSE NO: 002, FLOOR NO: G/F, PLOT NO: BLDG NO A-2, LAND MARK: VILLAGE VADAVALI, VILLAGE: VADAVALI, LOCATION: KARJAT (RAIGARH(MH)), TALUKA: KARJAT, STATE: MAHARASHTRA, PIN CODE: 410201(Aear of the Property - Built up area 490Sq. Ft.	08.02.2022	10.01.2024	2304552/-	1800000/-
98	MH0230610002907 / MANOJ EBRAHIM THOMAS / JESSY MANOJ THOMAS / Thane	GUT No: 177 181 182 HNO 2 1, Building Name: BHAVESH CHS LTD, House No: 04/ A WING, Land Mark: MOTHER MERRY SCHOOL, Village: NILEMORE, Location: Nallosapare E, State: Maharashtra, Pin Code: 401209(Aear of the Property - Built up area 406Sq. Ft.	27.10.2015	05.04.2022	6067270/-	1708245/-

DATE OF E-AUCTION & TIME : 25-07-2025 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 24-07-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed cover/s or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction** is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHF approved Auction service provider "M/s.4 closure"
- The **Intending bidders** should register their names at portal <https://bankauctions.in/> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend team : Mr. Prakash - 8142000064 / 8142000725, prakash@bankauctions.in, Mr. Nitesh Pawar, Manager, Mumbai, No:8142000725, mail id: Nitesh@bankauctions.in Property enquiries, CONTACT DETAILS: SHRRADESH DESAI - 9653642125 / DATTARAM GAWADE -9821505626 / VISHNU SALGAONKAR -9762442721 / SAMBHAJI PATIL -9372697893 RAHUL JADHAV - 9892645221
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder** formally registers as a qualified tenderer before authorized officer of GICHF, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/ NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 00511010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021, IFSC Code - UBIN0800511.**
- The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in/> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAUCTION Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
- GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse basis.
- In case the borrowers/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
- Minimum Bid increment value is Rs.10,000/-**

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website <https://bankauctions.in>.

Date : 10.07.2025

Place : MUMBAI, THANE, KALYAN, PANVEL, NAVI MUMBAI

For GIC Housing Finance Ltd.

Sd/-


Authorised Officer

निवडणुक कार्यक्रम		
अ. क्र.	तपशिल	दिनांक, वेळ, ठिकाण
१	मसुदा मतदार (सभासद) यादी	दि. १४/०७/२०२५ रोजी दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत १. सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३० येथील नोटीस बोर्ड २. श्री. बाँबे कांती भाटिया महाजन, यांच्या नोटीस बोर्डावर प्रसिद्ध करणे
२	मसुदा मतदार (सभासद) यादीवर हरकत दाखल करणे (पुराव्यासह)	दि. १७/०७/२०२५ व दि. १८/०७/२०२५ रोजी दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई धर्मादाय आयुक्त भवन, तळ मजला, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३०
३	दाखल झालेल्या हरकतीवर आदेश करणे	दि. ३०/०७/२०२५ रोजी दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई धर्मादाय आयुक्त भवन, तळ मजला, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३०
४	अंतिम मतदार (सभासद) यादी प्रसिद्ध करणे.	दि. ०१/०८/२०२५ रोजी दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ १. सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई धर्मादाय आयुक्त भवन, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३० येथील नोटीस बोर्ड २. श्री. बाँबे कांती भाटिया महाजन, न्यासाच्या नोटीस बोर्डावर प्रसिद्ध करणे.
५	सर्व सदस्यांना दृष्टीच्या मंडळासाठी नामांकन फॉर्म मागविण्यासाठी नोटीस जारी करणे.	दि. ०८/०८/२०२५
६	उमेदवारी अर्ज निष्पत्तीचा दिनांक व वेळ	दि. ०८/०८/२०२५ दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, तळ मजला, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३०
७	उमेदवार अर्ज दाखल करण्याचा शेवटचा दिनांक व वेळ	दि. २९/०८/२०२५ दुपारी ११.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३०
८	उमेदवारांना अर्ज मागे घेण्याचा दिनांक व वेळ	दि. ०८/०८/२०२५ दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३०
९	निवडणुकीसाठी उभे असलेल्या उमेदवारांची अंतिम यादी प्रसिद्ध करणे.	दि. १६/०९/२०२५ दुपारी १२.०० ते संध्याकाळी ५.०० वाजेपर्यंत स्थळ - तळ मजला, निरीक्षक बैठकी जवळ १. सार्वजनिक न्यास नोंदणी कार्यालय, बृहन्मुंबई विभाग, मुंबई, धर्मादाय आयुक्त भवन, साप्तीरा इमारत, साप्तीरा रोड, वरळी, मुंबई ४०० ०३० येथील नोटीस बोर्ड
१०	मतदानाचा दिनांक व वेळ (मतदान स्थळ)	दि. २९/०९/२०२५ सकाळी ०९.०० ते ५.०० वा. स्थळ - श्री. बाँबे कांती भाटिया महाजन, १०१, उदय, राजावाडी हॉस्पिटलच्या समोर, राजावाडी रोड क्र. १, घाटकोपर (पूर्व), मुंबई ४०० ०७७
११	मतमोजणी दिनांक व वेळ (मतदान स्थळ)	दि. २९/०९/२०२५ सायंकाळी ०६.०० पासून मतमोजणी संपेपर्यंत स्थळ - श्री. बाँबे कांती भाटिया महाजन, १०१, उदय, राजावाडी हॉस्पिटलच्या समोर, राजावाडी रोड क्र. १, घाटकोपर (पूर्व), मुंबई ४०० ०७७
१२	निकालाची घोषणा	दि. २९/०९/२०२५ मतमोजणी संपल्यानंतर स्थळ - श्री. बाँबे कांती भाटिया महाजन, १०१, उदय, राजावाडी हॉस्पिटलच्या समोर, राजावाडी रोड क्र. १, घाटकोपर (पूर्व), मुंबई ४०० ०७७

टिप:-

- योजनेतील कलम १ (नऊ) नुसार विश्वस्त मंडळाची निवडणूक मध्ये कमीतकमी सहा (६) आणि जास्तीत जास्त (११) अकरा निवडस्थळांची निवड पुढा मदान पद्धती नुसार व त्याच्या कार्यकाळ तीन वर्षां करिता राहिले.
- योजनेतील कलम ८ (ब), ८ (क), ८ (ई), १०, अनुसार उमेदवाराची पात्रता प्रस्तावनात येईल.
- नोंदीनेशन (नामांकन) फॉर्म कलम १५ (पंधरा) नुसार असावा व तसे नसल्यास नामांकन फॉर्म रद्द करण्यात येईल.
- पुनवेळी येण्याच्या परिस्थितीनुसार निवडणुक कार्यक्रमात बदल करवावयाचा झाल्यास निवडणुक अधिकारी यांनी घेतलेला निर्णय अंतिम राहिले.
- वरीलमधील निवडणूक कार्यक्रम आज दि. १०.०७.२०२५ रोजी घोषित करण्यात आला आहे.

सही/- सही/-
निवडणुक निर्णय अधिकारी सहायक निवडणुक अधिकारी
श्री. बाँबे कांती भाटिया महाजन श्री. बाँबे कांती भाटिया महाजन



सेंट्रल बैंक ऑफ इंडिया

सेंट्रल बैंक ऑफ इंडिया

Central Bank of India

Ghatkopar Branch:-

Sandu Sanskar Building,Upper Ground Floor, Opp. Sarvoday Hospital, Lal Bahadur Shastri Marg, Ghatkopar (W), Mumbai - 400 086.

Tel. : 022-2514 0903 / 25142242

DEMAND NOTICE TO THE BORROWER/S

BR/GHATKO/REC/2025-26/

Date: 19.06.2025

To,

MR. PRAKASH BHUSHAN

1. Shop No 01, Ground Floor, admeasuring 43.21 Sq mtrs., Building Name :- Neelkanth Exotica Co-Op HSG LTD, Plot No 88 & 89, Sector 21, Village Ulwe, Near Gurukripa Aramus Realty, Tal Panvel, Dist Raighad, Navi Mumbai 410206, Maharashtra

2. Flat No A 901, Ruparel Garden Chs Ltd, Sector 23, Plot No C 23, Nerul, Navi Mumbai , Pin 400706.

3. 01, Godvari Tiles & Bath, Supaul Bazar, Bhagat Singh Chowk, Biraul,Supaul, Darbhanga, Bihar, Pin 847203.

Sub: Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 TO THE BORROWER/S.

The undersigned holding the post of Chief Manager in his capacity of the Authorised Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest , 2002 (hereinafter called the "SARFAESI Act", for the sake of brevity) hereby issues this notice to you as follows:

You are aware that at your request, you have been granted by Central Bank of India (hereinafter called "Bank"), through its GHATKOPAR Branch, financial assistance as detailed columns 1 to 2 of Schedule A hereto.

The said financial assistance was sanctioned , inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/ mentioned in Schedule 'B' along with details of property.

That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset w.e.f 18.06.2025 in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed to repay the dues of bank.

The facility wise details of the amount due from you are mentioned in columns 3 to 9 of Schedule A hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in columns 3 to 9 of schedule A hereto, comes to Rs. 75,25,772.00 i.e. Rupees Seventy Five lakh Twenty Five Thousand Seven Hundred Seventy Two Only with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of and you have defaulted in repayment of the entire said amount.

Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your liabilities in full by paying the entire amount due being Rs. 75,25,772.00 i.e. Rupees Seventy Five lakh Twenty Five Thousand Seven Hundred Seventy Two Only with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of notice till the date of full and final payment along with incidental expenses , charges and costs recoverable from you as per terms of contract and/or as per law, within sixty days from the date of this notice

If you fail to repay to the Bank the total dues which you have been called upon to pay hereinabove the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder.

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in Schedule 'C', by way of sale, or otherwise, without obtaining prior written consent of the bank.

Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both.

This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/ or may exercise, including any legal action for recovery of the said dues and also for further demands for the sum that may be found /fall due and payable by you to us

Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets

(Authorised Officer)

Schedule -'A'-

Details of financial facilities sanctioned & availed & the details of the amount due

SN	Particulars	
1.	Type of financial facility sanctioned and availed	Cent Shop Term Loan Account No. - 5610639549
2.	Amount of the financial facility sanctioned	Rs. 75,00,000.00
3.	Total amount of ledger balance outstanding on the date of notice	Rs. 73,44,450/-
4.	The date up-to which the interest has been charged in the ledger	20/03/2025
5.	Amount of interest Excluding Penal Interest, if any, from the date the interest was last charged in the ledger.....to the date of notice	Rs. 1,81,322.00
6.	Rate of interest with periodicity of compounding at which amount in column (5) has been calculated	8.85 % compounded monthly
7.	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice.	Rs. 266.00
8.	Incidental expenses, charges, and costs , if any, as per law/terms of sanction	Nil
9.	Total amount due up to the date of noticed (without penal interest)	Rs. 75,25,772.00

Schedule -'B'- (Details of Security Documents executed by the borrower)

SN	Name of Document	Dt. of Execution TL Documents
1	LOAN AGREEMENT FOR RS.75,00,000.00/-	01/06/2024
2	LETTER OF INTEREST WARRANTY	01/06/2024
3	CONSENT CLAUSE BY BORROWERS	01/06/2024
4	LETTER OF DEPOSIT OF CHEQUES	01/06/2024
5	SUPPLEMENTARY AGREEMENT	01/06/2024
6	DECLARATION & UNDERTAKING	03/06/2024
7	MEMORANDUM OF ENTRY	03/06/2024
8	GUARANTOR CONSENT LETTER	03/06/2024

Schedule -'C'-

(Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)

Movable Assets:

Nil

Immovable asset –Complete detailed description of Immovable property Land and Building and details of the title deed with its boundariesShop No 01, Ground Floor, admeasuring 43.21 Sq mtrs., Building Name :- Neelkanth Exotica Co-Op HSG LTD, Plot No 88 & 89, Sector 21, Village Ulwe, Near Gurukripa Aramus Realty, Tal Panvel, Dist Raighad, Navi Mumbai 410206, Maharashtra Plot No 11 Meter Wide road, West-Plot No 87, North:- 30 meters Wide road South East No 90


Agreement for Sale dated 18/05/2024 registered on 18/05/2024 under SI.No.PVL-5-7759-2024.

(Nitish Kumar)

Enclosed: Statement of Account

Authorised Officer

 बँक ऑफ महाराष्ट्र Bank of Maharashtra AGROE AND FINANCE CORPORATE BANKING	Mumbai South Zone :- 2nd floor, Janmangal, 45/47, Mumbai Samachar Marg,Fort, Mumbai -400001 Tel - 022-22675899, Email- legal_mcr@mahabank.co.in Head Office- Lokmangal, 1501, Shivajinagar, Pune-5
CORRIGENDUM	
Please refer to the E- Auction sale notice published in edition dated 17.12.2024 Newspaper Free Press Journal (English)and Navshakti (Marathi). Published 18.12.2024 in Silvassa Mirror in (English) Silvassa cover Dadra nagar haveli) & Janadesh Silvassa in Marathi (Silvassa cover Dadra nagar haveli) Please read Lot No. 91, MUMBAI GOKHALE ROAD BRANCH, M/S Sachi Molding Solutions Private Limited. Type of possession as Symbolic Possession Property Description : Land and building (admeasuring area 340.75 Sq. Mtrs) along with Plant & Machinery installed at Plot No 7 Survey No (New 130) Old Survey No 33/2/2/2 admeasuring area of 6178 Square Meters, Plot No 12 Survey No (New 129) Old Survey No 33/12/2/1 admeasuring area 554 Square Meters, Plot No 13 Survey No (New 125)Old Survey No 33/1/2/1 admeasuring area 1197 Square Meters, Plot No 14 & 15 (Currently used as road) Survey No (New 133) old Survey No 33/1/2/1 Admeasuring area of 1239 Square Meters Village Dadra, Waghdhara Road, Near Jalaram Mandir, Silvassa, Dadra and Nagar Haveli 396230	
All other contain are same.	
Date: 10.07.2025	Sd/-
Place: Mumbai	Authorised Officer Bank Of Maharashtra

 यूनियन बँक ऑफ इंडिया Union Bank of India	UNION Bank of India Turner Road Branch 191,192, Laxmi Apartment, Turner Road, Bandra West, Mumbai-400050 Email- ubin0541451@unionbankofindia.bank Mob: 8369441450																		
Ref: TUR/ 414505010050033/2025	Date: 18/06/2025																		
DEMAND NOTICE UNDER SEC.13 (2)																			
To, The Borrower/Partner/Co-Borrower/Mortgager/Guarantor M/s Parigul 203 2nd Floor, Garage Galli, Plot FP No 555-2, Sai Gopal, Kakasaheb Gadgil Marg,Dadar West-400028 Mr. Bosi Akhtar Mohammed Jaheer B 55/1/3, Grd Floor, Social Nagar KK, 90 Feet Road, Krishnan Menon Marg, Dharavi, Mumbai- 400017 Mr. Shamim Mehmood Khan 301, Ashiwad Manzil, Sonali Hotel Road Nr, Mira Road East, Thane- 401107 Mrs. Ruby Shamim Khan Flat 301, 3rd Floor, Ahirwad Manzil, Mira Road, Mira Road East, Thane 401107 Sir/Madam,																			
Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. You the addressee herein have availed the following credit facilities from our Turner Road Bandra West Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 04/06/2025. As on 18.06.2025 a sum of Rs 48,87,695.62 (Rupees Forty-Eight Lacs Eighty Seven Thousand Six Hundred Ninety Five and paise Sixty-Two Only) is outstanding in your account/s. The particulars of amount due to the Bank from you in respect of the aforesaid account/s are as under:																			
<table><tr><th>Type of Facility</th><th>Outstanding amount as on date of NPA i.e. as on 04/06/2025</th><th>Un applied interest till 18.06.2025</th><th>Penal Interest (Simple) till 18.06.2025</th><th>Cost/Charges incurred by Bank</th><th>Total Dues</th></tr><tr><td>Cash Credit (Hypothecation) A/c no. 414505010050033</td><td>48,52,807.62</td><td>27,708.00</td><td>7,180.00</td><td>-</td><td>48,87,695.62</td></tr><tr><td>Total Dues</td><td>48,52,807.62</td><td>27,708.00</td><td>7,180.00</td><td>-</td><td>48,87,695.62</td></tr></table>	Type of Facility	Outstanding amount as on date of NPA i.e. as on 04/06/2025	Un applied interest till 18.06.2025	Penal Interest (Simple) till 18.06.2025	Cost/Charges incurred by Bank	Total Dues	Cash Credit (Hypothecation) A/c no. 414505010050033	48,52,807.62	27,708.00	7,180.00	-	48,87,695.62	Total Dues	48,52,807.62	27,708.00	7,180.00	-	48,87,695.62	
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Total Dues	48,52,807.62	27,708.00	7,180.00	-	48,87,695.62														

To secure the repayment of the monies due to the monies that may become due to the Bank, M/s PARIGUL, Mr. BOSI AKHTAR MOHAMMED JAHEER, Mr. SHAMIM MEHMOOD KHAN and Mrs. RUBY SHAMIM KHAN had /have executed documents on 12/09/2022 and created security mortgage by way of:
Mortgage of immovable property described herein below:

	Property Details	Property Owner(s)
Property No. 1 st	Gala No. 101, area admeasuring 1411 Sq Fts (Built Up area), building known as "Siddhi" in Square Industrial Park, Building No. 2, and constructed on all that piece and parcel of land bearing Survey No. 23/2, 24/1, 2, 3, lying being situated at Village Satvali and within the taluka limits of Vasai and in the registration District of Palghar and in the Sub Registration District of Vasai.	Mr. Shamim Mehmood Khan
Property No. 2 nd	Residential Flat No.304, on the 3rd floor, admeasuring 54.60 sq. mtrs.(Carpet area) Building No. Type "B" in the building known as "Anjan Endave", Constructed on all the piece and parcel of land bearing old Survey no 546, New Survey no. 35, Hissa No. 3(PT), lying being Situated at Village Bhayandar, Taluka and District Thane, in the registration district of thane and within the limits of Mira Bhayandar Municipal Corporation.	Mrs. Ruby Shamim Khan