



The Mogaaveera Co-operative Bank Ltd.

Regd. & Administrative Office :
5th Floor, Mogaaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058

PUBLICATION OF NOTICE
Regarding Physical Possession Of Property U/s 13(4) Of SARFAESI Act, 2002

Notice is hereby given under the Securitization 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 under section 13(2) of the said Act was issued, calling upon Borrowers/Mortgagors/Sureties to repay the amount within 60 days from the date of receipt of said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrowers/ Mortgagors/ Sureties 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 Security Interest Enforcement Rules, 2002 on the dates mentioned herein below.

The borrower'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.

The Borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **The Mogaaveera Co-operative Bank Ltd.** for an amount mentioned herein alongwith interest thereon.

Name of Borrowers/Sureties	Date of 13 (2) Notice	Mortgagor & Description of the property mortgaged/charged	Date of taking Physical Possession	Amount outstanding as on date of demand notice
Mr. Muthushekar Marimuthu Rajan Mrs. Savita Muthushekar Rajan - Borrowers Mrs. Sulochana Selvakumar Mr. Ramesh Chandran Dr. Shalini Selvakumar - Sureties	22/06/2023	Flat No. C/104, 1st Floor, Subhash Chandra Bose CHSL Ltd., Sant Rohidas Marg, Sion Bandra Link Road, Mukund Nagar, C.S. No. 181, Village Dharavi, Mumbai-400017 owned by Mr. Muthushekar Marimuthu Rajan.	07/10/2025	Rs. 46,60,014.00 (Rupees Forty Six Lakh Sixty Thousand Fourteen only) as on 31/03/2023 with further interest from 01/04/2023.

Dated : 08.10.2025
Place : Mumbai

Sd/-
Authorised Officer



SVC CO-OPERATIVE BANK LTD.
(Formerly The Sankar Vithal Co-op Bank Ltd.)

RECOVERY DEPARTMENT
SVC TOWER, JAWAHARLAL NEHRU ROAD, WAKOLA, SANTACRUZ EAST, MUMBAI: 400 055.
Tel No: 66999928/66999970/66999975/66999977/66999986.

PUBLIC NOTICE FOR SALE

IMMOVABLE PROPERTY for Sale on "As is Where is", "As is what is", and "Whatever there is" basis (Property under physical possession taken over under securitisation and reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

NAME OF THE BORROWER/ GUARANTOR	1. M/s. Dye-O-Tex, a (Principal Borrower/ Mortgagor) for (CC – 102618050000048 and FITL – CC – 102619940000048), partnership firm having its Registered Office: 304, Cello The Plaza, Next to BMC Market, V. P. Road, Vile Parle (West), Mumbai-400 056 And/or 408, Adami Building, 4th Floor, 413, Narsi Natha Street, Mumbai – 400 009, 2. Mr. Vijay Dhirajlal Sheth, (Partner/Guarantor/Mortgagor/Principal Borrower – TL/ BL/102618900001388) having his address at Santacruz Takshashila CHSL, 7 C 50 Tagore Road, Santacruz (West), Mumbai – 400054 And/or 304, Cello The Plaza, Next to BMC Market, V. P. Road, Vile Parle (West), Mumbai-400 056. And/or 408, Adami Building, 4th Floor, 413, Narsi Natha Street, Mumbai – 400 009, 3. Mr. Ajay Dhirajlal Sheth (Partner/ Guarantor/Mortgagor/Principal Borrower – TL/BL/102618900001388), having his address at Flat No. 3, Garden King CHS Ltd., 1st Floor, Near Rajesh Khanna Garden, Santacruz (West) Mumbai – 400 054 And/or 304, Cello The Plaza, Next to BMC Market, V. P. Road, Vile Parle (West), Mumbai-400 056. And/or 408, Adami Building, 4th Floor, 413, Narsi Natha Street, Mumbai – 400 009
Ois. BALANCE	Rs.2,82,36,846.85 (Rupees Two Crores Eighty Two Lakhs Thirty Six Thousand Eight Hundred Forty Six and Paise Eighty Five Only) and Rs.16,88,190.00 (Rupees Sixteen Lakhs Eighty Eight Thousand One Hundred Ninety Only) aggregating to Rs.2,99,25,036.85 (Rupees Two Crores Ninety Nine Lakhs Twenty Five Thousand Thirty Six and Paise Eighty Five Only), as on 31.03.2021, together with interest from 01.04.2021 at contractual rate plus legal costs/charges etc. till the date of entire payment. Please note that while computing the current liability due credit would be given for the sums received by the Bank through the sale /redemption if any, of the mortgaged property. • Society dues is Rs. 1,48,036/- (Billing period 01.07.2025 to 30.09.2025) • Property Tax as per bill dated 07.02.2025 is Rs.1,62,572/- • Electricity Bill due as per bill dated 20.06.2025 is Rs. 4999/- • Brihanmumbai Municipal Corporation (Assessment and Collection Account) dated 13.09.2024 is Rs. 20,623/-
LOCATION AND DETAILS OF THE IMMOVABLE PROPERTY	Unit No. 304 admeasuring Carpet area 268.00 Sq. Ft. i.e. Built up area 321.61 Sq. Ft. (29.89 Sq. Meter Built Up) on 3rd Floor at CELLO THE PLAZA (developed by Cello Arth Plaza) and Building known as "CELLO THE PLAZA PREMISES CO-OPERATIVE SOCIETY LIMITED" constructed on land bearing C. T. S. No. 1302-A, T.P.S. II, being part of Final Plot No.38A in Ward Nos. K-8790(1-2) Street No. 86 and L-8790(3), Street No. 83 and K-8791 Street No. 82, of Vile Parle (West), Mumbai-400 056, owned by Mr. Vijay Dhirajlal Sheth and Mr. Ajay Dhirajlal Sheth.

RESERVE PRICE (IN Rs)	DATE & TIME OF INSPECTION	EARNEST MONEY DEPOSIT	LAST DATE AND TIME FOR SUBMISSION OF TENDER	DATE & TIME OF E AUCTION
1,00,35,000/- (Rupees One Crores and Thirty Five Thousand only)	15.10.2025 10.00 A.M. till 02:00 P.M.	10,03,500/- (Rupees Ten Lakhs Three Thousand and Five Hundred Only)	On or before 28.10.2025 before 4.00 P.M.	30.10.2025 1.00 P.M. to 3.00 P.M.

Encumbrance known to the secured creditor- Society dues, Property Tax and Electricity Bill as mentioned above.
Note: Section 95 Application No. CP (IBC) 1045/2025 filed against the Borrower is dismissed by Hon'ble NCLT Mumbai on 06.10.2025.

Terms and Conditions

- Sale is strictly subject to the terms & conditions incorporated in this advertisement & in the prescribed Tender Form. Further details of the above mentioned properties and Tender Forms can be obtained from the Bank's corporate office, at the above mentioned address.
- Intending bidders should submit **sealed tender** for aforesaid property in the prescribed Tender Form only. The sealed cover should be accompanied with Demand Draft / Pay Order for **Rs. 2,000/-** being Non-refundable Tender fee & the separate Demand Draft / Pay Order for the Earnest Money Deposit of 10% of the offer amount for the above property drawn on a Scheduled Bank, favoring "SVC Co-operative Bank Limited", payable at Mumbai should be deposited in the "Tender Box" kept in the Corporate Office at the above address, before 04.00 P.M. on or before 28.10.2025.
- The interested bidders who require assistance in creating Login ID & Password, Training/Demonstration on Online Inter-se Bidding etc., may contact **M/s. E-Procurement Technologies Limited, Regd. B-704-705/-, Wall Street -2, Opp. Orient Club, Nr. Gujarat College, Ahmedabad – 380006, Gujarat** and Praveenkumar Thevar 9722778822- 079 6813685916842/6800, praveen.thevar@auctiontiger.net and for any property related query may contact Authorised Officer of the Bank's corporate office at the above mentioned address and phone number on any working day. Only buyers holding valid User ID/Password after going through the Registering Process (One time) and generating User ID & Password on their own and confirmed payment of EMD through Demand Draft in favour of "SVC Co-operative Bank Limited" shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' **Rs. 10,000/-** or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (above the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within next working day after the acceptance of bid by the Authorized Officer and the balance 75% of the sale price (**less the applicable TDS**) on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from **M/s. E-Procurement Technologies Limited** prior to the date of e-Auction. Neither the Authorised Officer/Bank nor **M/s. E-Procurement Technologies Limited** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The property is sold on "As is Where is and What ever there is Basis".
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ registration charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- Prospective bidders are advised to make their own enquires & satisfy themselves with regard to documents of title held with the bank, measurement of the property and any dues/taxes payable in respect of the scheduled properties.
- The arrears of tax/maintenance/ electricity/ water /any other dues payable if any in respect of the schedule properties will have to be borne by the successful bidder.
- The Bank reserves it's right to accept or reject any or all offers and or cancel the sale at any stage without assigning any reason(s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the properties through private negotiations with any of the tenderers/bidders or other party / parties.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of **M/s. E-Procurement Technologies Limited** <https://sarfaesi.auctiontiger.net> before submitting their bids and taking part in the e-Auction.
- As per Section 194 of Income Tax Act (as amended time to time), if sale price of the property sold is above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
- The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.
- Special Instructions:** Bidding in the last moment should be avoided. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.
- The Borrowers/Guarantors/Mortgagors are hereby put to notice in terms of rule 8(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured/aforesaidmentioned Assets would be sold in accordance with this notice.**
Sd/-
Ms. Megha S. Majgaonkar
Chief Manager & Authorized Officer

Place : Mumbai
Date : 09/10/2025

Sd/-
Authorised Officer

Form No.16
[See Regulation 34(3)]

DEBTS RECOVERY TRIBUNAL NO. 1 AT MUMBAI
3rd Flr. Colaba, Telephone Bhavan, Colaba Market, Mumbai - 400 005.

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY
UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961
READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

Exhibit No.8
Next date: 24.11.2025
.....Certificate Holder

R.P.No.90 OF 2023
Bank Of Baroda
(Erstwhile of Vijaya Bank)
V/s
Mr. Sateesh C. Gaandla & Ors. To,
1) Mr. Sateesh C. Gaandla, (CD NO.1)
S/o Chakarapani Gaandla
Room No.1, Sunanda Apartment, 3rd Floor, Near Ashish Cinema, Bhiwandi, Thane -421 305.
2) Mr. Ramkrishna C. Gaandla, S/o Chakarapani Gaandla
Room No.1, Sunanda Apartment, 3rd Floor, Near Ashish Cinema, Bhiwandi, Thane -421 305.
3) M/s Green Earth Developers, the Builders Carrying on business at 199, SS-II, Sector - 2, Navi Mumbai - 400 703.
4) Mr. Ramkanti Mandvi
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector-2, Vashi, Navi Mumbai - 400 703.
5) Mrs. Unnati Chhatpar
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.
6) Mr. Anil D Waje
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.
7) Mr. Rakesh Surve
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.
8) Mr. Pradeep Lulla
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.
9) Mr. Ram G. Kakrani
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.
10) Mr. Satish C. Taneja
A Partner of M/s Green Earth Developers Carrying on business at 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.
11) Mr. Rajan Nair
Proprietor of M/s Green Earth Developers, 199, SS-II, Sector - 2, Vashi, Navi Mumbai - 400 703.

Whereas you **MR. SATEESH C. GAANDLA & ORS** have failed to pay the sum of **Rs. Rs.88,54,971/- (Eighty Eight Lakhs Fifty Four Thousand Nine Hundred and Seventy One)** along with penalite future interest @ 9.5% p.a + 2% penal interest with monthly/quaterly rests from the date of filing of the present O.A till realization payable by you no.1 to 11 in respect of the Recovery Certificate O.A. No.123/2018 drawn up by the Hon'ble Presiding Officer; It is ordered that Certificate debtors or his servants or agent representative- in-interest or any other person(s) claiming to be owners under Certificate Debtors are hereby prohibited and restrained, until further orders, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the undermentioned Immovable properties in any manner or in dealing with that all persons be and are prohibited from taking any benefit under such transfer, alienation, possession or charge. You are required to appear before the Recovery Officer, Debts Recovery Tribunal No.2 Mumbai On **24th November, 2025 at 2.30 PM.**

PROPERTY DETAILS IMMOVABLE PROPERTY
Flat Nos. 1204, 12th Floor, Green Earth Heights, Plot No. 19, Sector 35- 1, Village Kharghar Owe, Navi Mumbai, Taluka Panvel, Dist.Raigad, Maharashtra 410210
Flat Nos. 1203, 12th Floor, Green Earth Heights, Plot No. 19, Sector 35- 1, Village Kharghar Owe, Navi Mumbai, Taluka Panvel, Dist.Raigad, Maharashtra 410210
Given under my hand and seal of the Tribunal on this 22nd September, 2025.

Sd/-
(Yatindra Kumar Sinha)
Recovery Officer,
DRT - I, Mumbai

To,
1. The Concerned Society
2. BMC Authority / Local Civil Body / Talathi
3. Sub Registrar Concerned- CH Bank shall get the charge of the above mentioned properties recorded in records of the Sub-Registrar Concerned as per rules.

Form No. 3
[See Regulation-13 (1)(a)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703

Case No. : OA/174/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh No.:09

PUNJAB NATIONAL BANK VS DHANSHREE SALES SINGH

To,
(1) DHANSHREE SALES SINGH
D/W/S/O- SANJAY
Shop No-1, Bhavna CHS, Plot Number 47, Sector - 12, Vashi, Thane- 400703, Thane MAHARASHTRA-400703
Also At
SHOP NO 17, SECTOR 7 F TYPE APARTMENT, VASHI MUMBAI, THANE, MAHARASHTRA-400703
Also At
SHOP NO 23, SECTOR 7 F TYPE APARTMENT, VASHI, MUMBAI, THANE, MAHARASHTRA-400703
Also At
F1 4 F TYPE APARTMENT, NEAR HDFC BANK, SECTOR 7, NAVI MUMBAI, THANE MAHARASHTRA-400703
Also At
FLAT NO A03, PLOT 21A, GROUND FLOOR, HARE KRISHNA SOCIETY, SECTOR 4 NAVI MUMBAI, VASHI, THANE, MAHARASHTRA-400703
Also At
SHOP NO 5, CENTRE POINT, PLOT NO 21, SECTOR 6, NERUL, NAVI MUMBAI, THANE, MAHARASHTRA-400706
Also At
SS III 308 , 1st FLOOR, JIMMY TOWER, SECTOR 17, KOPARKHAIRANE, NAVI MUMBAI THANE, MAHARASHTRA-400709
(2) MADHU SANJAY SINGH
FLAT A3, PLOT 21A, GROUND FLOOR, HARE KRISHNA SOCIETY, SECTOR 4, NAVI MUMBAI-400703, THANE, MAHARASHTRA
Also At
JN 2, FLAT NO A 7, MAHA LAXMI APARTMENT, SECTOR 10, VASHI, NAVI MUMBAI THANE, MAHARASHTRA-400703

SUMMONS

WHEREAS, **OA/174/2025** was listed before Hon'ble Presiding Officer/Registrar on **20/03/2025**. WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act (OA) filed against you for recovery of debts of **Rs. 3501221.48/-**(application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.
You are also directed to file the written statement, with a copy thereof furnished to the applicant and to appear before **Registrar on 10/11/2025 at 10:30 A.M.** failing with the application shall be heard and decided in your absence.
Given under my hand and the Seal of this Tribunal on this date: 07/10/2025.
Signature of the Officer Authorised to issue summons.
(SANJAY JAISWAL)
REGISTRAR
DRT-III, MUMBAI.

Note: Strike out Whichever is not applicable



GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: Unit No 101 B, First floor, Lodha Supremus-II, Plot no F4 and plot no F1, MIDC, Road no 22, Wagle Estate, Thane (W) - 400604

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

Enaction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor(s)/ Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magna Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Private Unlited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 09/11/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances if any (K)
1	Loan No. HM0458H18100042 SANDEEP DULIC- HANDEE SONDHE (Borrower) KOMAL RAJU SINGH (Co Borrower)	Notice date: 13/09/2023 Total Dues: Rs. 840711.80 (Rupees Eight Lakh Forty Thousand Seven Hundred Eleven Paise Eighty Only) payable as on 13/09/2023 along with interest @14.50% p.a. till the realization	Physical	All That Piece And Parcel Of Mortgage Property Flat No. 101, 2nd Floor, B Wing, Building No. B1, Survey No. 216, Hissa No. 3, Shreyan Heights, Near Madhusudan Camp, Village Mankoli, Taluka - Bhiwandi, Thane - 421302adm.427sq.ft.Near Lodha Maharashtra-421302.Bounded By East- Open Plot,West-Open Space,North- Open Plot,South- Internal Road	Rs. 1419775/- (Rupees Fourteen Lakh Nineteen Thousand Seven Hundred Seventy Five Only)	Rs 141977.5/- (Rupees One Lakh Forty One Thousand Nine Hundred Seventy Five and Fifty Paise Only)	29/10/2025 Before 5 PM	10,000/-	22/10/2025 (11AM – 4PM)	09/11/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/theirself in all aspects thereof before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India Pvt LTD. Address- Plot No-88 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124, 25 26 Support Email id - support@bankauctions.com. Contact Person - Dharm P. Email id- dharam.p@c1india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchasers/bidders is required to submit amount of the Earnest Money Deposit (EMD) by way of bank draft of NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C". Bank:ICICI BANK LTD. Account No.091551000028 and IFSC Code: ICIC00091551, ICICI Bank Ltd, Panchsheel Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 29/10/2025 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and send self-attested hard copy at Address: Unit No 101 B, First floor, Lodha Supremus-II, Plot no F4 and plot no F1, MIDC, Road no 22, Wagle Estate, Thane (W) - 400604 Mobile no. +91 9567626050 e-mail id rahul.r1@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction. This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Free Press Journal shall be prevail

Date: 09.10.2025 Place: MUMBAI Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly known as Poonawalla Housing Finance Ltd)



केनरा बैंक Canara Bank
भारता सरकार का उपकार
A Government of India Undertaking

सिंडिकेट Syndicate

ARM BRANCH MUMBAI

Canara Bank Building, 4 th floor, Adi Marzban Path, Ballard Estate, Mumbai- 400 001, Email: cb2360@canarabank.com
TEL. - 022-22065425/30 WEB: www.canarabank.com TEL. - 022-22065425/30 WEB: www.canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is" and "As is what is" basis on **30.10.2025** for recovery of **Rs. 2,53,70,129.75 (Rupees Two crore Fifty Three Lacs Seventy Thousand One Hundred Twenty Nine and Paise seventy Five only)** as on 31.07.2025 plus further interest and cost from 01.08.2025 due to the ARM Branch of Canara Bank from borrower **Ms Vora Ispat Propriitor Mr Bhavin V Vora & Mr Hiral Ispat Pvt Ltd (Mortgagor and Guarantor)**

Date Of E-Auction & Time :- 30.10.2025 (11.00.am to 12.00.am)			
DETAILS OF EMD & OTHER DOCUMENTS TO BE SUBMITTED TO SERVICE PROVIDER ON OR BEFORE 29.10.2025 up to 5 p.m.			
Name of the Borrower(S)/ Guarantors (S) / Mortgagors	Outstanding As On	Details Of Security/ les Area Is Sq.ft. (Possession Type)	Reserve Price Earnest Money Deposit (Emd)
Ms Vora Ispat Ms Hiral Ispat Pvt Ltd (Corporate Guarantor & Mortgagor) Mr Bhavin V Vora	Rs. 2,53,70,129.75 (Rupees Two crore Fifty Three Lacs Seventy Thousand One Hundred Twenty Nine and Paise seventy Five only) as on 31.07.2025 plus further interest and cost from 01.08.2025	Commercial godown Gula bearing gala no 20, Ground Floor, grampanchayat House no 247/20 survey no 34, Hissa no 4 village Depode, Talathi Saj-purna, Bhiwandi,-421302 Admeasuring 1070 Sqft built up area. In the name of Ms Hiral Ispat. CERSAI ID : 400066168139	Rs. 24,50,000/- Rs. 2,45,000/-
		Commercial godown Gula bearing gala no 21, Ground Floor, grampanchayat House no 247/20 survey no 34, Hissa no 4 village Depode, Talathi Saj-purna, Bhiwandi -421302, Admeasuring 1650 Sqft built up area. In the name of Ms Hiral Ispat. CERSAI ID : 400066168139	Rs. 38,00,000/- Rs. 3,80,000/-

For detailed terms & conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Mr. Shri Sudarshan Joshi, Authorised Officer, Canara Bank,ARM Branch, Mumbai (Mb -8655948054) or Ms Rinkita Sodani officer (Mob. No. 9413641701) may be contacted during office hours on any working day.** The service provider Banknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com, support.ebkraj@procure247.com)
Date : 07.10.2025
Place: Mumbai

AUTHORISED OFFICER,
CANARA BANK, ARM BRANCH

FORM "Z"

See under M.C.S. Act 1960 & sub-rule (11(d-1) of rule 107) of Rule 1961

Possession Notice for Immovable Property

SRO/Reco/SBT/Ghatkopar-GH-13000007/ /25
Office of the Special Recovery Officer, Co-op. Dept, Maharashtra Govt. Mumbai, C/o. **The Chembur Nagarik Sahakari Bank Ltd**, 70/R, Fair Host Lodge Building, MDS Marg, Central Avenue Road, Chembur, Mumbai- 71.
Tel. : 25273119/9867531440/9004785719
Email: crd@cnsbank.com
Date: 06.10.2025

Whereas the undersigned being the Shri. Shrikant B. Thakur, Special Recovery & Sales officer under the M.C.S. Act 1960 Section 156 & Rule 107 of M.C.S. Rule 1961 of The Chembur Nagarik Sahakari Bank Ltd., issued a Demand Notice to Judgment Debtor **Mrs. Sheetal Sanjay Garad, Shri, Sanjay Babu Garad & Smt. Aakatai Babu Garad** dated 27.06.2025 of Rs. 5,07,834/- (Rupees Five Lacs Seven Thousand Eight Hundred Thirty Four only). Undersigned Recovery Officer issued Notice Before Attachment dated 17.09.2025. The said Property was Seized & Possessed by exercise of powers conferred under rule 107 (11(d-1)) of Maharashtra Co-operative Societies Rules, 1961 by Panchnama dated 04.10.2025. The said procedure was confirmed by Order dated 04.10.2025. After services of said notices the Judgment Debtor having failed to repay the amount hereby the Judgment Debtor in particular and the public general is hereby cautioned, not to deal with the Property described herein below. Any dealing with the property will be subject to the charge of The Chembur Nagarik Sahakari Bank Ltd., of Rs. 5,32,960/- (Rupees Five Lacs Thirty Two Thousand Nine Hundred Sixty only) upto dated 04.10.2025 and interest + Recovery Expenses thereon.

Description of the Immovable Property
The Property is situated in Jurisdiction of Joint Sub-Registrar, Ulhasnagar No. 4, Dist. Thane, Tahsilidar - Ambarnath,, Dist. Thane.

Property Holder Name	: Mrs. Sheetal Sanjay Garad, Shri, Sanjay Babu Garad & Smt. Aakatai Babu Garad
Mortgage Property Address	: Building No.E/4, Flat No.101, 1st Floor, Avanti Loknagar Chs Ltd. Near Loknagar public School, MIDC Road, Ambarnath (E), Thane - 421 501.
Plot No.	: Bldg No. E/4, Avanti Loknagar ChS Ltd.,
Total Area Admeasuring	: 390 Sq.ft. (Buildup), 294 Sq.ft. (Carpet)

Bounded As :

Plot No.	East	West	South	North
BLDG No. E/4 Avanti Loknagar ChS Ltd.,	Lok Nagari Public School	Building No.E-5	B Type Building	Wide Road

Date : 09/10/2025
Place : Chembur, Mumbai- 400 071.

Sd/-
Shrikant B. Thakur
Special Recovery & Sales officer
(M.C.S.Act 1960 Section 156 & Rule 107 of M.C.S. Rule 1961)



KOTAK MAHINDRA BANK LIMITED
Regd. Office: 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051
Corporate Office: Kotak Infinity, Bldg No 21, Infinity Park, General AK Vaidya Marg, Malad (E), Mumbai – 400 097
www.kotak.com

AUCTION NOTICE

That the below mentioned Borrower/s had availed gold loan facility against security of the gold ornaments/ items, as specified below. The Borrower/s defaulted in due repayment of the installments and outstanding dues and as a result of which the Bank was constrained to issue notices calling upon the Borrower/s to repay the outstanding amounts. However, the Borrower/s has failed to repay/clear his outstanding dues thereby compelling the Bank to auction the gold ornaments pledged in favour of the Bank.

The open auction of the above mentioned gold ornaments would be held on/after at :-
Date: 18-Oct-2025 Time: 11:00 AM Place: Respective Sub Locations/E-Auction

ApplApac	Party Name	State	Location	Sub Location	Gross Wgt
GLN4023298	HARSHIT DAHYABHAI ALGOTAR	Maharashtra	MUMBAI	KANDIVALI	47.96
GLN3729564</					