

ARM BRANCH MUMBAI

Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, Mumbai - 400 001 Email: cb2360@canarabank.com TEL. - 8655948019 WEB: www.canarabank.com

SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable Properties The Securitisation And Reconstruction Of Financial Asets and Enforcement Of Security Interest Act, 2002 Read With Rules 8(6) & 9 of The Security Interest (Enforcement)

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 Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is". "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table. by way of deposited in E-Wallet of M/s. PSB Alliance Private Limited (Baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr.	Name of Borrower(s) / Guarantor(s) /		Details of Security/ies	Reserve Price (R.P.
No.	Mortgagor(s)	Outstanding	(Status of Possession)	Earnest Money Deposit (EMD)
1	M/s. Kiran Enterprises, Represented By Its Proprietor Mr. Kiran Gopal Satavi and Legal Heirs of Guarantor Late Sri Hemant Subhash Bhoir - Mrs. Surekha Subhash Bhoir & Mr Subhash Raghunath Bhoir.	Rs. 50,36,666.32 (as on 28.02.2025 plus further interest and charges from 01.03.2025)	Shop No. 26, 1st Floor, B Wing Evershine City, Vill Kudus, Tal Wada, Dist. Palghar. admeasuring built up area 505 sq. ft. North - Shop No. 27, South - Shop No. 25, East - Open to the sky on Bhiwandi- Wada Road, West - Open to the Sky (Possession)	Rs. 11,36,000/- Rs. 1,13,600/-
2	Mrs. Dolly Bhavik Jain & Mr. Bhavik Ashok Jain, represented by Mrs Dolly Bhavik Jain & Mr. Bhavik Ashok Jain.	Rs. 52,98,954.6 (as on 02.09.2025 plus further interest and charges from 03.09.2025)	Flat Room No. 9, Ground Floor, Building No. D- 17, Shanti Sadan C.H.S. Ltd. Anik Village, MMRDA Colony, Vashinaka, Chembur, Mumbai - 400074 (Possession)	Rs. 25,75,000/- Rs. 2,57,500/-
3	M/s. Bhoir Enterprises represented by its Proprietor Legal heirs of Late Sri Hemant Subhash Bhoir - Mrs Surekha Subhash Bhoir & Mr Subhash Raghunath Bhoir.	Rs. 51,60,073.25 (as on 28.02.2025 plus further interest and charges from 01.03.2025)	Flat No. D 125, Floor 12, D building, Tata Amantra Vill Ranjanoli, Tal Bhiwandi, Dist Thane admeasuring carpet area 579 sq. ft. North - Tower No. B, South - Tower No. L, East - Tower No. G & H, West - Tower No. E. (Possession)	Rs. 51,60,000/- Rs. 5,16,000/-
4	M/s. Raut Enterprises represented by its Proprietor Mr. Naresh C Raut and Legal heirs of guarantor Late Sri Hemant Subhash Bhoir - Mrs Surekha Subhash Bhoir & Mr Subhash Raghunath Bhoir.	Rs. 51,54,514.20 (as on 28.02.2025 plus further interest and charges from 01.03.2025)	Shop No. 27 1st Floor, B Wing Evershine City, Vill Kudus, Tal Wada, Dist Palghar. Dist Thane admeasuring built up area 505 sq. ft. North - Shop No. 28, South - Shop No. 26, East - Open to the Sky on Bhiwandi- Wada Road, West - Open to the Sky (Possession)	Rs. 11,36,000/- Rs.1,13,600/-

20.10.2025 before 5.00 p. m. Date of inspection of properties with prior appointment. SALE NOTICE DATE: 01.10.2025 For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com)

or may contact Mr. Sudrashan Joshi, Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) or Mr. Sumit Kumar Manager, (Mob No.: 9345332323), E-mail id: cb2360@canarabank.com during office hours on any working day or the service provide M/s. PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037. Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support BAANKNET@psballiance.com), Website - https://baanknet.in

Authorised Officer, ARM - Branch Place : Mumbai Date: 01.10.2025 Canara Bank

NOTICE is hereby given to the public that application for issue of duplicate of the following Share Certificates and Loan-Stock Bond held by Smt. Visalakshi Srinivasan in the Society has been received on the ground that said certificates

l	nave either been lost or mis	placed:-	
l	Share Certificate No.	No. of Shares	Distinctive Nos.
ı	12	5	56 to 60

Loan-stock Bond Certificate No. 112 for Rs. 52,950/-

Any person in possession of the original Certificates and Bond or having any claim in the said Shares and Bond in any manner whatsoever is hereby requested to inform to the society at its registered office at Court Chambers 35, New Marine Lines, Mumbai 400 020 within 15 days from the date of publication of this notice and produce the original certificates together with proof of claim therein, if any, failing which the person holding such shares or bond or any claim therein shall be deemed to have waived it and/ or abandoned the right or the claim and the society will proceed to issue the duplicate certificates and bond as requested.

Mumbai Date: 02.10.2025 For Court Chambers Premises Co. Op. Society Ltd Sd/

Vikram K Shah

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi ndustrial Estate, New Link Road, Andheri TMB Americania Bank Ltd West, Mumbai - 400053. mumbai_andheriwest@tmbank.in Ph: 022 26366240 / 26366260 CIN: L65110TN1921PLC001908

// WITHOUT PREJUDICE // Ms. Khushboo Sabani And Mrs. Shailesh Sahani FLT NO. A303,3RD FLR, ASHISH TWR CO OP HSG SOC, LTD., NAVGHAR CROSS RD, NO. 5, SOUTH PALG -401105 Contact No. 8691833738.

SHOW CAUSE NOTICE The following credit facilities was sanctioned to Ms. Khushboo Sahani And Mrs. Shailest Sahani Term Loan (TMB Home) A/c. 214700950100057 for Rs. 19,50,000/- under Solo

Nature of Limit	Amount	Sanction	DPN	Balance O/s	Charges Amount	Remark
Term Loan (TMB Home)	19.50 Lakhs	08/03/2022	08/03/2022	Rs. 22,56,140.57	Rs. 72,921 + GST 18%	NPA on 07.07.202

ow its identified that the following default was occurred in your loan account: During the special investigation of the branch it was found that there was siphoning oan funds by transferring the fund to the account other than the beneficiary. Thus the loa nds had been diverted for other purposes. The said acts of you proved your intention o susing of borrowed funds and it makes clear evidence for fraud perpetrated by you Hence, as per RBI norms we have decided to classify you Ms. Khushboo Sahani And Mrs. Shailesh Sahani as "Fraud" and report to RBI.

'If you have any representation against the above decision, you shall submit same t us within 21 days from the date of receipt of this notice.'

Based on your representation and the available records, the bank will decid declare/reporting your account as "Fraud". If no representation is made within specified ne, it shall be construed that you have nothing to say in this regard your account will be leclared as Fraud and to be reported as above without further notice

This show cause notice is issued without prejudice to any or all rights and remedie available to the bank as a creditor under various laws.

K Sundara Balaji (Senior Manager) Tamilnad Mercantile Bank Ltd. Date: 30.08.2025 (For Andheri West Branch)

ANNEXURE-A

Regd. Office: ICICI Bank Limited, Landmark Race Course Circle, Vadodara- 390007 Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (E). Mumbai- 400051.

Branch Office: Office No. 201-B, 2nd Floor, WIFI IT Park, Road No. 1, Plot No. B/3, Wagle Industrial Estate, Thane (West), Thane- 400604 Notice for Disclosure of Legal Heirs of Deceased Borrower

PUBLIC NOTICE Notice is hereby given that Home Loan TBMUM00007241039 & TBMUM00007241038 (Credit facility) was granted to NEETA AMBALAL JAIN along with the deceased AMBALAL PRAKASHCHAND JAIN by ICICI Bank Ltd. (The Bank). The said credit facility is secured by NEETA AMBALAL JAIN by creation of the security interest by way of mortgage, with respect to the property situated at FLAT NO-1501, ON 15TH FLOOR, SANGHAVI ESTELLA, A WING, CHINCHENCAL MUMBAL 400033. CHINCHPOKALI MUMBAI- 400033.

We would like to inform you that the demise of AMBALAL PRAKASHCHAND JAIN has come to our knowledge during field visits conducted by the Bank officials and by telephonic communications on the

registered contact numbers. In this regard, letter dated September 26,2025 was previously sent to the registered addresses of the Borrowers and the deceased AMBALAL PRAKASHCHAND JAIN, for providing information about the Legal Heirs of the deceased Borrower.

Therefore, this Notice is hereby given for sharing details of the Legal Heirs of the deceased AMBALAL PRAKASHCHAND JAIN with supporting documents for updating the Bank's records, within <15> days of publication of this Notice. You may submit the above-mentioned details to Mr./Ms MADHUR UCHIL by visiting Office No. 201-B, 2nd Floor, WIFI IT Park, Road No.1, Plot No. B/3, Wagle Industrial Estate, Thane (West), Thane 400604

Date : October 01, 2025 Place : Mumbai <SD> Authorised Officer For ICICI Bank Ltd.

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi ndustrial Estate, New Link Road, Andheri West, Mumbai - 400053. Email: mumbai_andheriwest@tmbank.in Ph: 022 26366240 / 26366260

CIN: L65110TN1921PLC001908

// WITHOUT PREJUDICE // Mr. Kasim Sahab Lalesab Kalaginamani & Mrs. Rizwana Kasimsab Kalgilanmani Room 22 Jayantibai Chawl Munshi Compound Masjid Road Kashimira Thane Mumbai Maharashtra - 401107 Contact No. 9867744527

SHOW CAUSE NOTICE

The following credit facilities was sanctioned to Mr. Kasim Sahab Lalesab Kalaginamani And Mrs. Rizwana Kasimsab Kalgilanmani Term Loan (TMB Home) A/c. 214700950100125 for Rs. 19,00,000/- under Sole Banking arrangements;

Limit	Amount	Sanction	DPN	Balance O/s	Amount	Remarks
erm Loan (TMB Home)	19.00 Lakhs	24/05/2023	24/05/2023	Rs. 20,62,848.79	Rs. 51,276 + GST 18%	NPA on 22.01.2025

low its identified that the following default was occurred in your loan account During the special investigation of the branch it was found that there was siphoning off oan funds by transferring the fund to the account other than the beneficiary. Thus the loan funds had been diverted for other purposes. The said acts of you proved your intention of misusing of borrowed funds and it makes clear evidence for fraud perpetrated by you. Hence, as per RBI norms we have decided to classify you Mr. Kasim Sahab Lalesab Kalaginamani And Mrs. Rizwana Kasimsab Kalgilanmani as "Fraud" and report to

'If you have any representation against the above decision, you shall submit same to s within 21 days from the date of receipt of this notice." Based on your representation and the available records, the bank will decide declare/reporting your account as "Fraud". If no representation is made within specified

me, it shall be construed that you have nothing to say in this regard your account will be eclared as **Fraud** and to be reported as above without further notice.

This show cause notice is issued without prejudice to any or all rights and remedies vailable to the bank as a creditor under various laws.

K Sundara Balaji (Senior Manager) Tamilnad Mercantile Bank Ltd. (For Andheri West Branch)



Sandu Garden, Chembur Branch, Mani Bhavan, Sion-Trombay Road. Chembur, Mumbai, 400071 e-mail:dbchem@bankofbaroda.com

Sale Notice For Sale Of Immovable Properties | "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)] E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with proviso to Rule 6 (2) & 8 (6) of

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor. possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Detailed description of the Total Dues 1 Date of e-Auction (1) Reserve Price &

	immovable property with known encumbrances, if any		2.Time of E-auction (Start Time to End Time)	(2) EMD Amount of the Property (3) Bid IncreaseAmount	(Constructive / Physical)	Inspection Date &Time
M/s Maruti Leather Works Prop:Mr.Maruti Vithoba Mane, Flat No.3,Ground Floor,B Wing Trimurty Residency, Village-Manjarlee Badlapur (West), Tal Ambernath, Dist Thane Mr.Maruti Vithoba Mane(Borrowers In HL) Flat No.3, Ground Floor, B Wing Trimurty Residency,Village-Manjarlee, Badlapur(West),Tal AmbernathDist Thane Shri Sandeep Maruti Mane(Co-Borrower In HL) Flat No.3,Ground Floor, B Wing, Trimurty Residency, Village-Manjarlee Badlapur(West),Tal Ambernath Dist Thane	Village-Manjarlee, Badlapur (West), Taluka- Ambernath, District-Thane, Encumbrance known to	unapplied	1.Date of e-Auction: 10-11-2025 2.Time of E-auction: Start Time: 2.00 p.m. To End Time: 6.00 p.m	1.Reserve Price: Rs. 22,60,000.00 2.Earnest Money Deposit (EMD) Amount: Rs. 2,26,000.00 3.Bid Increase Amount: Rs.25,000.00	Physical	28-10-2025 Start Time: 1.00 p.m. to End Time: 5.00 p.m.

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction and online auction portal Baanknet.com. Also, prospective bidders may contact

the Authorised officer on Mobile No: 9326035871 / 9549114899 Date: 01-10-2025

Name of the Borrower &

Name & Address of Borrower/s /Guarantor/s

Place: Mumbai

Name of

RBL BANK LIMITED RBLBANK Registered Office: 1st Lane, Shahupuri, Kolhapur-41600

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

EMD

Branch Office at: RBL Bank Ltd. 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai-400062 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND

ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES") Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged

(collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Symbolic Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" Basis" on 12/11/2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule

Property(ies)

Brief Description of Parties, Outstanding dues and Property Amount as per Reserve Price Details of **Demand Notice**

Guarantor (s)	& Mortgagor	Date of Demand & Possession Notice under SARFAESI Act	and Time	Bid Increase Amount	of E-Auction	Bids along with documents	Officer/ Phone No./ Email Id
 Mr. Palani Kannut Udaiyar (Applicant & Mortgagor) Mrs. Jiva Palani Udaiyar (Co-Applicant & Mortgagor) Mr. Manikadan Palani Udaiyar (Co-Applicant & Mortgagor) Address of Correspondence Flat No.1903, 19th Floor, Tapasya Co-operative Housing Society Limited, Mahada Layout, East Link Road, Andheri (West), Mumbai 400 053. Room No.42, Anna Nagar, Veera Desai Road, Link Road, Andheri (West), Mumbai 400 053. Flat No.302, 3rd Floor, Municipal No.3-6-27/4/2, Basher Bagh, Telangana, Hyderabad 500029. Mrs. JP Enterprises (Applicant) Through its proprietor namely Mr. Palani Kannut Udaiyar. Mr. Palani Kannut Udaiyar (Applicant & Mortgagor) Mrs. Jiva Palani Udaiyar (Co-Applicant & Mortgagor) Mr. Manikadan Palani Udaiyar (Co-Applicant & Mortgagor) Mr. Manikadan Palani Udaiyar (Co-Opplicant & Mortgagor) Flat No.1903, 19th Floor, Tapasya Co-operative Housing Society Limited, Mahada Layout, East Link Road, Andheri 	Property Jointly Owned by Mr. Palani Kannut Udalyar, Mrs. Jiva Palani Udalyar & Mr. Manikadan Palani Udalyar. All the piece and parcel of Residencial Property Flat No. 1903, 19th Floor, (admeasuring about 66.47 sq. mtrs.) Rera Carpet equivalent to 73.12 sq. mtrs.), Neminath Avenue, Varsova Andheri Tapasya Co-operative Housing Society Limited (CHSL), situated at Plot No.	Rs.1,24,49,795.14/- [Rupees One Crore Twenty-Four Lakhs Forty-Nine Thousand Seven Hundred Ninety-Five and Fourteen Paises Only] as on 17/06/2025 Demand notice dated 17/06/2025. Date of Symbolic Possession Notice 04/09/2025. Rs.57,13,165/- [Rupees Fifty-Seven Lakhs Thirteen Thousand One Hundred Sixty-Five Only] as on 17/06/2025	21/10/2025 between 11:00 a.m. to 12:00 p.m.	Reserve Price Rs.2,17,00,000/- (Rupees Two Crores Seventeen Lakhs Only) EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	12/11/2025 Between 02:00 PM. To 03:00 PM.	On or Before 11/11/2025 upto 5:00 PM	Rahul Kulkarni (Mobile No. 8286721131/ Email address rahul.kulkarni @rbibank.com)
(West), Mumbai 400 053. 2) Room No.42, Anna Nagar, Veera Desai Road, Link Road, Andheri (West), Mumbai 400 053. 3) Flat No.302, 3rd Floor, Municipal No.3-6-27/4/2, Basher Bagh, Telangana, Hyderabad 500029.	21, CTS No. 1374/B//378, SVP Nagar, Off Link Road, Versova, Andheri (West), Mumbai 400 053.	Demand notice dated 17/06/2025. Date of Symbolic Possession Notice 04/09/2025.					

Terms and Conditions:

per the Transaction

Date: 01/10/2025

Place: Mumbai

The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the https://www.bankeauctions.com & https://www.rblbank.com/pdf-pages/news before submitting their bids and taking part in e-auction.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid. The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by

registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. 9th Floor, Techniplex-I, Off Vee Savarkar Flyover, Goregaon (West) Mumbai-400062 before 5:00 PM on or before 11/11/2025.

Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No 09594597555, e-mail-ld: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Rahul Kulkarni, Authorised Officer (Mob. No.9823495081/ 8286721131 email: rahul.kulkarni@rblbank.com)

The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his

decision in this regard shall be final and binding. The asset shall not be sold below reserve price.

The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful. Time and manner of payment:

Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.

Balance within 15 days of the confirmation of sale by the Bank. In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be

The above sale shall be subject to the final approval of Bank.

(10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.

(11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, nisstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.

(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(13) The bidders / tenderers / offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only). (14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.

(15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as

Authorised Officer RBL Bank Ltd. AXIS BANK LTD.

legistered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad – 380006. Branch Address :- Axis Bank Ltd. 5ft Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.

RULE 8 (1) POSSESSION NOTICE (For Immovable Property) Whereas the Authorized Officer of Axis Bank Ltd. under Securitization & Reconstruction of Financial Assets and

Date: 30.08.2025

Enforcement of Security Interest Act 2002(herein after referred as "said Act") & in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, has issued Demand Notice as mentioned below, under Section 13 (12) of the said Act, calling upon the concerned Borrowers/Guarantors, Mortgagors/Guarantors, as per details given below, to repay the amounts mentioned in the respective Notices within 60 days from the date of the respective notice. The Concerned Borrowers / Guarantors / Mortgagors having failed to repay the respective due amounts, notices are hereby given to the Concerned Borrowers/Guarantors/Mortgagors/Guarantors in particular and the public in general that the undersigned has taken Physical Possession of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act on the date mentioned below The Concerned Borrowers/Co-borrowers/Guarantors/ mortgagors in particular and the public in general are hereby cautioned not to deal with the concerned properties and any dealing with the said properties will be subject to the charge of Axis Bank Ltd for amounts mentioned 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.		
Sr.	Name / Address of the Borrowers/Co-borrowers		Date of Demand Notice
Sr. No	/Mortgagors/Guarantors	Outstanding Amount (Rs.)	Date of Possession
1.	Loan Account no. PHR0327*538763*	Rs. 7774134/- (Rupees Seventy Seven Lakh Seventy	
	1) SUSHANT R SHINDE (Borrower/Mortgagor/Guarantor/GPOA) 2) MRS. MEDHA MAGAN KHILARE (CO- Borrower/Mortgagor/Guarantor/GPOA)	Four Thousand One Hundred Thirty Four Only) being the amount due as on 25.01.2023, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment.	30.09.2025

FLAT NO 2504, 25TH FLOOR, A WING, DOSTI WEST COUNTY "DOSTI OAK", BALKUM, THANE WEST 400608 Authorized Officer, Date: 02.10.2025

Avis Bank Itd Place: Thane West

DEUTSCHE BANK AG

Rs.26.55.000/-

EMD

Rs. 2.65.500/-

Auction Date

28/10/2025

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY

Interest Act, 2002

The undersigned being the authorized officer of Deutsche Bank AG having one of its places of business at Adalat Road, Aurangabad

431001 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002(The Act) and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules. 2002 (The Rules) issued demand notices dated 13/10/2020 calling upon the borrower(s)/Co-borrower's Sapana Viren Jaiswal And Viren Uttamlal Jaiswal, residing at Flat No 103 Tower K Shamit Octozone GAT No 45, Nakshatrawadi, Aurangabad - 431005 to repay the outstanding amount of Rs. 10,45,905.55 (Rupees Ten Lacs Forty Five thousand Nine Hundred Five & Fifty Five Paise Only) as or

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

13th October 2020, and interest thereon within 60 days from the date of receipt of the said demand notice.

Secured Property Address

No. All pieces and parcels Flat No 103 Tower K Shamit Octozone

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on 28th October 2025 at 1.00 p.m., at Deutsche Bank AG, Adalat Road, Aurangabad-431001 by nviting bids in the sealed envelope as per the procedure and the terms and conditions stated below.

GAT No 45, Nakshatrawadi Aurangabad 431005 Admeasur 1. 1179 Sq. ft." The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however

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

1. The property can be inspected on 11th October 2025 between 11 am to 5 pm. The bids shall be submitted in a sealed envelope to the

office of undersigned along with a Demand Draft /Pay Order of Rs. 2,65,500/- (Rupees Two Lakhs Sixty-Five Thousand Five Hundred Only) towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Adalat Road, Aurangabad - 431001 on or before 28th October 2025 by 1 pm. The earnest money deposit shall not carry any interest. 2. Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.

3. Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax departmen

4. On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. upon confirmation of the sale by the Bank, the purchaser will be required to pay

eposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned. 5. The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be emed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the lifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the

Property or to any part of the sum for which it may be subsequently sold.

6. All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".

7. On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the oossession of the Property to the purchaser.

8. The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the indersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever. 9. The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.

10. For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the Authorised officer of the Bank, no other encumbrances exist on the property.

11. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.

12. The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons

13. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale

14. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower all any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank This Notice is also notice to the abovesaid Borrower under Rule8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Sd/- Mr. Ritesh Patil , Authorized Officer -

Dated: 02.10.2025