

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
 Registered Office: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S.G. Highway, Makarba, Ahmedabad-380051 Gujarat. **Corporate Office:** 1st floor, Wakefield House, Spinnott Road, Ballard Estate, Mumbai -400001
EMAIL: sapna.desai@cfmcar.in dharya.somani@cfmcar.in
CONTACT: 022-40055280/ 8879890250/ 8976869747



APPENDIX- IV-A
 [See provision to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
 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 8 (6) of the Security Interest (Enforcement) Rules, 2002.
 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the Physical Possession of which has been taken as on 4th August, 2025 by the Authorised Officer of CFM Asset Reconstruction Pvt Ltd (Acting in its capacity as a Trustee of CFMARC Trust -102 PCBL) through Parshwanath Co-op. Bank Ltd., Kolhapur, the Secured Creditor, will be sold through public auction on "As is where is basis", "as is what is basis", "whatever is there is basis" and "No recourse Basis" on 27th February, 2026, for recovery of Rs. 14,73,875.35 (Rupees Fourteen Lakh Seventy-Three Thousand Eight Hundred Seventy-Five & Paise Thirty-Five Only) and as on 31.12.2025 along with future interest, costs, other expenses till full realisation of outstanding dues etc; due to the Secured Creditor from Mr. Prathamesh Kiran Phondke (Borrower / Mortgagor) & Mr. Kiran Ramchandra Phondke (Co-Borrower/ Mortgagor) and Mr. Sitaram Dattatray Kulkarni (Guarantor) and Mr. Ajit Krishna Paridhiye (Guarantor)

DESCRIPTION OF SECURED PROPERTY:	Survey No. 189A/1, Ward no. 2, B Building, A- wing, Flat No. 2/002, Ground floor, Sulakhshana Apartment, At - Kankavali, Tal. Kankavali, District- Sindhudurg.				
SECURED DEBT:	Rs.14,73,875.35 (Rupees Fourteen Lakh Seventy-Three Thousand Eight Hundred Seventy-Five & Paise Thirty-Five Only) and as on 31.12.2025				
TYPE OF POSSESSION	Physical Possession				
RESERVE PRICE:	Rs.11,45,000/- (Rs. Eleven Lakh Forty-Five Thousand Only)				
EMD:	10% of Reserve Price i.e. Rs.1,45,000/- (One Lakh Forty-Five Thousand Only)				
ACCOUNT DETAILS FOR DEPOSITING EMD:	Entity Name	Account No	Bank Name	Branch	IFSC Code
	CFMARC Trust - 102	002811010000079	Union Bank of India	Andheri Branch	UBIN0800287
INSPECTION DATE & TIME:	11.00 AM TO 01.00 PM at 30.01.2026				
TIME, DATE & PLACE	E-Auction/Bidding through website (https://www.bankeauctions.com) on 27.02.2026 from 01.00pm to 2.00 pm at Mumbai.				
E-Auction					
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 pm on 26.02.2026				
CONTACT:	022-40055280 /8879890250/ 8976869747				
EMAIL:	sapna.desai@cfmcar.in; dharya.somani@cfmcar.in				

Encumbrances if any: Not known to the secured creditor.
 Attention of the Borrower/Mortgagor & Guarantors are invited to S.13(8) of the said Act, in respect of time available to redeem the mortgage in respect of the secured asset by payment of the total outstanding dues sent as on 4th December 2025 to the last known address.
 For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://www.cfmcar.in>. For detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service support M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: maharashtra@c1india.com / support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.
 Date: 23.01.2026
 Place: KANKAVALI
 Sd/- Authorised Officer
 CFM Asset Reconstruction Private Limited
 (Acting in its capacity as a trustee of CFMARC Trust -102 PCBL)

PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
 Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
 Branch Office: 2nd Floor, 203, Plot No. 2, Kt Empire, Above State Bank Of India, Navghar, Vasai (W)- 401202
 Branch Office: 1st Floor, Shop No.129, 130, 131, 132, Poonam Shrushi, C, D, E, F Cooperative Housing Society, Latif Park, Opp. S.K. Store, Mira Bhayandar Road, Mira Road (East), Thane- 401107.

Whereas The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
 As the borrower 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 described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Home Finance Company Limited.
 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. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Vikram Singh (Borrower), Varsha Kunwar (Co-Borrower), LHVRR00001290154.	(As Described In The Loan Document/ Property Document Covering Evershine City Road Vasai East 1 D/702 Thane-401208, Maharashtra- 401208, Bounded By, North, South, East, West./ Date of Possession- 21-Jan-26	15-06-2021 Rs. 29,88,469/-	Vasai
2.	Rajeshwari Amernath Rajhbar (Borrower), LHHMR00001373310.	301 Flat No. 301 3rd Floor Gokul Park Vasai East Palghar 401208, Vasai 54 Thane-401208, (Ref Lan No. LHHMR00001373310) Bounded By- North: Residential Building, South: Chawl, East: Residential Building, West: Residential Building./ Date of Possession- 21-Jan-26	09-08-2022 Rs. 26,99,579/-	Mira Road
3.	Rajeshwari Amernath Rajhbar (Borrower), Amarnath Ramdhani Rajhbar (Co-Borrower), LHHMR00001359969.	301 Flat No. 301 3rd Floor Gokul Park Vasai East Palghar 401208, Vasai 54 Thane- 401208, (Ref Lan No. LHHMR00001359969) Bounded By- North: Residential Building, South: Chawl, East: Residential Building, West: Residential Building./ Date of Possession- 21-Jan-26	09-08-2022 Rs. 96,560/-	Mira Road

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
 Date : January 23, 2026,
 Place: Vasai
 Authorized Officer,
 ICICI Home Finance Company Limited

GOVERNMENT OF MAHARASHTRA

PUBLIC WORKS DIVISION, DHULE E-Tender Notice No. 37 For 2025-26

On Line E-Tender in B-1 Form for the following work invited by Executive Engineer, Public Works Division, Dhule Telephone No. (02562-288755) from the Registered Contractors (Public Works Department only) in appropriate Class with Government of Maharashtra. This Tender Notice is available on <https://mahatenders.gov.in>. Right to reject / accept any or all E-tenders is reserved by Executive Engineer Conditional Tender will not be accepted.

TABLE

Sr. No	Name of Work	Approximate value of work (Rs.)	Bid Security (Rs.)	Cost of documents (Rs.)	Contractor Class
1	2	3	4	5	6
1	Repairs to Internal Roads at SRPF Group No. 6 Mahindale Shivar, Dhule Tal. Dist. Dhule	10455227/-	105000/-	1180/-	Class-IV & Above

- Bidding documents may be purchased from e-tender portal of through website <https://mahatenders.gov.in> From 23/1/2026 to 30/1/2026 for a non refundable fee as indicated in the form online mode only. Interested bidders may obtain further information from the office of Executive Engineer, P.W.Division, Dhule.
- Bids must be accompanied by security of the amount specified for the work in the table and shall be paid online.
- Bids must be submitted online on <https://mahatenders.gov.in> on Date 30/1/2026 & Technical bid will be opened on Dt. 2/2/2026 (if possible) in the presence of bidders who wish to attend in the office of the Superintending Engineer, P.W.Circle, Dhule.
- Others details can be seen in the bidding documents.

No. Tender/236/2026
 Office of the Executive Engineer
 P.W.Division, Dhule
 Email : dhule.ee@mahapwd.gov.in
 Date : 20/01/2026
 DGIPR 2025-26/5303

Sd/-
 Executive Engineer
 P. W. Division, Dhule

HDFC BANK LTD

Branch Address : HDFC House, Sharanpur Link Road, Nashik 422005

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset(s)
1.	Mr.Kakde Bhimraj Jairam (Borrower)	Rs.29,10,219/- as on 31/10/2024*	11/12/2024	21/01/2026	Flat No.203, on 2 nd Floor, Aryan Garden Ph II, Wing D, Plot No.1, S.No.282/4A+283/2+283/5+283/6A+283/6B, Balikashram Road, Village Nalegaon, Tal.& Dist. Ahmednagar-414003. (Admeasuring Built Up Area 81.10 Sq.Mtrs.)
2.	Mr.More Prithviraj Narayan (Borrower) Mrs.More Chetana Prithviraj (Co Borrower)	Rs.13,05,017/- as on 30/04/2024*	01/06/2024	21/01/2026	House on Plot No.13A (North Part), Madhuban Park 1, S. No.25/1, Maaje Patondra, Taluka Nandurbar, District Nandurbar-425412. (Admeasuring Area 127.50 Sq. Mtrs and Construction Thereupon)

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.

However, since the borrower/s mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset(s). Copies of the Panchamma drawn and Inventory made are available with the undersigned, and the said Borrower(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place : Ahilyanagar/Jalgaon/Dhule/Nandurbar Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013
 For HDFC Bank Ltd.
 Sd/-
 Authorised Officer

FROM NO. 3
 [See. Regulation - 13(1)(a)]
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)
 2nd Floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai - 400005
 (5th Floor Scindia House, Ballard, Mumbai - 400001)
Case No.: OA/429/2023
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. 12
ASSET RECONSTRUCTION COMPANY INDIA LIMITED
VS
M/S. SUN POWER METALICS PVT LTD & ORS
 To,
 1. **M/S. Sun Power Metalics Pvt Ltd** Office At 203, Trade Centre, Bandra Kurla Complex, Bandra East, Mumbai - 400051
 2. **Mr Vikaasagar Agarwal** 501 Leorchid, 15th Road, Behind Khar Gymkhana West Mumbai, Maharashtra - 400052
 3. **Mrs Jyoti Agarwal** 501 Leorchid 15th Road, Behind Khar Gymkhana West Mumbai Maharashtra - 400052
 4. **M/S Priyambda Realcom Pvt Ltd** 203 Trade Center Bandra Kurla Comlex Bandra East Mumbai Maharashtra - 400051
 5. **M/S Inesh Hometex LLP** Building No. 106, Shree Rajlaxmi Commercial Complex Kalher Village Agra Road Bhiwandi Thane, Maharashtra - 421302

SUMMONS

WHEREAS, OA/429/2023 was listed before Hon'ble Presiding Officer/Registrar on 17/09/2025.

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. 222658248/-** (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 24/03/2026 at 12.15 P.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 05.01.2026.

Signature of the Officer Authorised to issue summons.

Note: Strike out whichever is not applicable.

Sd/-

Registrar

Mumbai DRT No. 1



KOTAK MAHINDRA BANK LIMITED
 Registered Office: 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051, (MH).
 Branch Office: 2nd Floor, Admas Plaza, 166/16, Kolivry Village, Kunchi Kurve Nagar, Behind Hare Krishna Hotel, CST Road, Kaitia, Santacruz-East, Mumbai - 400098.

POSSESSION NOTICE (For Immovable Property)

(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Loan account Name: Ekdant Housing, Loan Account no. - LAP17749555, CRN No. 342956364
WHEREAS, The undersigned being the Authorised Officer of the Kotak Mahindra Bank Ltd. a banking company within the meaning of the Banking Regulation Act, 1949 having its Registered Office at 27BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 and branch office at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolivry Village Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai-400 098 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13 (12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 01st of January, 2024 which was issued to 1. Ekdant Housing Through Their Partner Mr. Ashok V. Prasad (Borrower/Mortgagee) having address at; Shop No. 2 & 3 Of Building Type A, "Anmol Mansion", Opp. Kadambani Society, Charai Naka, Thane (West) - 400601; 2. Mr. Ashok Vishanji Prasad (Co-Borrower) having address at 8, Samanah, L.T. Road, Mulund (E), Mumbai-400080; And also at; Shop No. 28 3 T.N. 12 CTS No. 57, Opp. Kadambani Society, Dr. Lazaras Road, Charai Naka, Thane (W), 400601; 3. Mr. Hasmukh Surji Shah (Co-Borrower) having address at; 703, Gita Tower, Mahatma Phule Road, Vishnu Nagar, Thane (W), Thane - 400602; And also at; Shop No. 28 3 T.N. 12 CTS No. 57, Opp. Kadambani Society, Dr. Lazaras Road, Charai Naka, Thane (W), 400601. to repay total outstanding amount aggregating to **Rs. 43,77,999.66/- (Rupees Forty Three Lakhs Seventy Seven Thousand Nine Hundred Ninety Nine And Paise Sixty Six Only)** as on 23rd December 2023 towards the outstanding amount for Loan Account No. LAP17749555, CRN No. 342956364 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest form 24-12-2023 till it's actual realization ("outstanding amount") within 60 days from the date of publication of the said Demand Notice. The aforementioned Borrower/Co Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co Borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the SARFAESI Act read with Rule 8 and in exercise of powers conferred under Section 14 dated 30th day of September 2025 passed by the Jc. 10th Jc. Civil Judge, S.D. & ACJM, Thane of the above said Rules on this 21st of January of the year 2026.

The Borrower/ Co Borrower mentioned hereinabove 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 Kotak Mahindra Bank Limited, having branch address at 2nd Floor, Admas Plaza, 166/16, CST Road, Kolivry Village Kunchi Kurve Nagar, Kalina Santacruz (E), Mumbai-400 098 for an amount **Rs. 43,77,999.66/- (Rupees Forty Three Lakhs Seventy Seven Thousand Nine Hundred Ninety Nine And Paise Sixty Six Only)** as on 23rd December 2023 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest form 24-12-2023 till it's actual realization.

The Borrowers Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY

MORTGAGE OVER FOLLOWING PROPERTIES:

All That Piece And Parcel Of Shop No.2 & 3 Of Building Type A, "Anmol Mansion", Opposite Kadambani Society Dr. Lazaras Road, The Property Measuring 1043 Square Feet Of Carpet Area, On Land Bearing C.T.S No. 57, Tika No. 12 And In The Boundaries Panchpakhi, Post Tukdi And Taluka Thane, Within The Regn And Sub-Regn, District Thane Within The Municipal Corporation For City Of Thane.

Date: 21.01.2026
 Place : Mumbai
 Sd/-
 Authorised Officer
 Mrs. Shweta Kamath - Associate Vice President Legal
 Kotak Mahindra Bank Ltd.

ASREC (India) Limited Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400 059.

PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

WHEREAS, ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Gita Kore Corporate Park, Building No.2 – Unit No. 201-202 & 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditors of 1) M/s. World Brands & Trends Pvt. Ltd., 2) Mr. Jayaveera Pandian S. Shunmugavel (Director & Guarantor) 3) Mrs. Poornasundari Shunmugavel (Director & Guarantor), 4) Mrs. Mala Kandaveilu (Director & Guarantor) (borrowers) by virtue of Deed of Assignment dated 28.12.2016, executed with original lender Allahabad Bank, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC Trust, has acquired the financial assets of aforesaid borrowers from Allahabad Bank with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Allahabad Bank in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 13.02.2020 u/s 13(2) of the said Act calling upon the borrowers 1) M/s. World Brands & Trends Pvt. Ltd., 2) Mr. Jayaveera Pandian S. Shunmugavel (Director & Guarantor) 3) Mrs. Poornasundari Shunmugavel (Director & Guarantor), 4) Mrs. Mala Kandaveilu (Director & Guarantor) in their capacity for repayment of total outstanding amount aggregating to **Rs. 4,25,87,103.00/- (Rupees Four Crores Twenty-Five Lakhs Eighty-seven Thousand One Hundred Three only)** together with further interest, expenses costs, charges, repayment if any from 13.10.2016) with further interest thereon in respect of the advances granted by the Allahabad Bank within the stipulated period of 60 days from the date of the said Demand Notice dated 13.10.2016 u/s 13 (2) of the said Act, served upon you and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the properties situated at Thirumazhisai, Chennai taken on 25/06/2025 more particularly described in Schedule here under respectively.

As the abovementioned Borrower /Joint Co-Borrowers/Partners having failed to repay the entire outstanding amount as per said demand notice, the Authorized Officer of ASREC (India) Ltd. took physical possession of the properties more particularly described in Schedule -1 here under and the same was published on 03.07.2025 in "The New Indian Express" (English), "Dinamani" (Tamil) and "Free Press Journal" & "Navshakti" (English & Marathi), Mumbai edition on 03.07.2025. Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s) and Joint Co-Borrower(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)
1	Industrial Shed No.186 in Survey No.103 of Priyampattu Village, 15th Cross Road (Near 5 th Main Road) SIDCO Industrial Estate, Thirumazhisai, Chennai – 600 124, owner Mr. S. Jayaveera Pandian	250.00	25.00	1,00,000/-
TOTAL		250.00	25.00	

TERMS & CONDITIONS: -

1. THE E-AUCTION will be HELD ON 25.02.2026 BETWEEN 10.00 A.M TO 12.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.

2. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider: M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankeauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available on website: <https://www.bankeauctions.com> and <https://www.bankeauctions.com>. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No. (+91- 124-4302020/ 21/ 22, +917291981124/ 1125/ 1126, Email: gujarat@c1india.com, support@bankeauctions.com).

3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

4. The particulars given by Authorized Officer are stated to be the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.

5. The property shall not be sold below reserve price and sale is subject to confirmation of ASREC India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorized Officer of ASREC (India) Ltd., Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400059 or submit through email to sunilvanne@asrecindia.co.in, Last date for Submission of Bid Form is 24.02.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchasers / bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 009020110000777, with Bank of India, SSI, Andheri Branch, NEFT of the Account / Name of the Beneficiary: ASREC TRUST, IFSC Code: BKID 0000090.

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (

दिनांक : २१.०१.२०२६
ठिकाण : मुंबई

प्राधिकृत अधिकारी
(श्रीमती श्वेता कामत - असोसिएट व्हाईस प्रेसिडेंट - कायदेशीर)
कोटक महिंद्रा बैंक लि.