Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and **Branch Office at:- IIFL House Sun Infotech Park Road No. 16V Plot No.B-23 , Thane Industrial Area Wagle Estate Thane 400604/ Parikh Commercial Center,Office . 06 to 10, 03rd Floor.Near ICICI Bank ,Boling Agashi Road, Virar (west), Pin N. 401303** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Mr. Vipin Anil Jha A.J Telecom Mrs. Rekha Vipin Jha **(Prospect No- IL10115202)**	**21/08/2024 Rs.1433576/-** (Rupees Fourteen Lakh Thirty Three Thousand Five Hundred and Seventy Six Only) **Bid Increase Amount Rs.25000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. 406, Floor No. 4, Wing C, Bldg 4,Vrindavan Nagari, Village Patembhi, Navapur Road, Taluka and District Palghar, Maharashtra, India, 401501 Area Admeasuring (in Sq. ft.): Property Type: Saleable Area, Carpet Area Property Area: 516.00, 302.00	**30/12/2025** **Total Outstanding As On Date 08/12/2025 Rs.1234028.62** (Rupees Twelve Lakh Thirty Four Thousand Twenty Eight and Sixty Two Paise Only)	**Rs.1672000/-** (Rupees Sixteen Lakh Seventy Two Thousand Only) **Earnest Money Deposit (EMD) Rs.167200/-** (Rupees One Lakh Sixty Seven Thousand Two Hundred Only)
Mr. Rahul Yuvraj Patil Mrs. Manisha Ramashray Raut **(Prospect No- IL10443148)**	**17/09/2024 Rs. 2531935/-** (Rupees Twenty Five Lakh Thirty One Thousand Nine Hundred and Thirty Five Only) **Bid Increase Amount Rs.40000/-** (Rupees Forty Thousand Only)	All that part and parcel of the property bearing: Flat No. 704, on Seventh Floor, AWing, Known as Nisarg Samruddhi Heights, Society known as Nisarg Samruddhi Heights Co-operative Housing Society Ltd., Constructed on Survey No. 63, Hissa No. 4A, Plot No. 1 to 6, Situated at Village- Shirgaon, Badlapur (E), Taluka-Ambernath, Distt.-Thane, Maharashtra, 421503, India Area Admeasuring (In sq. ft.): Property Type: Super Built Up Area Property Area: 645.00	**24/12/2025** **Total Outstanding As On Date 08/12/2025 Rs.2994917.93**(Rupees Twenty Nine Lakh Ninety Four Thousand Nine Hundred Seventeen and Ninety Three Paise Only)	**Rs.2995000/-** (Rupees Twenty Nine Lakh Ninety Five Thousand Only) **Earnest Money Deposit (EMD) Rs.299500/-** (Rupees Two Lakh Ninety Nine Thousand Five Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
06-Feb-2026 1100 hrs -1400 hrs	09-Feb-2026 till 5 pm.	11-Feb-2026 1100 hrs-1300 hrs.

Mode of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit **https://www.iiflonehome.com** and pay through link available for the property/ Secured Asset only. **Note:** Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. **For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount"**

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.com,** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. **Bidders are advised to go through the website https: // www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.**
7. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome.com, Support Helpline no.1800 2672 499**.
8. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com.
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place:- Thane/ Palghar, Date: 08-Jan-2026 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

PUBLIC NOTICE

Take notice that M/s. Satsangam Genesis Pvt. Ltd., the erstwhile conductor in the Conducting Agreement (now terminated) dated 31st August, 2023, executed in respect of the commercial premises being 1049 sq. ft. (carpet area) situated on the Ground Floor together with an open area / otla in front of the ground floor commercial premises admeasuring about 700 sq. ft. and the store premises in the basement admeasuring about 1049 sq. ft., aggregately admeasuring about 2798 sq. ft. and lying and being situate at 538-A, Hotel Kings Palace, Linking Road, Khar (West), Mumbai – 400 052, had vacated and abandoned the said premises, leaving behind certain furniture, fixtures, fittings and other articles belonging to him/her.

That, M/s. Saitirth Hotels (Bom) Pvt. Ltd., owner/occupant of the said premises, through his Advocate, had issued a legal notice dated 02.01.2026 calling upon the said Licensee to remove the said furniture and fixtures within 3 (three) days from receipt of the notice and to clear outstanding conducting fees and other dues. However, the said notice has been returned unserved, and the Conductor has failed and neglected to respond or comply.

Therefore, this public notice is hereby issued calling upon the said conductor (M/s. Satsangam Genesis Pvt. Ltd.) or its directors and / or representatives claiming through or under, to remove the furniture and fixtures within 3 (Three) days from the date of publication of this notice.

Take further notice that if the said conductor fails to comply with this notice within the aforesaid period of 3 (Three) days, M/s. Saitirth Hotels (Bom) Pvt. Ltd., shall be constrained to dispose of/sell the said furniture and fixtures in such manner as deemed fit, without any further notice, and shall appropriate the sale proceeds towards the outstanding conducting fees and other dues, solely at the risk, costs and consequences thereof. M/s. Saitirth Hotels (Bom) Pvt. Ltd., shall not be responsible for any loss, damage or any claim thereafter.

Any person having any objection to the above matter is hereby called upon to lodge and / or submit their objection, in writing, along with the supporting documents within 3 days from publication of this notice at the email address given below, failing which the claim shall be treated as waived and it shall be presumed that no objection exists.

Sd/-

Chirag Hathiramani (Advocate)

Address: Chambers of Advocate Chirag Hathiramani, 804, Dev Plaza, Opp. Andheri Fire Brigade, S. V. Road, Andheri (West), Mumbai – 400 058.

Email address: chirag.ydlc@outlook.com

Date: 08.01.2026

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)
Regd Office: 5th Floor ,Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070.

E-AUCTION – STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **"AS IS WHERE IS , "AS IS WHAT IS" AND "WHATEVER THERE IS"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
Kishor Dilip Zende (Borrower) Manoj Dilip Zende (Co-borrower)	**Rs. 23,45,776.40/-** (Rupees Twenty Three Lakhs Forty Five Thousand Seven Hundred Seventy Seven And Forty Paisa Only) as on 06.01.2026 + Further Interest thereon+ Legal Expenses for Lan no. **LKYNSTH0000086229 & LKYNSTT0000086571**	**Rs. 12, 00,000/-** (Rupees Twelve Lakhs Only). **Earnest Money Deposit:- Rs.1,20,000/-** (Rupees One Lakh Twenty Thousand Only)	**23-01-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)**
Date & Time of the Inspection:- 16-01-2025 between 11.00 am to 3.00 pm		**Physical Possession Date:- 08-02-2025**	

Description of the secured Asset: All that piece and parcel of Flat No-407, Adm.31.05 Sq.Mtrs Carpet area ,on 4th Floor ,D-Wing, in the Building Known as "Signature Aqua" constructed on property bearing survey No-43,Hissa No-3A lying ,being and situate at village Ladivali, Tal-Karjat, Dist –Raigad within the Registration District Raigad, Sub Registration District Karjat.

Note:- 1) The auction sale will be conducted online through the website **https://sarfaesi.auctiontiger.net** and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this **"online e-Auction".**
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.**
3) Last date for submission of online application BID form along with EMD is 22-01-2026.
4) For detailed terms and condition of the sale, please visit the website **https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.**

Mobile No. 9004359835 **Sd/- Authorized Officer**
Date: 08.01.2026 **Nido Home Finance Limited,**
(Formerly known as Edelweiss Housing Finance Limited)

ICICI Bank

Branch Office: ICICI Bank Ltd., Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This 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/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Prasenjit Suresh Ware (Borrower) Mrs. Chhaya Suresh Ware (Co-Borrowers) Loan Account No- LBMUM00005669843 LBMUM00005669845	Flat No- 305, 3rd Floor, D-wing, Plot No 1 To 10, Survey No- 22/3a, "Eden Homes", Karjat- Murbad Road, Village- Bopele, Nearl, Taluka- Karjat, Raigad- 410101 Admeasuring an area of Flat Having Carpet Area- 36.69 Sqmtr	Rs. 21,09,240/- As on January 03, 2026	Rs. 14,10, 000/- / Rs. 1,41, 000/-	January 20, 2026 From 02:00 PM to 05:00 PM	February 13, 2026 From 11:00 AM Onward
2.	Mr. Rajesh Manoharlal Sisodia (Borrower) Mrs. Sarika Rajesh Sisodia (Co-Borrowers) Loan Account No- LBMUM00005502903	Flat No. 103, 1st Floor, Wing A, TSP Tara Co-Operative Housing Society Ltd, Plot No. 30, Sector No. 26, Village Taloja Panchnand, Navi Mumbai, Taluka Panvel, Raigad- 410208. Admeasuring an area of Admeasuring About 31.420 Sq Mtr Built Up Area, (26.184 Sq Mtr Carpet Area) +10.013 Sq Mtr CB, FB, ELE, SS Area	Rs. 32,19,109/- As on January 05, 2026	Rs. 28,50, 000/- / Rs. 2,85, 000/-	January 20, 2026 From 11:00 AM to 02:00 PM	February 13, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link-https://disposalhub.com).of our auction agency M/s. NexXen Solution Private Limited. The Mortgagors/ Notices are given a last chance to pay the total dues with further interest by February 12, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule.
The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 12, 2026 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before February 12, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 12, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai.
For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. on 8104548031/ +91 8454089353/ 9168688529.
Please note that Marketing agencies agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt. Ltd., 5. Girnarsoft Pvt. Ltd., 6. Hecta Prop Tech Pvt. Ltd., 7. Arca Emart Pvt. Ltd., 8. Novel Asset Service Pvt. Ltd., 9. Nobroker Technologies Solutions Pvt. Ltd., have also been engaged for facilitating the sale of this property.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.
For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : January 08, 2026 Authorized Officer
Place: Mumbai ICICI Bank Limited

पंजाब नैशनल बैंक punjab national bank

(Govt. of India Undertaking)

SION WEST BRANCH (195600):-Vandana Building, Sion Circle, Sion West, Ph No. 022-24093489 [PHONE NO. 022-24093489, E mail: bo1956@pnb.co.in

Auction Ref No. AUCTION/01/2026 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Date: 07.01.2026

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 provison 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/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Name of the Branch / Name of the Account / Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged / Name of Mortgagor / Owner of property	A)Dt. Of Demand Notice u/s 13(2) of Sarfesi Act 2002 B.)Outstanding Amount as on 31.08.2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price B) EMD (Last Date) C) Bid Incremental Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
PNB- Sion West (195600) Mr. Narendra Naresh Rane Address: Flat No. 404, 4th Floor, Mahashakti CHSL, Village Vihar, Manvelpada, Virar East- 401305	Building constructed on CTS no Sanket No. 399, Hissa No. 2,5 Village-Virar Having total Built up area Adm. 336 Sq. Ft. **Owned by-Mr.-Narendra Naresh Rane Boundries as: -North:** Cricket Turf ,**South:** Shambu Krupa Building, **East:** Jeevdani Building, **West:** B Wing	A) 25/05/2021 B) HL- Rs. 15,54,906.00 + further interest & Charges ODHL-Rs. 3,92,331.00 + further interest & Charges C) 14/02/2025 D) Symbolic	**A) Rs. 14.20 Lakhs B) Rs. 1,42,000/- C) Rs. 25,000/-**	**28-01-2026 Time- 11:00 AM to 04:00 PM**	**Not Known to Us**

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
1.The auction sale will be "online through e-auction" portal **https://www.baanknet.com**. **2.**The intending Bidders/ Purchasers are requested to register on portal **(https://www.baanknet.com)** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet b**y 28.01.2026** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.**3.**Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (https:www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.4.Platform **(https://www.baanknet.com)** for e-Auction will be provided by e Auction service provider **M/S PSB Alliance Pvt. Ltd having its Registered office at Unit 1, third Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai. 400037 Help Desk No +918291220220, Email Id- support.baanknet@psballiance.com.**The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://www.baanknet.com.** This Service Provider will also provide online demonstration/ training on e-Auction on the portal. **5.**The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.**(1)www.pnbindia.in, (2)https://www.baanknet.com. 6.**The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction ,Help Manual on operational part of e-Auction related to this e-Auction from-E-Auction portal **(https://www.baanknet.com).** 7.Bidder's E-Wallet should have sufficient balance (>=EMD amount) at the time of bidding. **8.**During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs 0.25 Lakh to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. **9.**It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. **10.**In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt Ltd. Details of which are available on the e-Auction **https://www.baanknet.com** Portal. **11.**After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).**12.**The secured asset will not be sold below the reserve price. **13.**The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank,A/C (604100317118A) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.**14.**Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. **15.**The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. **16.**The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act. **17.**The properties are being sold on 'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". **18.**The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. **19.**It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. **20.**All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. **21.**The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues, GST etc.**22.**The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. **23.**It is open to the Bank to appoint a representative and make self bid and participate in the auction. **For detailed term and conditions of the sale, please refer www.pnbindia.in, https://www.baanknet.com.**

Sd/-

Date :07.01.2026, Place : Mumbai **STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002** **Chief Manager & Authorised Officer, Punjab National Bank**

JANA SMALL FINANCE BANK

(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Jana Small Finance Bank Limited** has **taken possession** of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that **online auction (e-auction)** of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 05.01.2026	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	30699430000202 & 30699410000771	1) Pralhad Sunil Potdar, 2) Shobha Sunil Potdar, 3) Krishna Sunil Potdar	25.09.2025	04.12.2025	**Rs.21,36,350.23** (Rupees Twenty One Lakhs Thirty Six Thousand Three Hundred Fifty and Twenty Three Paisa Only)	27.01.2026 09:30 AM to 05:00 PM	**Rs.19,69,000/-** (Rupees Nineteen Lakhs Sixty Nine Thousand Only)	**Rs.1,96,900/-** (Rupees One Lakh Ninety Six Thousand Nine Hundred Only)	10.02.2026 @ 11.30 AM	**09.02.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.**
	Details of Secured Assets: All that piece and parcel of the Immovable Property Admeasuring Land Area 750 Sq.ft., i.e. 69.70 Sq.mtr., situated at MCH No.36/1 & MCH No.58/1 Ward No.1-1 (New), Near of Chhatrapati Shivaji Chowk, at Shivaji Nagar,Tal. Nilanga, Dist. Latur-413521. **On or towards: Towards East by:** 15 Ft Road, **Towards West by:** Plot of Kalyani Sorde, **Towards South by:** Plot of Sumanbai Telang, **Towards North by:** Plot of Ingle.									
2	45649420004253 & 45649410001830	1) Pritam Babaso Nangare, 2) Akshay Babaso Nangare, 3) Pooja Pritam Nangare	23.09.2025	01.12.2025	**Rs.14,11,221.95** (Rupees Fourteen Lakhs Eleven Thousand Two Hundred Twenty One and Ninety Five Paisa Only)	27.01.2026 09:30 AM to 05:00 PM	**Rs.14,03,000/-** (Rupees Fourteen Lakhs Three Thousand Only)	**Rs.1,40,300/-** (Rupees One Lakh Forty Thousand Three Hundred Only)	10.02.2026 @ 11.30 AM	**09.02.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.**
	Details of Secured Assets: All that piece and parcel of the Grampanchayat Milkat No.567, SR No.512, Total Admeasuring Area 51.13 Sq.mtr., i.e. 550.03 sq.ft., Mauje Vadange, Tal. Karveer, Dist. Kolhapur-416229. **On or towards: Towards East by:** Milkat of Ramchandra Samgar, **Towards West by:** Milkat of Sudhir Onkhambe, **Towards South by:** Government Road, **Towards North by:** Milkat of Dinkar Nangre.									
3	30699630001617	1) Om Mahadev Rathod, 2) Mahadev Sakharam Rathod, 3) Lalitabai Mahadev Rathod	10.09.2025	20.11.2025	**Rs.12,42,848.68** (Rupees Twelve Lakhs Forty Two Thousand Eight Hundred Forty Eight and Sixty Eight Paisa Only)	27.01.2026 09:30 AM to 05:00 PM	**Rs.19,69,000/-** (Rupees Nineteen Lakhs Sixty Nine Thousand Only)	**Rs.1,96,900/-** (Rupees One Lakh Ninety Six Thousand and Nine Hundred Only)	10.02.2026 @ 11.30 AM	**09.02.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.**
	Details of Secured Assets: All that piece and parcel of being situated at S.No.179 (Part), Plot No.24 (North Part), its Total Admeasuring Land Area 1050 Sq.ft., Near of Shani Hanuman Mandir, at Mataji Nagar, Latur, Tal. & Dist. Latur-413512 and whose **Boundary is as follows: On or towards: Towards East by:** 20 Ft Road, **Towards West by:** Plot No.1 of Kore, **Towards South by:** The Portion of the said Plot which is being Sold to Shri Hariba Barayan Parge, **Towards North by:** The Land in the said Survey Number.									
4	31859420000583	1) Pradeep Ashok Gadade, 2) Pranali Pradip Gadade	18.10.2023	23.12.2023	**Rs.10,37,609.40** (Rupees Ten Lakhs Thirty Seven Thousand Six Hundred Nine and Forty Paisa Only)	27.01.2026 09:30 AM to 05:00 PM	**Rs.8,53,000/-** (Rupees Eight Lakhs Fifty Three Thousand Only)	**Rs.85,300/-** (Rupees Eighty Five Thousand Three Hundred Only)	10.02.2026 @ 11.30 AM	**09.02.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.**
	Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring 449.98 Sq.mtr. being and situate at Plot No.11 B, Old S.No.421/B/4, its New S.No.141/B/4, Kupwad, Sangali-416436. **On or towards: Towards East by:** 9 Mtr width Road, **Towards West by:** Properw of Shri Anna Ashtekar (S.No.421/B/2), **Towards South by:** Property of Subdivision Like Plot No.1A, **Towards North by:** Property of Subdivision Like Plot No.11 C.									
5	45789430000828 & 45789430000867	1) Shrikant Mohan Sawate, 2) Soyrabai Shrikant Sawate, 3) Mohan Raghoji Sawate	10.05.2024	16.07.2024	**Rs.11,97,136.00** (Rupees Eleven Lakhs Ninety Seven Thousand One Hundred Thirty Six Only)	27.01.2026 09:30 AM to 05:00 PM	**Rs.8,10,000/-** (Rupees Eight Lakhs Ten Thousand Only)	**Rs.81,000/-** (Rupees Eighty One Thousand Only)	10.02.2026 @ 11.30 AM	**09.02.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.**
	Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring 720 Sq.ft., i.e. 66.91 sq.mtr., being and situate at Grampanchayat House No.27, Mauje Dabhad, Tal. Ardhapur, Dist. Nanded-431745. **On or towards: Towards East by:** Grampanchayat Road, **Towards West by:** Common Lane of 3 Feet, **Towards South by:** House of Nivrutti Suryawanshi, **Towards North by:** Shivaji Suryawanshi.									
6	32379630001163 & 32379410001462	1) Sangita Kisan Kale, 2) Bappa Kisan Kale	13.06.2025	24.08.2025	**Rs.26,80,096.18** (Rupees Twenty Six Lakhs Eighty Thousand Ninety Six and Eighteen Paisa Only)	27.01.2026 09:30 AM to 05:00 PM	**Rs.16,27,000/-** (Rupees Sixteen Lakhs Twenty Seven Thousand Only)	**Rs.1,62,700/-** (Rupees One Lakhs Sixty Two Thousand Seven Hundred Only)	10.02.2026 @ 11.30 AM	**09.02.2026, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.**
	Details of Secured Assets: All that piece and parcel of the immovable property being and situate at Nagar Parishad House No.Old 1231/1, New No.1538, its Area East-West: 33 Ft., South-North: 33 Ft., Total Area 101.2 Sq.mtr., (1088.91 Sq.ft.,) Bazarpeth, Mauje Bhoom, Dist. Dharashiv-413504. **On or towards: Towards East by:** Subrao Govind Kale, **Towards West by:** Jalindar Govind Kale and Common Road, **Towards South by:** Uttam Yaknath Kale, **Towards North by:** Jalindar Govind Kale.									

The properties are being held on **"AS IS WHERE IS BASIS"** & **"AS IS WHAT IS BASIS"** and the E-Auction will be conducted **'On Line'.** The auction will be conducted through the Bank's approved service provider **M/s. 4 Closure** at the web portal **https://bankauctions.in** & **www.foreclosureindia.com.** For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. 4 Closure; Contact Mr. Nitesh Pawar Contact Number: 8142000725. Email id: info@bankauctions.in/ nitesh@bankauctions.in.**

For further details on terms and conditions to take part in e-auction proceedings and any for any query rel