

	UNION BANK OF INDIA (Link Road Malad West Branch) Mindspace, Off Link Road, Chincholi Bunder Malad West - 400 064. Contact Number - 9137658240 Email ID - ubin055824@unionbankofindia.bank.in
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[Rule - 8 (1)]
POSSESSION NOTICE (For immovable property)

Whereas The undersigned being the authorised officer of **Union Bank of India, Link Road Malad West Branch** under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **25.05.2026** calling upon the borrower/s **MRS. MONALI SUBHASH SHRUNGARE** to repay the amount mentioned in the notice being **Rs.25,23,770.27/- (Rupees Twenty-Five Lakh Twenty-Three Thousand Seven Hundred Seventy and Twenty-Seven Paisa Only)** within 60 days from the date of receipt of the said notice.

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 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 this **21 October 2026**.

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 the Union Bank of India for an amount **Rs.25,23,770.27/- (Rupees Twenty-Five Lakh Twenty-Three Thousand Seven Hundred Seventy and Twenty-Seven Paisa Only)** and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immoveable Property:

1) Flat No.005, on the Ground Floor, Wing 03, adm. 250 sq Ft, Wing 03 in the building known as "HILL VIEW" to be Constructed on all that piece of parcel of land bearing Old Survey No. 88/11, Corresponding to New Survey No. 458 plot 1-11 lying, being and situated at Village: Neral Taluka Karjat & District: Raigad in the Registration District and Sub District Raigad.

2) Flat No.106, on the First Floor, Wing 03, adm. 250 sq Ft, (Carpet area 214 sq ft. And balcony area 36 sq ft.), Wing 3 in the building known as "HILL VIEW" to be Constructed on all that piece of parcel of land bearing Old Survey No. 88/11, Corresponding to New Survey No. 458 plot 1-11 lying, being and situated at Village: Neral Taluka Karjat & District: Raigad in the Registration District and Sub District Raigad.

Date: 21.10.2026
Place: Neral

PUBLIC NOTICE

APPELLATE TRIBUNAL FOR SAFEMA, FEMA, PMLA, NDPS, PBPT ACT FPA-PBPT-528/MUM/2019
Shapoorji Pallonji And Co. Pvt. Ltd., ...Appellant
VERSUS
The DCIT, BPU, Mumbai & Ors., ... Respondents

To,
1. M/s. Thakur Family Trust [Respondent No.18] Having Address At, A-31 & B/51, Swapa Ship Apartment, Mahant Road, Vile Parle, Mumbai - 400057.

2. Nitish J. Thakur [Respondent No.24] Having Address At, A-31 & B/51, Swapa Ship Apartment, Mahant Road, Vile Parle, Mumbai - 400057.

Take notice that the Appeal has been filed against you by the above-named Appellant. You are summoned to appear before this Hon'ble Appellate Tribunal Court at New Delhi on **02.11.2026 at 11:00 AM** in person or through an authorized pleader. The Hon'ble court vide order dated 30.09.2026 has ordered for delivery of notices to the Respondents. A copy of notice has been served on your recorded addresses as well.

Dated 23rd Day of October 2026
Advocate for Appellant

AAVAS FINANCIERS LIMITED				
[CIN:L65922RJ2011PLCO34297] Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020				
POSSESSION NOTICE				
Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said Notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as below and further interest thereon.				
Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession	
Swami Maharudrayya Mallayya, Vijayalaxmi Maharudrayya Swami (A/C NO.) 231216603238499 & 231216603241387	5 Jun 26 Rs. 2167885/- & Rs. 1848042/- 4 Jun 26	Plot No.09 Milkat No. 615333, Sr.No. 156/11/B/2/B/2/A Dhanshri Nagar Majarewadi, Solapur Maharashtra 413004 Admeasuring 78.17 Sq. Mt.	Symbolic Possession Taken On 17 Oct 26	
Vikas Babar, Nilam Vikas Babar (A/C NO.) 231232003178148	7 Aug 25 Rs. 961991/- 4 Aug 25	Flat No.1810, Floor No. 18th, B-Wing, Narayani Dham, Bldg No. 02, Village-Bhadwad Thane Maharashtra (India)- 421302 / Admeasuring 29.98 Sq.Mtr.	Physical Possession Taken On 21 Oct 26	
Mukesh Kanojia, Anjana Mukesh Kanojia (A/C NO.) 241232003460036	5 Jun 26 Rs. 928628/- 4 Jun 26	Flat No.316, 3rd Floor,B-Wing, Building No.02, Narayani Dham, Land Bearing Survey No. 4, Hissa No.02, 04mouje Bhadwad, Taluka- Bhiwandi, Dist.- Thane Maharashtra 421302 Admeasuring 29.98 Sq.Mtr.	Physical Possession Taken On 21 Oct 26	
Place : Maharashtra		Date: 23-10-2026		Authorised Officer Aavas Financiers Limited

NIDO HOME FINANCE LIMITED				
(formerly known as Edelweiss Housing Finance Limited)				
Regd Office: 5th Floor, Tower 3, Wing B, Kohinor City Mall, Kohinor City, Kirod Road, Kurla (W), Mumbai – 400070				
E-AUCTION – STATUTORY 30 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 Symbolic possession of the below mentioned Secured Asset.				
Sl. No.	Name of Borrower(s)/Co Borrower(s) Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	Baburao Damu Chavan (Borrower) & Bebbil Baburao Chavan (Co Borrower)	Rs. 6,05,856.37/- (Rupees Six Lakhs Five Thousand Eight Hundred Fifty-Six & Thirty-Seven Paisa Only) and Rs. 12,21,046.47/- (Rupees Twelve Lakhs Twenty-One Thousand Forty-Six & Forty-Seven Paisa Only) as on 21.10.2026 + Further Interest thereon+ Legal Expenses for Lan no. LKYNSTH0000087939 & LKYNSTT0000088058	Rs. 30,18,400 /- (Rupees Thirty Lakhs Eighteen Thousand Four Hundred Only) Earnest Money Deposit Rs.301840/- (Rupees Three Lakhs One Thousand Eight Hundred Forty Only)	10-12-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
Date & Time of the Inspection: 01-12-2026 between 11.00 am to 3.00 pm		Symbolic Possession Date: 29-April-26		
Description of the secured Asset: All that Premises Of Flat NO 103, admeasuring 43.94 Sq.mtrs carpet area on 1st Floor, A Wing, in the building known as "Deep Angan A and B Wing CHSL"constructed On property bearing survey "0.145 Hissa no-2 lying, being abt situate at village valivali, Tal – Ambenarth, DIS:-Thane within the registration district Thane, Sub-Registration, District Ulhasnagar.				
2.	HARSH BHUPENDRA SHAH (BORROWER) & JYOTI BHUPENDRA SHAH (CO-BORROWER) & BHUPENDRA AMRUTAL SHAH (CO-BORROWER)	Rs. 1,65,305.61/- (Rupees One Lakhs Sixty-Five Thousand Three Hundred Five and Sixty-One Paisa Only) and Rs. 30,56,334.19/- (Rupees Thirty Lakhs Fifty-Six Thousand Three Hundred Thirty-Four & Nineteen Paisa Only) as on 21.10.2026 + Further Interest thereon+ Legal Expenses for Lan no. L267STLAP00005341568 & L26705THL000005341326	Rs.42,41,050/- (Rupees Forty Two Lakhs Forty One Thousand Fifty Only) Earnest Money Deposit Rs.424105/- (Rupees Four Lakhs Twenty Four Thousand One Hundred Five Only)	10-12-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
Date & Time of the Inspection: 01-12-2026 between 11.00 am to 3.00 pm		Symbolic Possession Date: 23-Sep-26		
Description of the secured Asset: Flat No. 1007 at the 10th Floor, in the A Plot, in Building Type B, admeasuring area 40.16 sq. mtrs RERA Carpet and 4.93 sq. Mtr balcony Total area 45.09 sq. mtrs of the Building known as "AYODHYA" being Constructed at the Plot of Land bearing New Survey no. 1336/PL OT NO. A, Old Survey No. 1333, 1334/4, 134/3, 134/5, 134/9, 134/10, 134/11, 134/14, 138/13A, 138/13B, 138/13/C situated at the Village Tenghar Tal Bhiwandi Dist Bhiwandi Dist within the limits of the Bhiwandi Municipal Corporation and Registration of District Bhiwandi and Division Thane.				
3.	Sachin Shantaram Pandhare (Borrower) & Sayali Sachin Pandhare (Co-borrower)	Rs. 25,23,768.81/- (Rupees Twenty Five Lakhs Twenty Three Thousand Seven Hundred Sixty-Eight & Eighty One Paisa Only) as on 21.10.2026 + Further Interest thereon+ Legal Expenses for Lan no. L1710STHL000005335310	Rs. 29,50,000 /- (Rupees Twenty Nine Lakhs Fifty Thousand Only) Earnest Money Deposit Rs.2,95,000/- (Rupees Two Lakhs Ninety-Five Thousand Only)	10-12-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
Date & Time of the Inspection: 01-12-2026 between 11.00 am to 3.00 pm		Possession Date: 7-Sep-26		
Description of the secured Asset: Flat No. 608, Sixth Floor, Building, No. 'E-1' in the project known as "SHREE GAJANAN FORTUNE CITY", admeasuring about 35.82 Sq. Meter Carpet area and addition area 5.75 Sq. Meter balcony/ cupboard/open terrace area constructed on the land bearing Survey No-65 lying and situated at revenue village Khadvali, Khadvali Grampanchayat Tal. Kalyan District Thane, Within in the registration district Thane, sub district Kalyan.				
4.	UMESH RAMADAS MOHITE (BORROWER) & AMIT U MOHITE (CO-BORROWER) & ROHINI UMESH MOHITE (CO-BORROWER)	Rs. 17,90,209.31 /- (Rupees Seventeen Lakhs Ninety Thousand Two Hundred Nine & Thirty One Paisa as on 21.10.2026 + Further Interest thereon+ Legal Expenses for Lan no. LKYNSTH000094377	Rs. 22,01,760/- (Rupees Twenty-Two Lakhs One Thousand Seven Hundred Sixty Only) Earnest Money Deposit:- Rs.220176/- (Rupees Two Lakhs Twenty Thousand One Hundred Seventy-Six Only)	10-12-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)
Date & Time of the Inspection: 01-12-2026 between 11.00 am to 3.00 pm		Symbolic Possession Date: 30-Sep-26		
Description of the secured Asset: Flat No. 102 at the First Floor, building No. 2, of the Known as "Jewel Pearl" being situated at the Survey No. 28/1B at the Village Bhopale Tal. Karjat Dist Raigad within the Registration District of Thane and sub-Registrar Karjat.				
Note:- 1) The auction sale will be conducted online through the website https://sarfaesi.auctiontnger.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 09-12-2026. 4) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontnger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontnger.net.				
Mobile No. 9819595687 Date: 23.10.2026		Sd/- Authorized Officer Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)		

रजिस्ट्री सं. डी. एल.-33004/99	REGD.NO.D.L.-33004/99
	
भारत का राजपत्र	
The Gazette of India	
सौ. जी.- डी. एल.-अ.- 16092026-276253	
CG-DL-E-16092026-276253	
असाधारण	
EXTRAORDINARY	
भाग II-खण्ड 3-उप-खण्ड (ii)	
PART II-Section 3- SUB-section (ii)	
प्राधिकार से प्रकाशित	
PUBLISHED BY AUTHORITY	
सं. 4837]	नई दिल्ली, बृहस्पतिवार, सितम्बर 10, 2026/भाद्र 19, 1948
No. 4837]	NEW DELHI, THURSDAY, SEPTEMBER 10, 2026/BHADRA 19, 1948

MINISTRY OF ROAD TRANSPORT AND HIGHWAYS	
NOTIFICATION	
New Delhi, the 10th September, 2026	
S.O. 5027(E)- Whereas by the notification of the Government of India in the Ministry of Road Transport and Highways, 4125 Dated:11/09/2025 , published in the Gazette of India, Extraordinary, Part II, Section 3, Sub section (ii) issued under sub-section (1) of section 3A of the National Highway Act, 1956 (48 of 1956) (hereinafter referred to as the said Act), the Central Government declared its intension to acquire the land specified in the Schedule annexed to the said notification for building (widening/four-laning, etc.), maintenance, management and operation of NH-166 in the stretch of land from Km. 0.000 to Km. 137.285 (Ratnagiri-Kolhapur Section) in the district of Ratnagiri in the state of MAHARASHTRA.	
And whereas the substance of the said notification has been published in "Daily Lokmat" in Marathi dtd 01.10.2025 And "Daily Free Press Journal" in English dtd 01.10.2025; under sub-section (3) of section 3A of the said Act;	
And whereas the Competent Authority has received objections filed under Section 3-C, considered and settled the same appropriately;	
And whereas, in pursuance of sub-section (1) of section 3D of the said Act, the competent authority has submitted its report to the Central Government;	
Now, therefore, upon receipt of the said report of the competent authority and in exercise of the powers conferred by the sub-section (1) of section 3D of the said Act, the Central Government hereby declares that the land specified in the said Schedule should be acquired for the aforesaid purpose;	
And further, in pursuance of sub-section (2) of section 3D of the said Act, the Central Government hereby declares that on publication of this notification in the Official Gazette, the land specified in the said Schedule shall vest absolutely in the Central Government, free from all encumbrances.	
SCHEDULE	
Brief description of the land to be acquired, with or without structure, falling within the stretch of land from Km. 0.000 to Km. 137.285 (Ratnagiri-Kolhapur Section) of NH-166 in the district of Ratnagiri in the state of MAHARASHTRA	



[F. No. NHA/PIU/SLP/LA/16/3D]
SHAIKH AMINKHAN, Director

District: Ratnagiri
Link: bhoomirashi.gov.in/auth/revamp/showfile.cshtml?TAB=bGFFVgHyZWVEX2ZpbGVz&fk=bm90aWZpY2F0aW9uX2lk&fkid=NjQ4MzZm=&EncHid=1919245978&type_id=1
Publication Date: 23.10.2026

बैंक ऑफ इंडिया Bank of India Specialised Asset Recovery Management Branch Mezzanine Floor, 70/80 M. G. Road, Fort, Mumbai - 400 001, Tel. (022) 2267 3549 Contact Number :- 9819403549 E-mail : SARMI.MumbaiSouth@bankofindia.bank.in 				
E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTY/IES				
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 PROVISIO 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 possession of which has been taken by the Authorised Officer of Bank of India, SARMI BRANCH , will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 12.11.2026 , for recovery of respective dues plus interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.				
Sr. No.	Name of the Borrowers / Guarantor and Amount Outstanding	Description of the Properties / Physical / Symbolic Possession	Reserve Price (Rs. In Lakhs)	EMD (Rs. In Lakhs) Inspection Date / Time & Area Contact No.
1	Mr. Musharaf Ahmed Nazmuddin Shaikh Mr. Nazmuddin Mohd Ismail Shaikh Amt. O/s. : Rs. 73.02 Lakhs + Interest + Expenses / Charges.	Flat No. 1902, 1 st floor, D wing, Europa Co-operative Housing Society Ltd., Case Bella Gok Shilphata Road, Village : Nilje, Dombivli (East), Taluka : Kalyan, Dist. Thane-421 204. (SYMBOLIC POSSESSION)	56.52	5.652 02.11.2026 Timing : 11:00 A. M. to 01:00 P. M.
2	Jarnail Singh Bains Gurmeet Kaur Bains Amt. O/s. : Rs. 128.35 Lakhs + Interest + Expenses / Charges.	Flat No. 501, Karishma Tower, Behind Israel Jue Masjid, Dr. Sonumiyia Road, Tembhi Naka, CTS No. 153/2A, 154, T. No. 10, Dhoobiali, Thane (W)-400 607. (PHYSICAL POSSESSION)	56.50	5.65 02.11.2026 Timing : 03:00 P. M. to 05:00 P. M.
3	Mrs. Deepali Suresh Thakkar Amt. O/s. : Rs. 72.91 Lakhs + Interest + Expenses / Charges.	Flat No. 503, Karishma Tower, Behind Israel Jue Masjid, Dr. Sonumiyia Road, Tembhi Naka, CTS No. 153/2A, 154, T. No.10, Dhoobiali, Thane (W)-400 607. (PHYSICAL POSSESSION)	115	11.5 02.11.2026 Timing : 03:00 P. M. to 05:00 P. M.
4	Mrs. Priyanka Dhananjay Gholap Mr. Dhananjay Gholap Amt. O/s. : Rs. 59.97 Lakhs + Interest + Expenses / Charges.	Flat No. 502, 5 th Floor, Aakruti Ashvi Apartment, Dadashebh Gaikwad Road, Gaotthan Road, Mulund (W), Mumbai-400 080. (SYMBOLIC POSSESSION)	176.64	17.664 02.11.2026 Timing : 03:00 P. M. to 05:00 P. M.
5	Mrs. Priyanka Dhananjay Gholap Mr. Dhananjay Gholap Amt. O/s. : Rs. 59.97 Lakhs + Interest + Expenses / Charges.	Flat No. 104, 1 st Floor, B Wing, Magnum CHSL., Viva Gokul Complex, Agashi Road, Virar West Village Bolini, Dist. Palghar-401 303. (SYMBOLIC POSSESSION)	57.42	5.742 03.11.2026 Timing : 11:00 A. M. to 01:00 P. M.
6	Mr. Nitin Omprakash Singh Amt. O/s. : Rs. 97.35 Lakhs + Interest + Expenses / Charges.	Flat No. 203, 2 nd Floor, B Wing, Raj Residency, New Hanuman Road, Goregaon (West), Mumbai-400 104. (SYMBOLIC POSSESSION)	113	11.3 03.11.2026 Timing : 03:00 P. M. to 05:00 P. M.
7	Mr. Ganeshamoorthy Gopal Mrs. G. Annu Amt. O/s. : Rs. 93.12 Lakhs + Interest + Expenses / Charges.	Flat No. 601 and 602, 6 th Floor, B wing, Shrey Apartment CHSL., Near Azad Nagar Bus Stop, Veera Dessai Road, Andheri (W), Mumbai-400 058. (SYMBOLIC POSSESSION)	146	14.6 04.11.2026 Timing : 03:00 P. M. to 05:00 P. M.
8	M/s. World Gold Junction Pvt. Ltd. Mr. Ankit Harendra Gosalia Mr. Sam George Mr. Bhuvanchandra Dulalchand Mandal Mrs. Aradhana Bhuvan Khimji Mr. Apurva Bhuvanbabu Mandal Mr. Bhuvan Vipin Khimji Mrs. Parulben Bhuvanchandra Mandal Amt. O/s. : Rs. 984.86 Lakhs + Interest + Expenses / Charges.	Flat No. 51, Shaan Apartment CHSL., Swatniryaaveer Savarkar Road, Kashinath Dhuru Marg, Prabhadevi, Dadar West, Mumbai-400 028. (SYMBOLIC POSSESSION)	254.86	25.486 04.11.2026 Timing : 11:00 A. M. to 01:00 P. M.
9	M/s. Dimple Traders Mr. Malay Harshit Shah Mr. Harshit Kantilal Shah Mrs. Krupa Malay Shah Mrs. Rekha Harshit Shah Amt. O/s. : Rs. 1634.80 Lakhs + Interest + Expenses / Charges.	Wing A, Villa No. 7Y, Dimple Villa, Khandelwal Co-operative Housing Society Ltd., CTS No. 307/A/1-C, Plot No. 7Y, Shankar Lane, Oppo. Shanti Park, Kandivali (W), Mumbai, Maharashtra-400 067. (SYMBOLIC POSSESSION)	1900	190 05.11.2026 Timing : 11:00 A. M. to 01:00 P. M.
10	M/s. Shree Yamuna Enterprises Mr. Chintan Muni Mr. Chandrika Muni Amt. O/s. : Rs. 356.06 Lakhs + Interest + Expenses / Charges.	Flat No. 703, 7 th Floor, A Wing, Gokul Nagar CHSL., Behind Parekh Nagar, S. V. Road, Kandivali (West), Mumbai-400 067. (SYMBOLIC POSSESSION)	88.17	8.817 05.11.2026 Timing : 03:00 P. M. to 05:00 P. M.
10	Mr. Vitthal Pandurang Pachupate Mr. Krishnat Eknath Ramishte Amt. O/s. : Rs. 40.42 Lakhs + Interest + Expenses / Char.	Shop cum Residence No. SS-5/79, Sector 17, Plot No. 6, Koparkhaimre, Navi Mumbai-400 709. (SYMBOLIC POSSESSION)	45	4.5 06.11.2026 Timing : 03:00 P. M. to 05:00 P. M.

Terms and Conditions of the E-Auction are as under :-

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- Bidder will have to visit www.baanknet.com for registration and participation in E Auction. EMD (Earnest Money Deposit) cut-off date and time will be 12.11.2026 till 04:00 P. M. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.**
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims / rights / dues / affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- The date of on-line E-auction for properties listed will be between 11.00 A. M. to 5.00 P. M. on 12.11.2026.**
- To better facilitate the inspection, interested buyers are requested to **intimate the branch** through e-mail at : **sarmi.mumbai@bankofindia.bank.in** and / or through **contact numbers** mentioned above and / or through **Bank of India, SARMI BRANCH, Contact No. 9819403549 / 022-22673549** to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of **Rs. 25,000/- (Rs. Twenty Five Thousand only)** for properties listed above.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect & satisfy themselves about the property before submission of the bid.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before **15th day** of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no