

ANAND RATHI

Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India
Mobile: +91 8454942710 | Website: www.rathi.com

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described Schedule immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGFL") (Secured Creditor) having Loan Account No. ARGFL/SME-LAP/MUM/1168 the Physical Possession of which, will be sold by an Online e-Auction through website <https://sarfasei.auctoninger.net> on the date specifically mentioned in Schedule, on an "As is where it's" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in Schedule and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

Name of the Borrower: (1) M/s. Aegis Infra Solutions Pvt. Ltd. (Borrower) Shah Complex No.1, C Wing, Shop No. 15, Palm Beach Road, Sector 13, Sanpada, Navi Mumbai: 400 705.

Name of the Co-borrower/s: (2) Mr. Anand Prakash Sharma (Co-borrower) Flat No. 605, Shah Complex IV, Plot No. 10, Palm Beach Road, Sector 14, Sanpada, Mumbai: 400 705. (3) Mrs. Urmila Anand Sharma (Co-borrower) Flat No. 605, Shah Complex IV, Plot No. 10, Palm Beach Road, Sector 14, Sanpada, Mumbai: 400 705.

Property Address: Unit NO. 502, A Wing, 5th Floor, Everest Nirava, Infotech Park I, TTC Industrial Area, NAVI MUMBAI: 400 705.

Outstanding Amount (as per demand notice along with future interest and cost) Rs. 1,19,88,109/- (Rupees One Crore Nineteen Lakhs Eighty Eight Thousand One Hundred And Nine Only)

Date of Auction 19th January 2026

Reserve Price Rs. 1,14,06,000/- (Rupees One Crore Fourteen Lakhs And Six Thousand Only)

Earnest Money Deposit 10% of the Reserve Price

Minimum Bid increment Amount Rs.10,000/- (Rupees Ten Thousand Only)

Date and time of inspection of property for intending purchasers 12th January 2026 From 10 am to 4 pm

Date and time for submission of Tender form along with KYC/documents/Proof of EMD etc. 16th January 2026 Up to 4.00 PM with KYC documents

Date & time of opening of online offers 19th January 2026 between 10:00 am and 1:00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website www.rathi.com for detailed terms and conditions regarding auction proceedings.

This Publication is also 15 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date : 30th December 2025 **sd/-** Anand Rathi Global Finance Limited

Place : Mumbai **Authorized Signatory**

ASREC (India) Limited

Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A**Sale Notice for sale of immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002**

E-AUCTION SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 30 days' notice to the borrowers, Joint/Co-borrowers and for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules, notice is hereby given to the public in general and Borrower(s) and Guarantor(s). Mr. Raju Sharantam Chodkekar, 2, Mrs. Vijaya Krishna Patil and 3, Amarnath Rajmani Sharma in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited through online auction for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOUSE" basis with 8 & 9 of security interest (enforcement) Rules for recovery of dues. Recovery of Rs. 50,15,147/- (Rupees: Fifty-Lac Fifteen Thousand One Hundred Forty Seven Only) as on 15.08.2022

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Date & Time of E-auction and Place of sale
1 2	BHK Flat No. 6, at "Himnadi Co-operative Housing Society Limited" Plot No. R-2, Sudarshan Nagar, Kalyan Road, Residential Zone, MIDC, Phase I, Dombivali East, District Thane- 421203 Owned by Mrs. Vijaya Krishna Patil.	44.13	4.41	0.50	03.02.2026 11.00 AM To 2.00 PM

Last date for Submission of Bid Form is 02.02.2026 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. The date of inspection of properties on 16.01.2026 from 01.00 PM to 3.00 PM with prior appointment. For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> and <http://sarfasei.auctoninger.net> or may Contact: Mr. Navinchandra Anchan - Cell No. 9820250145, 022 - 61387051, Mr. I.N. Biswas, Cell No. 9163621311, Mr. Dipesh Wadia - Cell no. 9821509508, 022 - 61387030, may be contacted for any query.

Date: 30.12.2025

Place: Mumbai

Sd/-
Authorised Officer & Chief Manager
Mr. I.N. Biswas,
ASREC (India) Ltd.

NOTICE/SUMMONS TO APPEAR IN PERSON BEFORE THE HON'BLE ARBITRATOR

(U/s 84 of the Multi-State Co-operative Societies Act, 2002)

C/o. Bharat Co-op. Bank (Mumbai) Ltd.

Place of Arbitration: Geesee Co-op. Housing Society Ltd., Opp. Vidyanagar University Complex, Kalina, Santacruz (East), Mumbai - 400 098
WHEREAS BHARAT CO-OPBANK (MUMBAI) LTD., has filed Claim Application against the following defaulters before undersigned being Arbitrator appointed by Registrar of Co-operative Societies, Maharashtra, Pune u/s 84 of Multi State Co-operative Societies Act, 2002 for recovery of loan dues.

You all are also hereby summoned through this publication to appear before aforesaid Tribunal in person or through an Advocate or duly Authorised Representative on the 12th day of January 2026 at 12.00 Noon or soon thereafter, when matter is called out to answer the claim in the said disputes.

S. N. **Dispute/Case No.** **Name and address of the Opponents**

1.	AR/BCB/RJK/MRR/1632/2025 Bharat Co-op. Bank (Mumbai) Ltd., ... Claimant V/s.	1. Mr. Imteyaz Mukhtar Hussain having last known residential address at Flat No. B/206, New Sai Darshan Opp. Nida Park, Mira Road (East) District Thane - 401 107 and having business as Prop. Of M/s. Zidane Refrigerators having last known business addresses at (i) Shop No. 4, Asmita Cystal, Near N.H. School, Mira Road (E), District Thane - 401 107 and (ii) Shop No. 13, Asmita Garden II, Poonam Nagar Complex, Mira Road (East), District Thane - 401 107 Sureties:
2.	Mr. Subhash Krishna Sutar having last known residential address at Raykarwadi, Simplex Colony, Near Pandurangwadi, Mira Gaon Mira Road (E), District Thane - 401 107 and working with M/s. Kalpataru Services at Shop No. 3 and 4, Poonam Nagar Complex, Building No. 43, Opp. Sector 9, Shant Nagar, Mira Road (E), District Thane - 401 107 Builder/Developer:	3. Mr. Jaykumar Nadar, Prop. Of M/s. B.J. Estate having last known business addresses at (i) A/21, Building No.4, Manmandir Apartment Opp. S.T. Bus Stand, Nallasopara (West), Taluka Vasai, District Palghar - 401 103 and (ii) Shop No. 1, Govind Panchal Chawl, H.M. Marg, Overipada, Dahisar (East), Mumbai - 400 065

TAKE NOTICE that, in default of your appearance on the day, time and place as mentioned hereinabove, the dispute will be heard and determined in your absence.

Given under my hand and the seal of the Tribunal
Date: 12.12.2025 **Sd/-**
Place: Mumbai **Justice R.J. Kochar**

Arbitrator C/o. Bharat Co-op. Bank (Mumbai) Ltd., Geesee Co-op. Housing Society Ltd., Opp. Vidyanagar University Complex, Kalina, Santacruz (East), Mumbai - 400 098

**OFFICE OF THE EXECUTIVE ENGINEER
ROAD CONSTRUCTION DEPARTMENT
ROAD DIVISION, KHUNTI****e-Procurement Notice**

E_Tender Reference No. RCD/KHUNTI/1276 Date :- 30/12/2025

1. Name of the work	Construction of H.L. Bridge over Banai River at 8 th KM of Khunti – Torpa – Kolebira Road.
2. Estimated Cost (Rs.)	Rs. 6,07,100.00 Rs. Six Crore Seven Lakh Fifty Three Thousand One Hundred Only.
3. Bid Security (Rs.)	Rs. 6,08,000.00 Rs. Six Lakh Eight Thousand Only.
4. Cost of Document (Rs.)	Rs. 10,000.00 Rs. Ten Thousand Only.
5. Time of Completion	24 Months
6. Last date / Time for receipt of bids	13.02.2026 up to 12:00 Noon
7. Date of Publication of Tender on website	21.01.2026 at 10:30 A.M.
8. Name & Address of office Inviting tender	Executive Engineer, Road Construction Department, Road Division, Khunti
9. Contact no. of Procurement Officer	06528-221215
10. Helpline number of e-Procurement Cell	0651-2401010

Note :- Estimated cost of tender can be increased or decreased

Further details can be seen on website <http://jarkhandtenders.gov.in>

Executive Engineer,
R.C.D., Road Division, Khunti

PR 369709 Road (25-26) D

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Branch Office: Office No. 108, 1st Floor, Takavane Heights, Near Shiv Mandir, Karmik Road, Kalyan (W) 421301.

PUBLIC NOTICE (E - AUCTION) FOR SALE OF IMMOVABLE PROPERTY UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED SECURED CREDITOR UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and to the borrower(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Hero Housing Finance Limited (Secured creditor), will be sold on 05-February-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RGTS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd on or before 05-February-2026 11:30 PM at Branch Office: Office No. 108, 1st Floor, Takavane Heights, Near Shiv Mandir, Karmik Road, Kalyan (W) 421301.

Terms and condition:

The E-auction will take place through portal <https://bankeauctions.com> on 06-February-2026 (E-Auction Date) 11:00 AM onwards with limited extension of 10 minutes each.

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RGTS/NEFT favouring the "HERO HOUSING FINANCE LTD".

The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

TERMS AND CONDITIONS OF THE E-AUCTION:

(1) E-Auction is being held on "As is where it's", "As is what is", "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only). (3) The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dhanar Krishna- 9948182222 (Helpline No): Support Landline No. +91 124 432020/2021/2022/2023/2024, Support Mobile Nos.: +917219198124/25/26 and E-mail: support@bankeauctions.com / landline@c1india.com on their web portal <https://bankeauctions.com>. (4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidder should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an offer or any representation of Hero Housing Finance Limited. (5) The Authorised Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Security Interest (Enforcement) Rules, 2002 and the terms and conditions of the E-Auction are published on the following website www.herohousingfinances.com. For property details and visit to the property, contact to Mr. Prathmesh Tapase/ 7304501990 / prathmesh.tapase@herohf.com and Shekhar Singh/ 971522275/ shekhar.singh@herohf.com. (6) The prospective bidders can inspect the property on 31-January-2026 between 11.00 A.M to 2.00 P.M with prior appointment.

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantor are hereby noticed to pay the sum as mentioned in the notice of sale within 30 days with on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other_notice on Hero Housing Finance Limited (Secured Creditor) website i.e. www.herohousingfinances.com

FOR HERO HOUSING FINANCE LIMITED
AUTHORISED OFFICER
Mr. Prathmesh Tapase/ 7304501990
prathmesh.tapase@herohf.com

District