

ICICI Bank Branch Office: ICICI BANK LTD, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti 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 asset(s)

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. Kalpesh Hemant Patil (Borrower) Mrs. Sanchita Chandra Kant Patil Loan Account No- TBVRR0000777806 LBVRR00007097334	Flat No.002, Ground Floor, Vakratund Residency, Near Padmanabhi Acharya Mandir, Survey No.107, Hissa No.1/1 (part), Village Tembhode, Palghar- 401404 Admeasuring An Area of Admeasuring About 388 Sq Ft i.e.36.05 Sq Mtr Built Up Area.	Rs. 20,18,599/- (As on December 31, 2025)	Rs. 9,50,000/- Rs. 95,000/-	January 09, 2026 From 11.00 Am to 02.00 Pm	January 20, 2026 From 11.00 Am Onward
2.	Mrs. Rita Suresh Gautam (Borrower) Mr. Suresh Kumar Goutham Loan Account No- LBVMUM00004080751 LBPLG00005031586	Flat No 203, 2 Floor, Wing" c" Bldg No 01 Gut No 134, Hissa No 1.2 Village, Umroli East, Sector 8 Parasnath Nagaratoluka And District Palghar Maharashtra Palghar 401404 Admeasuring An Area of 369.85 Sq Ft Means 34.37 Sq Mtrs Carpet Area i.e 41.24 Sq Mtrs Built Up Area	Rs. 12,65,768/- (As on December 31, 2025)	Rs. 9,50,000/- Rs. 95,000/-	January 09, 2026 From 02.00 Pm to 05.00 Pm	January 20, 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 Solutions Private Limited. The Mortgages/ Notices are given a last chance to pay the total dues with further interest by January 19, 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 ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before January 19, 2026 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before January 19, 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 400093 on or before January 19, 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. 9833699013/9168688529.

Please note that Marketing 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. Gimarsoft Pvt Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emarot 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 01, 2026
Place: Mumbai

Authorized Officer
ICICI Bank Limited

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that we are instructed to investigate the title of Mr. Abhijit Jayant Deshpande (the "Owner") to the property more particularly described in the Schedule hereunder written ("said Property").

Any and all person(s) having or claiming to have any right, title, interest, claim(s) and/or objection(s) etc. in respect of the said Property or any part thereof, including right, title, interest, claim and/or objection as and by way of sale, allotment, exchange, let, lease, license, assignment, mortgage, right of redemption, inheritance, bequest, succession, gift, lien, charge, maintenance, easement, tenancy, trust, possession, family arrangement/settlement, decree and/or order of any Court of Law, contracts/agreements, partnership or otherwise however, are hereby required to make the same known in writing along with supporting document to the undersigned at the address mentioned below within 14 (fourteen) days from the publication of this notice, failing which, the same, if any, will be considered as having been waived and/or abandoned. .

SHCHEDULE ABOVE REFERRED TO

(Description of the said Property)

Flat No.401 on 4th floor admeasuring 1400 sq. ft. Carpet Area along with one car parking space, in the building known as "Sea Mist", situated at Citizen Cooperative Housing Society Limited, at Nariman Road, Adashar Nagar, Worli, Mumbai - 400030, on the plot of land bearing CS No.16 of Mahim Division, along with Share Certificate No.3 dated 31st December 2004, representing 5 (five) shares bearing distinctive nos. 11 to 15 issued by the Society, along with all the rights, entitlements, benefits, advantages etc. attached to the membership of the Society.

Dated this 01st of January, 2026

Yogesh Adhia

M/s. Adhia & Adhia

Advocates and Solicitors

407, Hamam House, A. Doshi Marg, Fort, Mumbai - 400 023.

THE AKOLA URBAN CO-OPERATIVE BANK LTD., AKOLA
(Multistate Scheduled Bank)

H.O.-:-Jankalyan", 58/59, Toshniwal Layout, Multijapur Road behind Govt. Milk Scheme, Akola-444 001
Branch: Kalbadevi Mumbai, Add.-: Karnani House, 19/21-23, Vitthalwadi Kalbadevi Mumbai—400002
Email:- bm_kalbadevi@akolaurban.bank.in

PUBLIC TENDER NOTICE FOR SALE OF PROPERTY 2nd Time

(In terms of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act-2002 (SARFAESI Act.) Read with Rule 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002)

The undersigned as Authorised Officer of The Akola Urban Co-operative Bank Ltd., Akola, Kalbadevi Branch, Mumbai has taken over the Physical possession of the below mentioned property pursuant to Notice Dated 08.03.2017 issued by the Bank U/O 13(2) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 in/for the account of **Borrower & Mortgager**, Sampat Sawala Devgirikar R/O Gaothan No.2, At. & Post:- Kodapur, Tq.-: Velhe, Dist.-: Pune. 412212. Along with Guarantors **1) Mohan Parashuram Katurde & 2) Anil Datta Devgirikar** both R/O Mumbai. With right to sale the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of Banks dues as specified below. Bank has taken Physical Possession of **Mortgagors** below mentioned property on Dt.04.02.2021. The Undersigned hereby invites "tenders in sealed envelopes" from the interested purchasers in respect of the below mentioned property on the terms and conditions stipulated herein below. This is also to be treated as 30 days' notice before sale as per rule 9(1) of SARFAESI Act 2002. (2nd time)

Name of Branch & Add: 1) The Akola Urban Co-operative Bank Ltd., Akola, Branch Add.-: Karnani House 19/21-23, Vitthoba Lane, Vitthalwadi, Kalbadevi, Mumbai -2, Phone No. 022-22414501,22414502.

Name of Borrower & Mortgager: Sampat Sawala Devgirikar, R/o. Gaothan No.2. At & Po.-: Kodapur Tq.-: Velhe, Dist.-: Pune 412212.

Dues outstanding:- Total Outstanding as on 01.03.2017 of **Rs.624095/-** as per Demand Notice Presently. Total Outstanding as on **31.03.2023 Rs.1305808/-** +future int. from 01.04.2023 till realization together With all other incidental cost, charges & expenses.

Reserve Price:- Rs. 400000/- (Rs. Four Lac only)

Description of Property:- All the piece & Parcel of Flat No.116, 1st Floor, of "JIVADANI-CHHAYA" Bldg. Mouje Achole, Nalasopara East, Tq.-Vasai, Dist.-: Thane Total area of Flat is 18.58Sq.Mtr.

The said Building is Bounded by:- **East:** New Building Under Construction, **West:** New Building Under Construction, **North:** Krutika Sada Apartment/Village Road, **South:** Open Ground.

Spot/Property Visit		Blank tender's forms will be available at Kalbadevi Br. Mumbai		Last Date & Time of Submit Tender Form at Kalbadevi Br. Mumbai		Tender Open Date, Time & Place	
Date	Time	Date	Time	Date	Time	Date	Time
19.01.2026	11.00 am to 04.00 pm	19.01.2026 to 03.02.2026	11.00 am to 04.00 pm	03.02.2026	Prior 4.00 pm.	04.02.2026	11.30 am.

The Akola Urban Co-op. Bank Ltd Akola, Br. Kalbadevi, Mumbai Add. Karnani House, 19/21-23, Vitthalwadi Kalbadevi Mumbai-2

TERM AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTY BY PUBLIC TENDER AVAILABLE AT KALBADEVI BRANCH MUMBAI AND BANKS WEB SITE www.akolaurban.bank.in

Authorised Officer
The Akola Urban Co-operative Bank Ltd., Akola
Kalbadevi Branch Mumbai

Place:- Mumbai
Date:- 01.01.2026

PUBLIC NOTICE

NOTICE is hereby given to public at large that I am investigating the title of Shri. Balwant D. Pathare and others in respect of the Property bearing Survey No.47 17, CTS No.538 adms.2125 sq.mtr. of Village Malwani, Taluka Borivali, Mumbai Suburban District, as they are claiming to have purchased the same under Agreement for Sale dated April, 1996 and have agreed to sale, transfer, convey and my clients have agreed to purchase the said property with clear, marketable title and free from all encumbrances.

Any person having any claim/interest/right in respect of the said property by way of inheritance, share, sale, mortgage, lease, lien, licence, gift, possession or encumbrance whatsoever or otherwise is hereby required to intimate to the undersigned within 14 days from the date of publication of this notice of his/her/their such claim, if any, with all supporting documents failing which the transaction shall be completed without reference to such claim and the claims, if any, of such person shall be treated as waived and not binding on my clients.

Dated this 01st day of January, 2026
Place:Mumbai

MISS. NILIMA HODE
Advocate Advocate Court
308, Business Classic,
Chincholi Bunder Road,
Malad (W), Mumbai - 400 064

NOTICE

Notice is hereby given to all Members of The HCCS Urban Co-operative Credit Society Ltd., Mumbai (the Society) having its registered office at 496/498, Sir J. J. Road, Mumbai - 400 008, that the Society is updating its KYC records of members as per the decision of the Board & the members in the AGM held on 28.09.2025. Those members who have not complied with their KYC requirements with the Society in the last two years are requested to do so on or before 16.01.2026. Members have already been informed by post for updation of their KYC records earlier, but in a few cases, the letters have returned with the remarks "Address Moved / Incomplete Address / Addressee not found, etc."

By this Notice, the Society wishes to give a final opportunity to all its members to submit their KYC documents to the Society at its registered office address given above within 14 days from the issue of this notice, failing which the Society shall take such legal steps as may be deemed appropriate in such cases.

For The HCCS Urban Co-operative Credit Society Ltd., Mumbai
Sd/-
Vice Chairman/Hon. Secretary
Place: Mumbai
Dated: 01.01.2026

AXIS BANK LIMITED

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

E-AUCTION 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) Rule, 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 is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr. no	Name of Borrower Mortgager	DESCRIPTION OF PROPERTY	RESERVE PRICE EMD Price	Auction Date & Time	OUTSTANDING DUES (IN RS.)	Contact Person Name
1.	SANJAY SHANTARAM GOSAVI SANJANA GOSAVI Filter Pada A 5/13 Bmc Quarter Powai Aarey Vihar Filter Road - 400087 Also At Municipal Corporation, Of Greater Mumbai Bmc Transcoport Garrage (Swm) Malad - 400095 Also At Flat No 702 Wing K7, 7th Floor Garden Avenue-K3, Behind Yazoo Park Global Park City Virar - 401303 Also At A 5/13, Bmc Colony Arrey Colony Road Filterpada Powai 400087	All That Piece And Parcel Of Immovable Property Being Flat No 702 Wing K7, 7th Floor Garden Avenue-K3, Behind Yazoo Park Global Park City Survey No 5 Virar (palghar) - 401303, Admeasuring 32.06 Sq. Mtrs Carpet Area And 3.27 Sq. Mtrs Balcony Towards East Internal Road Towards West U /C Bldg Towards North Open Plot Towards South Internal Road	Rs.3873200/- (Rupees Thirty-eight Lakh Seventy-three Thousand Two Hundred only) Rs.3873200/- (Rupees Three Lakh Eighty-seven Thousand Three Hundred Twenty only)	28 th Jan 2026 Between 11 to 12 Pm	2,339,690.00 As on Date 31st dec 2025	Authorised Officer Hareesh Gowda/ Punnit Kadam Contact Number 9594597555/918104743145 E-Mail ID hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
2.	MADHAIYAN M UDAIYAR SHOBHANA MADHAIYAN 1101 Plot No.8 Vishwa Prakash Chs Ltd, Sahakar Nagar, J.P. Road, Near Apna Bazar Andheri West 400053, Mumbai, India Also At B-416 B Wing Transit Camp, Anna Nagar R.T.O Compound, Kasam Nagar, Near Star Bazar, Andheri West- 400053, Mumbai Also At Sai Mahalakshmi, 1101, Vishwa Prakash Chs Ltd, Sahakar Nagar, J.P. Road, Near Apna Bazar, Andheri West- 400053, Mumbai, India Also At Room No-416 Anna Nagar New Desai Road Ambivali Andheri West - 400053, Mumbai, India Also At Shop No.8, Ground + Basement + B Wing, Dhanashree High Azad Nagar Sangam Chs Ltd, Azad Nagar Off. Veera Desai Road Ambivali Andheri West - 400053 Also At Flat No 1301 13th Floor Pooma Chsl Sundervan Complex C.Ts No.626/25 Lokhandwala Road Shastri Nagar Oshiwara Andheri West Mumbai 400053	Property 1 All That Piece And Parcel Immovable Property Being Flat No 1301 13th Floor Pooma Chsl Sundervan Complex C.Ts No.626/25 Lokhandwala Road Shastri Nagar Oshiwara Andheri West Mumbai 400053 Admeasuring: 217.47 sq. Mtrs Carpet Area Property 2 All That Piece And Parcel Of Immovable Property Being Shop No 8 Ground Floor Basement Floor B Wing Bldg No 42 Dhanashree Heights Azad Nagar Sangam Chs Ltd C.Ts No 838 Pt Off Veera Desai Road Ambivali Andheri West - 400053 Admeasuring: 61.89 sq. Mtrs Carpet Area Property 1 Admeasuring: 217.47 sq. Mtrs Carpet Area Towards East Shankar Dham Building, Towards West Hira Dham Building Towards North Road Towards South Ravi Raj Complex & Andheri West - 400053 61.89 sq. Mtrs Carpet Area Towards East Venus Tower Towards West Balaji Royale Azad Nagar 2 Towards North Azad Nagar Road Towards South New Excel Building	Rs.79053350/- (Rupees Seven Crore Ninety Lakh Fifty-three Thousand Three Hundred Fifty only) Rs.7905335/- (Rupees Seventy-nine Lakh Five Thousand Three Hundred Thirty-five only)	28 th Jan 2026 Between 11 to 12 Pm	55,479,707.00 As n Date 31st dec 2025	Authorised Officer Hareesh Gowda/ Punnit Kadam Contact Number 9594597555/918104743145 E-Mail ID hareesh.gowda@axisbank.com/Punit.Kadam@axisbank.com
3.	GURUMEDIA & ENTERTAINMENT LLP Unit No 626, Jijimina Offitation Jewellery Market Chsl, Of Link Road, Malad, West, Mumbai -400064	All The Piece And Parcel Of Flat No. 303 And 306, 3rd, Fr Estarn Business District Netune Living Point Lbs Marg Kanjur Village, Bhandup (West) Mumbai-400078. Admeasuring - 367 Sq. Ft.	Rs.9450000/- (Rupees Nine Lakh Fifty Thousand only) Rs.9450000/- (Rupees Nine Lakh Forty Five Thousand only)	20 th Jan 2026 Between 11 to 12 Pm	2,54,14,904.00 As On Date 3 November, 2025	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/91892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
4.	SANJAY SINGH MRS JYOTI SANJAY SINGH Room No 114 Mangal Murti Soc Bldg No 03 Datta Mandir Rd Santacruz E Mumbai Maharashtra 400065 India Also At Terminal I&O The Airport Directorh Shivaji Int Airport Mumbai Maharashtra 400099 India Also At Flat No 602 6th Floor I Wing Bldg No 10sentoza Park Ekta Parkville Opp Globacity Chikhalk Dongre Virar West 1000 Sq. Ft	All The Piece And Parcel Of Flat No 602 6th Floor I Wing Bldg No 10sentoza Park Ekta Parkville Opp Globacity Chikhalk Dongre Virar West Area Admeasuring 1000 Sq. Ft	Rs.2969654/- (Rupees Twenty Nine Lakh Sixty Nine Thousand Five Hundred Sixty Five only) Rs.296965/- (Rupees Two Lakh Ninety Six Thousand Nine Hundred Sixty Five only)	20 th Jan 2026 Between 11 to 12 Pm	57,48,862.00 As On Date 6 December, 2025	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/91892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
5.	MAHESH RAJULU GUNTUKU MAHESH RAJULU SANGAYYA GUNTUKU Flat No. 703 Plot No. 25b/H6 Gulmohur Sign Transit Camp Road, Mr Mala Garden Pratisha Nag Sign East, Mumbai - 400022 Also At Flat No. 703 Plot No. 25b/H6 Gulmohur Sign Transit Camp Road, Mr Mala Garden Pratisha Nag Sign East, Mumbai - 400022 Also At Proprietor, M/S Unitech Services ,03, First Floor, Apna Ghar Chs, Bhoirwada , Briila College ,G K Rd,Near Kotak Mahindra Bank,Kalyan (W) Thane 421301	Flat No. 703 Plot No. 25b/H6 Gulmohur Sign Transit Camp Road, Mr Mala Garden Pratisha Nag Sign East, Mumbai - 400022 Also At Flat No. 703 Plot No. 25b/H6 Gulmohur Sign Transit Camp Road, Mr Mala Garden Pratisha Nag Sign East, Mumbai - 400022 Also At Proprietor, M/S Unitech Services ,03, First Floor, Apna Ghar Chs, Bhoirwada , Briila College ,G K Rd,Near Kotak Mahindra Bank,Kalyan (W) Thane 421301	Rs.10944000/- (Rupees Ten Crore Nine Lakh Forty Four Thousand Only) Rs.1094400/- (Rupees Ten Lakh Ninety Four Thousand Four Hundred only)	20 th Jan 2026 Between 11 to 12 Pm	1,79,94,985.00 As On Date 04-Dec-25	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/91892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
6.	PRAVIN SONAJI TELANG SWATI PRAVIN TELANG Flat No/A/401, 4th Floor, Ramchandra Park, B R Nagar, Diwa (E) 400612 Also At H.bldg/Apt Room No 3, Chawl No. 1, Ashok Nagar Kanjurpore (East) - 400042 Also At Flat No 2002 D Wing, Versatile Valley, Old Sur-11/9, 13/14 Kother, New Survey No 1219, 14, 15 Other,Nilje,Dombivli East ,Thane 421201 Also At Proprietor, M/S Unitech Services ,03, First Floor, Apna Ghar Chs, Bhoirwada , Briila College ,G K Rd,Near Kotak Mahindra Bank,Kalyan (W) Thane 421301	Flat No.2002. 20th Floor, D-Wing, Versatile Valley, Old Sur-11/9, 13/14 Kother, New Survey No 1219, 14, 15 Other,Nilje,Dombivli East ,Thane 421201 Also At Proprietor, M/S Unitech Services ,03, First Floor, Apna Ghar Chs, Bhoirwada , Briila College ,G K Rd,Near Kotak Mahindra Bank,Kalyan (W) Thane 421301	Rs.7064400/- (Rupees Seventy Lakh Sixty Four Thousand Four Hundred Only) Rs.706440/- (Rupees Seven Lakh Six Thousand Four Hundred Forty only)	20 th Jan 2026 Between 11 to 12 Pm	82,87,453.00 As On Date 29 November, 2025	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/91892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
7.	M/s. Samarth Trading Co. (Borrower) Through its proprietor Mr. Damji Devshi Nanda/ Mr. Dinesh D. Nanda also known as/ Mrs. Madhuri D Nanda (Guarantor/Mortgagor) Navi Mumbai - 400703 Also At Flat No. 8, Skyline Chs, Nest Road,Himalaya Society, Asalpa Village,Ghatkopar West, Mumbai - 400084	All That Residential Flat No. 08, 2nd Floor, Admeasuring About 650 Super Built Up, In The Building Known As "Skyline Chsl", Plot No. B - 7, Govind Nagar, Netaji Park Marg, Asalpa Village, Ghatkopar (W), Mumbai, In The Name Of Mr. Dayabhai D. Nanda, & Mrs. Madhuri D Nanda, At Flat No. 8, Skyline Chs, Nest Road, Himalaya Society, Asalpa Village, Ghatkopar West, Mumbai - 400084	Rs.7600000/- (Rupees Seventy Six Lakh only) Rs.760000/- (Rupees Seven Lakh Sixty Thousand only)	20 th Jan 2026 Between 11 to 12 Pm	1,60,54,263.86 As On Date 31/12/2025	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/91892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. https://www.axisbank.com/auction-retail and the Bank's approved service provider **M/S C1 India Private Limited** at their web portal https://www.bankeauctions.com

The auction will be conducted online through the Bank's approved service provider **M/s.C1 India Private Limited** at their web portal https://www.bankeauctions.com. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any. For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable.

Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account, **VENUE For Bid Submission:** Axis Bank Ltd., 5th Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalans Road, Airoli, Navi Mumbai-400708

Inspection will be subject to the prior Appointment
Date: 01.01.2026
Place: Thane

Sd/- Authorised Officer,
Axis Bank Ltd.

COSMOS BANK Recovery Department, Region-II Correspondence Address:- Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Phone No. 022- 69476012/54/55/57/58

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-auction Sale Notice for Sale of Movable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) read of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower Company, Co-Borrower, Directors, Corporate Guarantors, Mortgagor and Guarantors that the below described movable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Cosmos Co. Op. Bank Ltd. and will be sold on basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder:

Name of Borrower Company, Co-Borrower, Directors, Corporate Guarantors, Mortgagor and Guarantors	Details of Secured Assets For Sale/auction
Borrower/Mortgagor Company M/s. Quickspace Technologies F1 Works Pvt. Ltd. Through Its Director: Mr. Sandesh Sadanand Rane Mr. Shyam Shankar Jedhe Co-Borrower/Guarantor: 1. Mr. Sandesh Sadanand Rane 2. Mrs. Kumanika Sandesh Rane 3. M/s. Quickspace Technologies Pvt. Ltd. Through its Director: Mr. Sandesh Sadanand Rane Director/Mortgagor/Mortgager: 1. Mr. Manoj Mahadev Angre Guarantor/Mortgagor: 1. Mr. Shyam Shankar Jedhe 2. Mr. Sachin Sadanand Rane 3. Dr. Siddheshwar Narayan Kharatmal Guarantor: 1. Mr. Ghulam Mohammad Ghouse Corporate Guarantor: 1. M/s. Quickspace Ventures Pvt. Ltd. (Previously known as M/s. Quickspace Mfar Pvt Ltd) Through Its Director: Mr. Sandesh Sadanand Rane 2. M/s. Quickspace Industries Pvt. Ltd. Through Its Director: Mr. Sandesh Sadanand Rane Mrs. Priyanka Jayant Bhagat 3. M/s. Quickspace Realty Pvt. Ltd. Through Its Director: Mr. Sandesh Sadanand Rane	Schedule-I All that piece and parcel of construction of Factory Shed, Security Cabins, Buildings, Boundary Wall, Gates etc. developed by the borrower company on leasehold land bearing Survey No.89 to 91, 92/1, 2, 94, 101 to 104 totally admeasuring 9.39 Acres situated at Village Mangrui, Pen-Khopoli Road, Tal. Pen District Raigad, (Maharashtra) [i.e. Industrial Factory Shed construction area approx. 7192.4984 Sqms and Boundary Wall measuring approx. 1000 meters along with site development thereof] Schedule-II All Plant and Machinery located at above factory premises and mainly used to make components of Single Cast Concrete Construction Modular Buildings along with associated fixed electronics and control systems, other Modul Instruments and machinery fastened to the earth to the said land and building (Detailed Plant & Machinery List along with photos are available on Bank's website) Demand Notice Date & Amount Demand Notice Date : 30/03/2024 ₹ 25,55,31,299.89 plus further interest & charges thereon Possession Date & Type 02/07/2024 Symbolic Reserve Sale Price Schedule I - Factory Shed of ₹ 8,00,00,000.00 and Schedule II - Plant & Machinery of ₹ 10,50,00,000.00 Total ₹ 18,50,00,000.00 (Rupees Eighteen Crores Fifty Lakhs Only) Earnest Money Deposit Schedule I - Factory Shed of ₹ 80,00,000.00 and Schedule II - Plant & Machinery of ₹ 1,05,00,000.00 Total ₹ 1,85,00,000.00 (Rupees One Crores Eighty Five Lakhs Only) Date & Time of E-Auction 03/02/2026 from 1.00 p.m. to 2.00 pm Bid Incremental Value Schedule I - ₹ 5,00,000/- Schedule II - ₹ 5,00,000/- Date & Time of Inspection 09/01/2026 from 11.00 am to 2.00 pm Last Date & Time of EMD and KYC Documents Submission 02/02/2026 upto 4.30 p.m. STATUTORY NOTICE: As per Rule 6(2) read of the Security Interest (Enforcement) Rules, 2002. This notice also be considered as a 30 days' notice to the Borrower Company, Co-Borrower, Directors, Corporate Guarantors, Mortgagor and Guarantors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date. Note: 1. EMD/BID forms are freely available with Authorised Officer on and Bank's Website & 2. Please contact for EMD payment details to Authorised Officer Mob.7030932737/ 9960974488/8975758517/8975758512. For detailed terms & conditions of the auction sale is available with the Bank Website i.e. https://www.cosmosbank.com/auction-notice.aspx AND Auctioneer Website i.e. https://cosmosbank.auctiontiger.net.

Sd/-
Authorised Officer & Asst. General Manager
Under SARFAESI Act, 2002
Cosmos Co-operative Bank Ltd.

Date: 01/01/2026
Place : Mumbai

HO Recovery Office : 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West)-400604.
Tel:-022-6997 8752.

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

NOTICE ISSUED IN COMPLIANCE OF RULE 3(1) OF SARFAESI ACT
DEMAND NOTICE UNDER SECTION 13(2) IS PUBLISHED AS UNDER:

WHEREAS, TJSB Sahakari Bank Limited through its Authorized Officer having its Recovery Department at 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West) - 400604 issued notice to the following **Borrower/Co-Borrower/Guarantors/Mortgagors** mention in Column No. 1 below have defaulted in the repayment of principal and payment of interest of credit facility obtained by them from the bank and said facility have turned to be **Non-Performing Assets (NPA)**. The notice were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of the Borrower / Mortgagor / Guarantor Branch Name & Account Nos.	13(2) Demand Notice Date/ NPA Date/ Outstanding Amount	Property Address of Secured Assets/ Assets to be enforced
1) M/s Ankush Enterprises A Partnership firm through its partners: i. Mrs. Ankush Mukund Thacker ii. Smt. Priti Babulal Agarwal Deceased Partner through her legal heirs namely: i. Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal ii. Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal ...Borrower ...Guarantor & Mortgagor	Notice Date: 18.12.2025 NPA Date: 03.11.2025 O/s Amt.: Rs. 2,69,18,917.01 (Rupees Two Crores Sixty-Nine Lakhs Eighteen Thousand Nine Hundred Seventeen and One Paise Only) as on 30.11.2025 plus further interest and charges, if any from 01.12.2025	SCHEDULE-I Hypothecation of Stock and Book Debts in the name of M/s. Ankush Enterprises situated at F-3, Gupta Warehousing Complex, Village Dadoda, Bhiwandi, Dist. Thane - 421 302. SCHEDULE - II The Shop No. 3, admeasuring on or about 250 Sq. Ft. Carpet Area on the Ground Floor in the Building No. 10 known as "GARODIA APARTMENTS" C' of GARODIA CO-OPERATIVE HSG. SOC. LTD., that is resting on the piece and parcel of the land bearing Survey No. 251 (Part-B), Sub-Divided Plot No. 1, Final Plot No. 89/B, situated at Village Panchpakhadi (Jawahar Jyoti), Thane, Tal. And Dist. Thane, within the local limits of the Thane Municipal Corporation, Thane and within the registration district of Thane. - Owned by Smt. Ankush Mukund Thacker. SCHEDULE - III The Flat No. 602-B admeasuring on or about 754 Sq. Ft. Built up in the Building of M/s. Centre Point Co-operative Housing Society Ltd., situated at Village Panchpakhadi, Sant Dnyaneshwar Road, Thane Tal. And Dist. Thane, within the local limits of the Thane Municipal Corporation and within the Registration of Dist. Thane - Owned by Smt. Priti Babulal Agarwal (Deceased through her Legal Heirs, namely, Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal, & Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal).
2) Mrs. Ankush Mukund Thacker ...Guarantor & Mortgagor		
3) Smt. Priti Babulal Agarwal Deceased through her legal heirs: i. Mrs. Ankush		