



Date: 25<sup>th</sup> April 2026

To,  
National Stock Exchange of India Limited  
Exchange Plaza, Plot No. C/1, G Block,  
Bandra - Kurla Complex,  
Bandra, Mumbai- 400051.

**Sub: Newspaper Advertisements of the Postal Ballot Notice of MOS Utility Limited [“the Company”]**

**Ref: a. Regulation 30 & 47 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 [“Listing Regulations”] and**

**b. ISIN: INE0N7S01028**

**c. Stock Symbol: MOS**

Dear Sir/Madam,

We enclose herewith copies of newspaper advertisements relating to the dispatch of the Postal Ballot Notice, published today, i.e., April 25, 2026, in Free Press Journal (English Language) and Navshakti (Marathi Language).

The advertisement copies are also available on the Company’s website: <https://www.mos-world.com/>

You are requested to kindly take the above information on your record.

Thanking You,

**For MOS Utility Limited**

**Ravi Natvarlal Ruparelia**  
**Managing Director**  
**DIN: 09091603**

**Encl: a/a**

**MOS Utility Limited**

12th floor First Avenue, Goregaon - Mulund Link Rd, Malad West, Mumbai, Maharashtra 400064



[www.mos-world.com](http://www.mos-world.com)



[contact@mos-world.com](mailto:contact@mos-world.com)



022 42 38 38 38

CIN NO: L66190MH2009PLC194380

**State Bank of India** SARB THANE : 11697- Stressed Assets Recovery Branch, 1st Floor, Plot No A-112, Circle Road No.22, Wagle Industrial Estate, Thane (west) 400604 E-mail: sbi.11697@sbi.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES** | Appendix - IV A (See Proviso To Rule 8(6))

**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 Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 12.05.2026, for recovery of Rs. 1,84,16,638.00 (Rupees One Crore Eighty Four Lakhs Sixteen Thousand Six Hundred Thirty Eight Only) as on 11.11.2020 with further interest incidental expenses and costs there on due to the secured creditor from Smt Bahinshikha Dass Singh.

The reserve price will be Rs. 1,52,36,100/- (Rupees One Crore, Fifty Two Lakh Thirty Six Thousand One Hundred Only) and the earnest money deposit will be Rs. 15,23,610/- (Rupees Fifteen Lakh Twenty Three Thousand Six Hundred Ten Only)

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The Bidders should get themselves registered on (https://baanknet.com) by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.

**Date & Time of public E-Auction 12.05.2026 from 12.00PM to 4.00PM** with unlimited extensions clause of 10 minutes each.

Detail of Property/ Property ID No	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)	Date & time of inspection
Flat No.504, 5th floor, Oshiwara Yashodeep CHS, WS No.41, CTS No.737, Plot No.R-12 (Old No.A 21), Oshiwara MHADA Layout, Near Om Hira Panna Mall, Oshiwara, Jogeshwari West, Mumbai 400102, adm 1045 sq ft Built up area. Property ID No:- SBIN20004018171	1,52,36,100/-	15,23,610/-	50,000/-	06.05.2026 12.00 AM to 04.00PM

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website [www.sbi.co.in](http://www.sbi.co.in) https://baanknet.com, https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com, or contact to MR. Sunny Agarwal, CLO Mob. No. 8269901247 & MR. Rajesh Kumar, CO Mob. No.8108164975

Date : 24.04.2026 Mr.Sunny Agarwal, Chief Manager & Authorised Officer, State Bank of India.  
Place : Thane

**बैंक ऑफ बरौदा** BRANCH ADDRESS:- SHOP NO.2 TO 6, HINGWALA CROSS LANE, OPP. POPULAR HOTEL, GHATKOPAR EAST. MUMBAI-400077

**NOTICE TO BREAK OPEN OF LOCKER**

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address however the said Notices returned undelivered and in spite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor be traced.

Sl No	Branch	Name Of Locker Holder	Address	Date of Notices	Locker no.	Overdue Rent (Rs.)
1	Saikripa Society Branch Ghatkopar East	Anjali Ajit Tamhane	1301 1302 13th Floor Shivshakti Heights Hingwala Lane Patel Chowk Ghatkopar East	i) 05.01.2026 ii) 08.04.2026	9941AX1089 (old-1672)	Rs. 11,207/-
2	Saikripa Society Branch Ghatkopar East	Pravin R Sonavane	Room No 301 Bldg No 152 Ekta Coop Society Pant Nagar Ghatkopar East	i) 14.01.2026 ii) 18.04.2026	9941AX0065 (old-174)	Rs. 12,508/-
3	Saikripa Society Branch Ghatkopar East	Bimal Chandrakant Pathak	78 Vrindavan Bldg C 2 2nd Floor LBS Mar Ghatkopar W	i) 21.11.2025 ii) 21.02.2026	9941AX0540 (old-706)	Rs. 15,753/-

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, on 28-07-2026 at 11.00 A.M. and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared.

Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.

Date : 25.04.2026 / Place : Mumbai Branch Head / Authorized Officer, Bank of Baroda

**यूनियन बैंक ऑफ इंडिया** Union Bank of India

Regional Office Thane, Dhanlaxmi Ind. Estate, Gokul Nagar, Near Navnit Motors, Thane (W) - 400601. Phone No-222721360, Fax 222172611

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** read with provision 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 Possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

**Date & Time E-Auction : 12.05.2026 at 12.00 noon to 05.00 PM**

Branch Name and Address : Bhiwandi Branch (32040)  
Branch Head: Pradip Fulzele; 7888045937

Name of the Borrower & Guarantor/s	Rs.
1. Mrs. Sneha Suhas Mhaprakar (Borrower)	67,31,326.00
2. Mr. Suhas Jagannath Mhaprakar (Co-Borrower)	Thirty One Thousand Three Hundred Twenty Six Only) as on 31.03.2026 plus further interest thereon w.e.f 01.04.2026 @ applicable rate of interest, cost and charges till date.

**Property No. 1:** All that part and parcel of the property consisting of Flat No.3107, 31st Floor, adm 54.234 sq. mtrs (Carpet area) along with 2.97 sq. fts. (Enclosed Balcony Area) Patio/ Balcony area 1.895 sq. mtrs (Dry Balcony Area) Building No. T-4, in the project known as Purank City Reserva, Phase - 1, Situated at Mogharpada, Ghodbunder Road, Thane (West), Taluka & Dist. Thane - 400615, Bearing Survey No. 54'

**Encumbrance: Not Known to AO / Possession: Symbolic Possession**  
**Reserve Price : Rs. 92,20,000/-** **Earnest Money to be Deposited : Rs. 9,22,000/-**

For detailed terms and condition of the sale, please refer to the link provided i.e. [www.unionbankofindia.bank.in](http://www.unionbankofindia.bank.in) or <https://baanknet.com>

Date: 24.04.2026 Authorized Officer  
Place: Thane Union Bank of India

**केनरा बैंक Canara Bank**

**ARM BRANCH MUMBAI**

Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI- 400 001  
Email: cb2360@canarabank.com Tel:- 8655948054/8655948019 Web: www.canarabank.com

**SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table, by way of deposited in E-Wallet of M/s. PSB Alliance Private Limited (Baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

**Date Of E-Auction & Time:-15.05.2026 (11.00 AM to 12.00 PM)**

**Details Of Emd & Other Documents to be Submitted To Service Provider On Or Before - 14.05.2026 (Up To 5 P.m.)**

Sr No	Name of the Borrower(s)/ Guarantors (S) / Mortgagors	Outstanding As On	Details of Security/ies Area Is Sq.ft. (Possession Type)	Reserve Price
1	M/s Kavita Auxiliaries Pvt Ltd (Borrower), Mr. Vishvas R Gajarmal (Director/ Guarantor/ Mortgagor), Mrs Parijat Vishvas Gajarmal (Director/ Guarantor/ Mortgagor),	Rs. 11,83,35,913.45 (Rupees Eleven Crore Eighty Three Lacs Thirty Five Thousand Nine Hundred Thirteen And Paise Fort Only) as on 30.11.2025 plus further interest and cost from 01.12.2025.	Gala no 102 1st floor B wing Electronic Industrial Estate Village Piparia Amla - Silvasa - 396230 Area : 834 Sq ft in the name of M/s Kavita Tex O Chem (Proprietor Smt Parijat V Gajarmal Possession Type: Symbolic Date of Sale Notice: 23.04.2026 gala 111 B 1st floor s no 126P electronic indl estate amla silvasa - 396230 adm: 834 Sqft in the name of Vishvas R Gajarmal Possession Type: Symbolic Date of Sale Notice: 23.04.2026 Flat no 202 2nd floor Parishram Aptment Building Plot no 2 Samarvari Silvasa Khanvel Road, dadar nagar Haveli - 396230 area 1485 sqft. In the name of Vishvas R Gajarmal Possession Type: Symbolic Date of Sale Notice: 23.04.2026 Flat no 201, 2nd floor plot no 2 s no 6/1p samarvari silvasa - 396230 admeasuring 2000 Sqft in the name of Vishvas R Gajarmal. Possession Type: Symbolic Date of Sale Notice: 23.04.2026 EMT of Flat no 303 3rd floor E bldg Padmavati Vihar s no 19/2/2 dadra and nagar haveli - 396230 admeasuring : 1150 SQFT silvasa in the name of Vishvas R Gajarmal. Possession Type: Symbolic Date of Sale Notice: 23.04.2026	Rs. 24,10,000/- Rs. 2,41,000/- Rs. 24,10,000/- Rs. 40,20,000/- Rs. 4,02,000/- Rs. 54,00,000/- Rs. 5,40,000/- Rs. 31,10,000/- Rs. 3,11,000/-

For further details may contact Mr. Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Ph. No.: 8655948054/8655948019 Mob - 9590913338) or Rinkita Sodani 9413641701 may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 829122020/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. /support.ebkraj@procure247.com.)

Date : 23.04.2026 AUTHORIZED OFFICER, CANARA BANK, ARM BRANCH  
Place : Mumbai

**KHUSH HOUSING FINANCE PRIVATE LIMITED**

Registered Office Address:- 810, Aura Biplax, SV Road, Borivali (West), Mumbai - 400092  
Web: www.khff.co.in, Email- legal@khff.co.in

**SALE NOTICE OF IMMOVABLE PROPERTY**

**Sale Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below immovable property described in Column no-G mortgaged/charged to Khush Housing Finance Pvt.Ltd (KHFL), the Physical Possession of which has been taken (as described in Column no-C) by the Authorized Officer of KHFL being a Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS", on May 26th, 2026 or thereafter, for recovery of total outstanding amount due to KHFL is mentioned in 'B' column, as per terms & conditions of SARFAESI Act & Rules, 2002.

Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heir, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the borrowers/ mortgagor(s) as the case may be indicated in Column no-A, under Rules 8 (6) & 9 of the Security Interest Enforcement Rules, 2002.

Sr. No	Branch/ Loan Account No. / Borrower's & Co-Borrower's Name	Amount of Total O/s (Excluding Legal & Recovery charges)	Nature of possession	Date of Auction & Time	Reserve Price Rs.	Admeasuring area of property	Description of the Properties mortgaged
1	(A) LXBOR02717-180002624 M/s. Atharva Realtors (Borrower) Mr. Deepak Ambalal Shah (Partner) Mr. Shrenik Jayantilal Jain (Partner) Mrs. Achala Deepak Shah (Joint Guarantor)	(B) Rs. 21,20,98,888/- (As on 30/06/2022)	(C) Physical	(D) 26/05/2026 At 11.00 AM	(E) Rs. 3,22,56,000/-	(F) CA - 896 Sq.Ft	(G) Commercial Office No.101, 1st Floor admeasuring carpet area about 896 Sq. Ft. Atharva Landmark (Wing - F) comes in Project Atharva Complex, situated at land having CTS No. 347, 347/1 to 47 (New CTS no. 347/1 to 347/E), Survey No. 496 P, 334 P, Poddar Road, Malad - East, Mumbai - 400097, Taluka Borivali, within the Registration District and Sub - District of Mumbai City and Mumbai Suburban.

Further to this PUBLIC NOTICE for Auction Sale of the above Asset/ property (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) KHFL invites OFFERS in sealed covers to purchase the said property. The terms & conditions of the Auction Sale are as follows:-

- The aforesaid property shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposits (EMD) @ 10% of the above said reserve price, by way of Demand Draft/ Online Fund Transfer favouring Khush Housing Finance Pvt. Ltd.
- The said Deposits shall be adjusted in the case of successful bidders, otherwise refunded. The said earnest money deposits will not carry any interest.
- The offer's along with the aforesaid Earnest Money Deposit (EMD) should be made in a sealed cover superscripted offer's to purchase of Property (Description of Properties) and it should reach the office of Khush Housing Finance Pvt. Ltd., having its registered office at 810, Aura Biplax, S.V. Road, Borivali (West) - 400092, on or before one day of the Auction date.
- That, after opening the tenders the intending bidders who have submitted their bids for not less than the reserve price will be given an Opportunity At the sole discretion of the Authorized Officer to increase the bidding amount.
- Offers / Tenders so received by the undersigned will be opened and considered on the above mentioned auction dates & time in the presence of attending bidder's at the venue situated at "810, Aura Biplax, S.V. Road, Borivali (West) - 400092".
- The successful bidder's shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.
- The Successful bidders shall have to bear all "Pending outgoing i.e., municipal taxes, electricity charges, water charges, stamp duty, registration charges, sales tax (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the said properties other than the sale price.
- Inspection of the above said property can be given on request and as per convenience to the Authorized Officer.
- Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason therefor.
- As on date, there is no order restraining and/or court injunction KHFL/the authorized Officer of KHFL from selling, alienating and/or disposing of the above immovable property/secured asset.
- The prospective purchaser/bidder and interested party may independently take the inspection of title documents of the said property thereto available with the KHFL and satisfy themselves in all respects prior to submission of tender/bid application form or making offer(s).
- For any further information please may contact Mr. Raju Bulbule (Legal Head) - Mob. 888857123 for the property listed.

Date : 25/04/2026 s.d/ Authorized Officer  
Place: Mumbai KHUSH HOUSING FINANCE PVT LTD

**बैंक ऑफ इंडिया BOI Bank of India**

**ANNEXURE IV** (See rule-8(1)) **Annexure F**

**POSSION NOTICE** (for Immoveable property)

Whereas

1. The undersigned being the authorised officer of the Bank of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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 18/11/2025 calling upon the borrower Mr. Ajay Sukhdeo Gangwane to repay the amount mentioned in the notice being Rs. 316725.75/- (Three lakh sixteen thousand seven hundred twenty five and seventy five paise + interest 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 under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 22nd day of April of the year 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 Bank of India Dhule branch for an amount Rs. 316725.75/- (Three lakh sixteen thousand seven hundred twenty five and seventy five paise) 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 redeem the secured assets.

**Description of the Immovable Property**

EQM of BUILDING flat no 3 & 4 ground floor + first floor, plot no 18 survey no 15/1 samruddhi apartment Anand nagar Opp. Yashoda Kandap Kendra Deopur tal-Dhule, Dist-Dhule in the name of Mr. Ajay Sukhdeo Gangwane area 33.30 sqm + 48.25 sqm total 81.55 sqm.

**Bounded; flat no 3**  
On the North by - open space  
On the South by - flat no 4 (1st floor)  
On the East by - open space  
On the West by - passage then road  
On or towards above by - 2nd floor flat no 07  
On or towards below by - bungalow no 1

**Bounded; flat no 4**  
On the North by - flat no 3  
On the South by - open space  
On the East by - open space  
On the West by - passage then road  
On or towards above by - 1st +2nd floor flat no 08  
On or towards below by - bungalow no 1

For BANK OF INDIA s.d/ Name - Mrs. Viju kurup Designation - Chief Manager & Authorized Officer  
Date: 22-04-2026 Place:- Dhule

**MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED**

Narayan Chambers, 2nd Floor, B/H, Patang Hotel, Ashram Road, Ahmedabad- 380009. Contact: 079-41106500/733

**DEMAND NOTICE** (FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized Officer of the MAS Rural Housing & Mortgage Finance Ltd. (hereinafter called "Company") under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed hereunder, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan Account No Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
DATTARAM HENDAR MHATRE APPLICANT LAXMI DATTA MHATRE CO-APPLICANT DATTAREAY ARJUN SHINDE GUARANTOR	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.201, ADMEASURING 570 SQ FT IE. 52.97 SQ MTRS (BUILT- UP/CARPET AREA), SITUATED ON THE SECOND FLOOR UNDIVIDED SHRE IN THE BUILDING KNOWN AS 'ARAMBH SQUARE, BEING LYING AND SITUATED ON GAOTHAN LAND BEARING GRAMPANCHAYAT HOUSE NO. 342/0, AT VILLAGE KASHELI, TALUKA BHIWANDI, DISTRICT THANE, WITHIN THE LIMITS OF GRAMPANCHAYAT KASHELI, BOUNDED AS FOLLOWS: AS PER VALUATION REPORT-ONSITE EAST : LOBBY AND FLAT NO.202 WEST :SIDE MARGINE NORTH : FLAT NO. 204 SOUTH:SIDE MARGINE	Rs.18,76,655.00	16-04-2026
LALJIT RAMROOP KANOJIYA APPLICANT BINDRAVATI LALJIT KANOJIYA CO-APPLICANT	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF SAID FLAT NO. 004 GROUND FLOOR, ADMEASURING ABOUT 58.55 SQ.MTRS ( BUILTUP AREA) IN SCHEME KNOWN AS ' SAI VIHAR APARTMENT' SITUATED AT REVENUE SURVEY NO. 224/11, AT VILLAGE KONGAON, TA. THANE, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF BHIWANDI SATE MAHARASHTRA. BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS EAST : OPEN PLOT WEST : KRUSHNARAO LIKHAR NORTH : INTERNAL ROAD SOUTH : GOGIRAJ APARTMENT	Loan Account Number: 7161	13.02.2026
MUKESH BALIRAM JADHAV APPLICANT RANI MUKESH JADHAV CO-APPLICANT	PROPERTY BEARING ALL THAT PIECE AND PARCEL THE FLAT NO.05,3RD FLOOR, BUILDING NO.-08-08 SHUBH GRIHA SECTOR- B CO.OP. HSG SOC LTD, LAND BEARING GUT NO. 279,281,284,286,287, 288,296,298,301 TO 305,306(P),308 TO 312, 314,315,317,318,323,339 TO 344 UNDIVIDED SITUATED ON CONSTRUCTION THREE ON OF LAND DIVIDED ON KHATVALI SHAHAPUR, LHATVALI, SHAPUR,VASHIND, THANE, THANE, MAHARASHTRA, 421601. BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS EAST : ADJ. BUILDING WEST : LOBBY NORTH : LIFT SOUTH : FLAT NO 036	Loan Account Number: 13960	18.02.2026
NANBABA RAMCHANDRA PAL APPLICANT KRISHNA NANBABA PAL CO-APPLICANT RAJAN AROCKIYA DAS GUARANTOR	PROPERTY BEARING ALL THAT PIECE AND PARCEL THE FLAT NO 0DA02021, 2ND FLOOR, ADM. CARPET AREA 34.18 SQ. MTRS., HAVING UNDIVIDED PORTION IN BUILDING NO. 0D02 KNOWN AS SHUBHGRUH COMPLEX CO-OP. HSG. SOC. LTD., BEARING GAT NO. 279,281,284,286,287,288, 296,298,301 TO 305, 306/P, 308, TO 312, 314, 315,317,318,323,339 TO 344, SITUATED AT VILLAGE: KHATVALI, TAL.: SHAHAPUR, DIST: THANE. BOUNDED AS FOLLOWS: AS PER TECHNICAL /AS PER SALE DEED / AS PER DOCUMENTS EAST : SIDEMARGINE WEST : LOBBY NORTH : STAIRCASE SOUTH : FLAT NO.22	Loan Account Number: 14939	26.02.2026

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization, if the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said section by you shall involve the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Date: 25.04.2026 Authorized Officer, For, MAS Rural Housing & Mortgage Finance Ltd.  
Place: BHIWANDI/THANE

**ICICI Bank** Branch Office: ICICI Bank Ltd, Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFIT Park, Wagle Industrial Estate, Thane (West) - 400604.

**SYMBOLIC POSSESSION NOTICE**

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 3 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Pankaj Mahadev Angarkhe & Mamta Pankaj Angarkhe/ LBPN00007090028 & LBPN00007093180 & LBPN00007093297 & TBPN00006843471	Flat No. 203, 2nd Floor, Sanches Residency, Survey No. 31 / 1 / 4B (P), At Mundwa, Keshav Nagar, Maharashtra, Pune 411036 / April 21, 2026	December 11, 2024 Rs. 34,80,659.84/-	Pune
2.	Seema Goswami & Krishan Goswami / LBPN00004974231	Flat No.508, 5th Floor, Building No.9, Atulya Project, Gat No.405, Village Jambhal, Tal. Maval, Dist. Pune, Maharashtra 412106 / April 22, 2026	May 05, 2022 Rs. 8,09,363/-	Pune
3.	Neeraj Krishnabehari Shrivastav & Kriti Neeraj Shrivastav / LBPN00006742386 & LBPN00006747596	Flat No. 1001, 10th Floor, Bldg No. I, Ganga Giltz, Society Named As Ganga Giltz Complex Building No. I, Co-operative Housing Society Ltd, S. No. 17/2A/4(P), 17/5(P), 17/6(P) & 16/4A & 16/4B, 16/3, 16/4C, 16/5, 17/2+A, 17/3A, 17/7A/10, 17/2A/1, 17/2A/2, 17/2A/3, 17/3B, 17/7A/10 Part, 17/8A/10C, 17/7A/4 Part, 17/5 Part, 17/6 Part, 16/4A & 16/4B, Village- Undri, Taluka- Havelli, Pune 411028 / April 22, 2026	December 17, 2025 Rs. 61,41,013/-	Pune
4.	Sajid Shaikh & Bismillah Abdulkar Shaikh / LBPN00005709998	Flat No. 704, 7th Floor, Building No. A, Aster Trinity Co-operative Housing Society Limited, Survey No. 62 Hissa No. 2/3/1, Survey No. 62 Hissa No. 2/3/2, Survey No. 62 Hissa No. 2/3/3, Survey No. 62, Hissa No. 2/6, And Survey No. 62 Hissa No. 3A / 1 / 3, Village Kondhwa Khurd, Taluka Havelli, Maharashtra, Pune- 411048/ April 22, 2026	December 12, 2025 Rs. 37,37,628.27/-	Pune
5.	Mohammad Sarfaraz Ghousse Maldar & Fatima Sarfaraz Maldar / LBPN0000559394	Flat No. 201, 2nd Floor, Dawn Co-operative Housing Society Limited, City Survey No. 27/1/5, Kondhwa Khurd, Pune- 411048 / April 22, 2026	December 19, 2025 Rs. 34,55,453.99/-	Pune
6.	Nitin Shevate & Shital Nitin Shevate / LBPN00006388493 & LBPN00005055694	Flat No. 708, 7th Floor, Building No. C, Ceratec Avika, Survey No. 34, Hissa No. 2C, Village- Yeolewadi, Taluka- Havelli, Pune- 411044 / April 22, 2026	December 22, 2025 Rs. 25,66,379.99/-	Pune
7.	Shradha Arun Pawar & Sangeeta Arun Pawar / LBPN00005705824	Apartment No. 1206, B Wing, 12th Floor, Impero, Survey Nos. 22/3(P), 22/2/1 (Part), 22/2/2/1, 22/2/2/2 & 22/5/1/1 (Part) Mouje Autade Handewadi, Dis Pune, Taluka Autade, Maharashtra, Pune 411028 / April 22, 2026	December 17, 2025 Rs. 23,90,682.58/-	Pune
8.	Abha Ramesh Chandra & Ramesh Manoharal Chandra / LBPN00002909487	Flat No. 801, 8th Floor, B Wing, Eternal Exotica, Survey No. 26, Hissa No. 3A And 3B, At Undri, Taluka Havelli, Opposite Mouje Wojan Kata, Maharashtra, Pune- 411060 / April 22, 2026	December 17, 2025 Rs. 23,36,031.91/-	Pune
9.	Harekrish Chandrakant V (Deceased) Through It's Legal Heir) & Yadav Kamloji Yagmar / LBPN00005048794	Flat No. 606, 6th Floor, Bldg No. 2, Vascon Good Life, Gat No. 78, 79, 80, 132, 133, 134, 135, Village- Katavi, Taluka- Marol, Pune 410506 / April 22, 2026	October 31, 2025 Rs. 15,23,374/-	Pune
10.	Kunal Chandrakant Kale & Veena Kale / LBNA00006375665 & TBNA00006349837	Apartment No.402, Fourth Floor, Nirmal Pride Plot No.3, Survey No.564, Sheet No.711 Kharsa No.105 & 106, mouza Somalwada, Nagpur- 440025 / April 22, 2026	November 25, 2025 Rs. 29,52,226.74/-	Nagpur
11.	Rajiv Ganesh Lalji Lalji & Abhishek Devidas Shahu / TBAM00006463044	Apartment A-42 6th Floor Mamta Akshay Aditya Park, Maya Nagar Ni Gopal Nagar, Survey No. 14/1 Kh- 226/ 1983- 84, Mouje Nimbhora Pragane Badnera, Amravati- 444602/ April 22, 2026	December 19, 2025 Rs. 24,06,446.06/-	Nagpur

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold by court 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: April 25, 20

