

WESTERN RAILWAY

ELECTRICAL (POWER) WORK

Sr DEEP/BCT, Western Railway, Mumbai Central, invites **E-Tender Notice No.: EL-81-950-WA-35, dated 07.10.2026. Name of Work:** Palghar and Dahanu Road - Electrical (Power) work in connection with extension of high level passenger platforms including raising of Platform height at Palghar and Dahanu Road. **Advertised Value :** ₹ 38,32,608/- **EMD:** ₹ 76,700/- **Date & Time of Submission:** Till 12.11.2026, 15:00 Hrs. **Date and Time of Opening:** On 12.11.2026 at 15:30 hrs. For further details please visit our website www.irfps.gov.in **0689**

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WESTERN RAILWAY

OHE WORK

Sr. Divisional Electrical Engineer (Sub), Western Railway, Mumbai Central, Mumbai-400008, invites **E-Tender Notice No. :WR-MMC/TOESUB/ESOT/13/2026, Dt.: 06.10.2026. Name of the work:** Churchgate - Virar Section - Provision of anti-bird disc on OHE insulators & provision of HDPE netting on OHE structures. **Estimated cost of work:** ₹ 1,48,91,552/- **Bid Security:** ₹ 2,97,800/- **Date & time of Closing:** Till 05.11.2026, 15:00 hrs. **Date and time of opening:** On 05.11.2026 at 15:30 hrs. For further details please visit our website www.irfps.gov.in **0686**

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WESTERN RAILWAY

VARIOUS WORKS

Senior Divisional Signal & Telecom Engineer (North), 2nd Floor, Divisional Railway Manager Office, Mumbai Central, Mumbai-400 008, invites **E-Tender Notice No. :SG-216-2-170-WA, dated 07.10.2026. Work and location:** Supply, Installation, Testing, Commissioning, Integration of Telecom systems including trenching, HDD, jointing, cable laying, ducting, cable termination, networking for various works associated with (i) Platform surface, coveredh works in Amalner section, (ii) Platform extension at Nardana and Paldhi, (iii) RPF barracks at Amalner, (iv) Platform extension, coveredh works at Amalner and Dharangaon, (v) Development of station entry, platform surfacing and coveredh works at Amalner. **Cost of Work :** ₹ 98,88,502.11. **EMD :** ₹ 1,37,800/- **Time & Date for Submission:** Till 30.10.2026, 15:00 hrs. **Time & Date for Opening:** On 30.10.2026 at 15:30 hrs. For further details please visit our website www.irfps.gov.in **0687**

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PUBLIC NOTICE

Notice is hereby given that (1)Mr Sushil Prakash Jeswani & (2) Mrs Vidhi Sushil Jeswani have contracted to sell the Flat and shares described in the Schedule hereunder written to our client. Any person having or claiming to have any interest or claim in the Flat and/or Parking described in the Schedule hereunder or any part thereof by way of sale, exchange, transfer, lease, mortgage, gift, tenancy, leave and licence, trust, inheritance bequeathal, possession, hypothecation, charge, lien, easement or otherwise howsoever is hereby required to make the same known in writing to the undersigned M/s.Sameer Karkera & Co, B, 8, Nirmala Niketan S/V Road, Santacruz West, Mumbai 400054 within **14 days** from the date of publication hereof with documentary proof/ evidence thereof or otherwise the Sale will be completed without any reference to any such purported claim/objectation, interest or demand which shall be deemed to have been waived to all intents and purposes.

SCHEDULE

Flat No.61,6th Floor, measuring 765 Sq Ft Carpet area on the 6th Floor, "B" wing of Roop Darshan Apt, 'Sapta Tarang Co-operative Housing Society Limited ("Society") alongwith Appurtenant Car Parking in the compound of the said Society alongwith 5 shares of Rs.50/- each bearing distinctive Nos.306 to 310, Under Share Certificate no 62 , in the said Society Regn. No. BOM/HS/G/5125/12/4/1977. The building is situated on Plot Of Land Bearing CTS No 519/B/5617/4,Village Vile Parle (West), 207-C, C.D.Barfwala Road, Juhu Lane Andheri West, Mumbai-400 058

Sameer Karkera & Co Advocates
Sd/-
Sameer S Karkera
Partner.

Dated : 12/10/2026

PUBLIC NOTICE

NOTICE is hereby given that **M/s. STAR REGENCY**, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its Office No.34, 2nd Floor, Sayba Palace, New Mill Road, Kurla (West), Mumbai – 400070 ("the Promoters/Developers") have agreed to sell, transfer and assign to our client, the Premises more particularly described in the Schedule hereunder written, free from all encumbrances.

Any person having any claim in, to or over the Premises or any part thereof described in the Schedule hereunder written by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, assignment, transfer, tenancy, sub-tenancy, bequest, succession, license, maintenance, lis-pendens, loan, advances, lien, pledge, orders, judgments or decrees passed or issued by any Court, Tax or revenue or statutory authorities, attachment, settlement or otherwise howsoever is hereby required to make the same known in writing to the undersigned at 5th Floor, Durga Chambers, 40, Waterford Road, Bandra (West), Mumbai – 400050, within fourteen (14) days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered as waived or abandoned and our client will proceed with purchase of the Premises.

THE SCHEDULE:

(Describing the Premises)

Residential Apartment bearing No.404 measuring 572 square feet carpet area as per RERA situated on the 4th floor and the exclusive right to use one (01) stand-alone car parking space in the A-Wing of the building known as "SAYBA EMERALD" situated on the plot of land bearing C.T.S. No.F/1318, F/1319, F/1321, F/1322 of Village Bandra, Taluka Andheri being, lying and situated at Gurananak Road, Bhoiwada, Station Road, Bandra (West), Mumbai – 400050 within the Mumbai Suburban District.

MUMBAI DATED This 12th Day OF OCTOBER, 2026.

Sd/-
Pranjal Dave
Gradea Sal
Advocates & Solicitors

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Any person having any claim in, to or over the Premises or any part thereof described in the Schedule hereunder written by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, assignment, transfer, tenancy, sub-tenancy, bequest, succession, license, maintenance, lis-pendens, loan, advances, lien, pledge, orders, judgments or decrees passed or issued by any Court, Tax or revenue or statutory authorities, attachment, settlement or otherwise howsoever is hereby required to make the same known in writing to the undersigned at 5th Floor, Durga Chambers, 40, Waterford Road, Bandra (West), Mumbai – 400050, within fourteen (14) days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered as waived or abandoned and our client will proceed with purchase of the Premises.

THE SCHEDULE:

(Describing the Premises)

Residential Apartment bearing No.402 measuring 932 square feet carpet area as per RERA situated on the 4th floor and the exclusive right to use one (01) stand-alone car parking space in the A-Wing of the building known as "SAYBA EMERALD" situated on the plot of land bearing C.T.S. No.F/1318, F/1319, F/1321, F/1322 of Village Bandra, Taluka Andheri being, lying and situated at Gurananak Road, Bhoiwada, Station Road, Bandra (West), Mumbai – 400050 within the Mumbai Suburban District.

MUMBAI DATED This 12th Day OF OCTOBER, 2026.

Sd/-
Pranjal Dave
Gradea Sal
Advocates & Solicitors

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Any person having any claim in, to or over the Premises or any part thereof described in the Schedule hereunder written by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, assignment, transfer, tenancy, sub-tenancy, bequest, succession, license, maintenance, lis-pendens, loan, advances, lien, pledge, orders, judgments or decrees passed or issued by any Court, Tax or revenue or statutory authorities, attachment, settlement or otherwise howsoever is hereby required to make the same known in writing to the undersigned at 5th Floor, Durga Chambers, 40, Waterford Road, Bandra (West), Mumbai – 400050, within fourteen (14) days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered as waived or abandoned and our client will proceed with purchase of the Premises.

THE SCHEDULE:

(Describing the Premises)

Residential Apartment bearing No.401 measuring 548 square feet carpet area as per RERA situated on the 4th floor and the exclusive right to use one (01) stand-alone car parking space in the A-Wing of the building known as "SAYBA EMERALD" situated on the plot of land bearing C.T.S. No.F/1318, F/1319, F/1321, F/1322 of Village Bandra, Taluka Andheri being, lying and situated at Gurananak Road, Bhoiwada, Station Road, Bandra (West), Mumbai – 400050 within the Mumbai Suburban District.

MUMBAI DATED This 12th Day OF OCTOBER, 2026.

Sd/-
Pranjal Dave
Gradea Sal
Advocates & Solicitors

मराठी मनाचा आवाज



www.navshakti.co.in

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to the General Public, financial institutions, authorities and all whom it may concern, that my client's, Shri.Jitendra Ramkumar Singh and Smt.Shashibala Jitendra Singh, residing at Room No.806, Hanuman Nagar Adinath Society No.2, Vikhroli Park site, Vikhroli (West), Mumbai, Maharashtra -400079 have severed all relations and ties with my client's son Mr.Vinay Jitendra Singh and daughter in law Smt. Madhuri Vinay Singh daughter of Devendra Singh Chauhan due to their continuous anti-social/undesirable conduct ,misbehavior and acts contrary to the wishes of my client's.

AND FURTHER TAKE NOTICE that my client's has disowned, debarred and excluded my client's son Mr. Vinay Jitendra Singh and daughter in law Smt.Madhuri Vinay Singh daughter of Devendra Singh Chauhan from all my client's movable and immovable properties.

My client's son Mr. Vinay Jitendra Singh and daughter in law Smt. Madhuri Vinay Singh daughter of Devendra Singh Chauhan has no right, title, share, claim interest, or lien of any kind whatsoever in the said properties or any other assets of my client's.

CAUTION TO THE PUBLIC General public and third parties are hereby cautioned not to deal, enter into any transaction, or deal with my client's son Mr. Vinay Jitendra Singh and daughter in law Smt.Madhuri Vinay Singh daughter of Devendra Singh Chauhan in respect of the said properties or any assets belonging to my client's. If they will be doing so at their own risk, cost and consequence, My client's shall not be responsible, liable or accountable for any past, present or future acts, omissions, debts, liabilities or dealings of my client's son Mr. Vinay Jitendra Singh and daughter in law Smt.Madhuri Vinay Singh daughter of Devendra Singh Chauhan in past present, future or deeds from the date of Publication of this Bonafide Notice.

Mumbai, dated this 12th day of October, 2026.

OMPRAKASH S. KAMWAL

Advocate High Court
Office No.4, Block B-2, 2nd floor, Gandhi Marston, Street No.12-22, Bomanji Master Road, Opp. Kalbadevi Post Office, Mumbai-400002.

PUBLIC NOTICE

TAKE NOTICE that I am investigating the title of **Pranav Constructions Limited**, a company duly incorporated under the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having its registered office at 1001, 10th Floor, DLH Park, Near MTNL, S. V. Road, Goregaon (West), Mumbai 400104 ("Developer"), as developers for the redevelopment of the property described in the **Schedule** hereunder written ("said Property").

By a registered Development Agreement dated, 23rd September 2026 duly registered with the Office of Sub-Registrar of Assurances under Serial No. MUMBAI-8/1807/2026, Allahabad Bank Staff Nutan Co-operative Housing Society Limited, ("Society") along with Rajkishore Chandrakant Vedpathak and Ors have granted development rights in respect of the said Property to the Developer, on the terms as contained therein.

Any person or entity including any lender/bank/financial institution having any objection, share, benefit, demand, claim, right, title and/or interest of any nature whatsoever in the undermentioned property or any part thereof by way of any agreement, allotment, inheritance, development rights, right of occupancy, assignment, sale, transfer, mortgage, lease, sub lease, leave and license, partnership deed, under-lease, family settlement, family arrangement, settlement, maintenance, lien, license, gift, release, possession, partition, tenancy, sub-tenancy, bequest, trust, charge, pledge, guarantee, easement, right, covenant and condition, loans, advances, lis-pendens, outstanding taxes and/or levies, outgoings & maintenance, litigation, arbitration, injunction or any other attachment, or under any decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or arbitration, right of prescription or pre-emption or encumbrance and/or by virtue of the original documents of title being in their possession/custody or otherwise in any manner howsoever and whatsoever are required to make the same known in writing, along with certified true copies of documentary proof, to the undersigned at Chamber No. 8, 3rd Floor, Bhagadodaya Building, 79, Nagindas Master Road, Fort, Mumbai 400 001 within **14 (fourteen) days** from the date hereof, otherwise the investigation shall be completed without any reference to such claim/s, if any, and the same shall be considered as not binding, waived or abandoned for all intents and purposes.

SCHEDULE OF THE PROPERTY: All that piece and parcel of land bearing Survey No. 26-A, Hissa No. 8, Village Gundavali, corresponding to C.T.S. No. 326/1 measuring 1202.90 square metres or thereabouts as per the Property Register Card dated 29th September 2025, of Village Gundavali, Manjrekar Wadi, Taluka-Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika K-East Ward and lying, being and situate at Plot No. 26, CTS No. 326/1, Village Gundavali, Jiva Mahale Road, Andheri (East), Mumbai - 400 069, along with 1 (one) building on the Land known as '**Nutan**', comprising of 2 (two) Wings, namely 'A' Wing of Ground floor **plus** 3 (three) upper floors, consisting of 12 (twelve) residential flats and 'B' Wing of Ground floor **plus** 3 (three) upper floors, consisting of 8 (eight) residential flats, aggregating to 20 (twenty) residential flats, and Bounded as Follows on or towards North: By plot bearing C.T.S. No. 325A, on or Towards East: By plot bearing CTS No. 325D and 323, on or Towards West: By plot bearing C.T.S. No. 325C and 327, on or Towards South: By plot bearing C.T.S. No. 323B/1.

Dated this 12th October 2026
ADV. ASHISH T. SURYAVANSHI

PUBLIC NOTICE

On behalf of my client, **DEPAK PURSHOTAM MADHWANI** this notice is addressed to Mr. Gamaram to whom my client gave his Shop being Shop No. 6 situated on the ground floor of the building Shiv Samarth Co-operative Housing Society Limited, Nuli Wala Chawl No.1, Sane Guruji Marg, Sastrasta, Jacob Circle, C.T.S.No. 4, Mumbai under Leave and License Agreement dated 25.06.2026 for the period of 11 months. Though the said Shop was given on Leave and License basis for 11 months from 25.06.2026 to 24.05.2027 to Mr. Gamaram but from the date of taking the shop on Licence, did not open the said shop and there is a lock on the shop. Whereabout of Gamaram is not known.

My client gave a legal notice dated 22.09.2026 to Mr. Gamaram and also furnished the copy of the same to Agrapada Police Station thereby calling upon the said Gamaram to immediately unlock the said shop otherwise my client shall within 15 days of receipt of the above notice will break open the lock of the said shop and take the possession of the shop in presence of 2 panchas. There is no response to my client's above notice.

As the said Licensee is not traceable and there is apprehension of encroachment on the said shop my client has no option but to break open the lock of the said shop in presence of two Panchas and with the help of police and to take possession of the shop within 7 days from the publication of this notice. If the said Gamaram fails to respond to this paper notice, he alone shall be responsible for the same.

If anybody has any such information of said Gamaram, please convey the same to undersigned at the address mentioned hereinbelow.

Mumbai dated this 12th day of October 2026.

ASHOK R. PANDE
Advocate, High Court
123, Great Western Building, Maharashtra Chamber of Commerce Lane, Kalaghoda, Mumbai - 400023.

PUBLIC NOTICE

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Any person having any claim in, to or over the Premises or any part thereof described in the Schedule hereunder written by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, assignment, transfer, tenancy, sub-tenancy, bequest, succession, license, maintenance, lis-pendens, loan, advances, lien, pledge, orders, judgments or decrees passed or issued by any Court, Tax or revenue or statutory authorities, attachment, settlement or otherwise howsoever is hereby required to make the same known in writing to the undersigned at 5th Floor, Durga Chambers, 40, Waterford Road, Bandra (West), Mumbai – 400050, within fourteen (14) days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered as waived or abandoned and our client will proceed with purchase of the Premises.

THE SCHEDULE:

(Describing the Premises)

Residential Apartment bearing No.403 measuring 951 square feet carpet area as per RERA situated on the 4th floor and the exclusive right to use one (01) stand-alone car parking space in the A-Wing of the building known as "SAYBA EMERALD" situated on the plot of land bearing C.T.S. No.F/1318, F/1319, F/1321, F/1322 of Village Bandra, Taluka Andheri being, lying and situated at Gurananak Road, Bhoiwada, Station Road, Bandra (West), Mumbai – 400050 within the Mumbai Suburban District.

MUMBAI DATED This 12th Day OF OCTOBER, 2026.

Sd/-
Pranjal Dave
Gradea Sal
Advocates & Solicitors

PUBLIC NOTICE

NOTICE is hereby given to the public at large that Late Mr. Moti Nevandram Mathrani, a member of Southlands Co-operative Housing Society Limited and the holder of the property more particularly described in the Schedule hereunder written (hereinafter referred to as the said Property), died at Mumbai on 6th October 2019, leaving behind his last Will and Testament dated 31st October 2008, as amended by the Codicils dated 24th February 2017 and 16th January 2019 (hereinafter collectively referred to as "the said Will"). Under the said Will, the deceased bequeathed the said Property to (i) Mrs. Vanta Mathrani alias Mrs. Vanta Moti Mathrani and (ii) Mrs. Sunita Mathrani alias Mrs. Sunita Moti Mathrani, both residing at 99 North Park Blvd, Oakville, Canada L6M 0W8, and (iii) Mrs. Kavita Mathrani alias Mrs. Kavita Siromani, residing at 1172 Morrison Heights Drive, Oakville, Ontario, Canada L6J 4J1 (hereinafter collectively referred to as the "Beneficiaries") and appointed the said Mrs. Sunita Mathrani and Mrs. Kavita Mathrani as the Executors thereof (hereinafter referred to as "the Executors"). The Executors propose to transfer the said Property to the Beneficiaries in accordance with the said Will, and we are investigating the right, title and interest of the deceased and of the Beneficiaries in the said Property.

All persons having or claiming any share, right, title, estate or interest in, or any objection to the said transfer or to the said Property or any part thereof, whether by way of sale, exchange, gift, mortgage, charge, lien, lease, tenancy, license, inheritance, succession, bequest under any other Will or Codicil, probate, letters of administration, maintenance, trust, possession, easement, attachment, or any decree, order or award of any court or authority, or otherwise howsoever, are hereby required to make the same known in writing, together with certified copies of the documents in support thereof, to the undersigned, or by email at ashok@gmmparakh.com, within 7 (seven) days from the date of publication hereof, failing which the said transfer shall be completed without reference to any such claim or objection, and the same, if any, shall be deemed to have been waived and abandoned for all intents and purposes and shall not be binding upon our clients.

THE SCHEDULE REFERRED TO HEREINABOVE

Residential Flat No. 5, measuring approximately 2868.78 sq. ft. (carpet area), on the 2nd floor of the building known as "SOUTHLANDS", together with Parking Lot No. 02 and 05 (five) fully paid-up shares of Rs. 50/- each bearing distinctive Nos. 02 to 025 (both inclusive) comprised in Share Certificate No. 5 dated 21st October 1971, and all membership rights in Southlands Co-operative Housing Society Limited, situated at 177, Colaba Road, Mumbai - 400 005, standing on land bearing C.S. No. 30 of Colaba Division, A Ward Nos. 187(1) and 187(2), within the Registration District of Mumbai.

Dated this 12th day of October 2026.

Ms.Ankita Meher
M M PARAKH & ASSOCIATES
Chartered Accountants
212, Veena Chambers,
21-Dalal Street, Fort, Mumbai 400001

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 / / 7598149913 E-mail : SARM.MumbaiSouth@bankofindia.co.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, SARM BRANCH**, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on **27.10.2026**, 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	M/s. M N Textiles Amt. O/s. : Rs. 153.20 Lakhs + Interest + Expenses / Charges.	Flat No. 301, 3 rd Floor, D5, Omkar Shree Ganesh CHSL., Survey No. 245 to 281, 553, Vill. Juchandra, Pereira Nagar, Naigaon (E), Tal. Vasai, Dist. Palghar-401 208. (SYMBOLIC POSSESSION)	47.35	4.735	21.10.2026 Timing : 03:00 P.M. to 05:00 P.M.
2	Shailesh Gothi & Jaya Shailesh Gothi Amt. O/s. : Rs. 320.53 Lakhs + Interest + Expenses / Charges.	Flat 202, 2 nd Floor, B wing, Subh Residency , Survey No. 106-A, CTS No. 195(pt), D. N. Nagar, Andheri (W), Mumbai-400 053. (SYMBOLIC POSSESSION)	195	19.50	20.10.2026 Timing : 03:00 P.M. to 05:00 P.M.
3	Saturn Rings & Forgings Pvt. Ltd. Amt. O/s. : Rs. 272.17 Lakhs + Interest + Expenses / Charges.	Shreepad Bungalow, Plot No. 444, Mahatma CHSL., S. No. 62 & 65, Kothrud, Pune. (SYMBOLIC POSSESSION)	460	46.00	17.10.2026 Timing : 03:00 P.M. to 05:00 P.M.
4	M/s. Sunrays Clothing LLP AND 1. Ravi Ishwar Ghanshani 2. Sonia Ravi Ghanshani Amt. O/s. : Rs. 1040/- Lakhs + Interest + Expenses / Charges.	Flat No. 301-302, 3 rd Floor, Avinash CHSL., Khari Pali Hill Road No. 3, Union park, Khar (W), Mumbai – 400 052. (SYMBOLIC POSSESSION)	911	91.10	23.10.2026 Timing : 03:00 P.M. to 05:00 P.M.
5	M/s. Omega Oils Amt. O/s. : Rs. 471.02 Lakhs + Interest + Expenses + Charges.	Residential Premises, VIVAN, Branch-31, VP XI/7 & 8 Near Nambavankannu, Jn. Kondunganoor P.O. Kulasekharham Road, Survey No. 3553/4 & 3553/7-2, Vattiyorkavu Village, Trivandrum Taluka-695 013. (PHYSICAL POSSESSION)	194	19.4	23.10.2026 Timing : 03:00 P.M. to 05:00 P.M.
6	M/s. Vacc-Syn Biotech Pvt. Ltd. Amt. O/s. : Rs. 1584.07 Lakhs + Interest + Expenses / Charges.	Open Land bearing on Survey No. 121/10 & 21/11A situated in Vill. Savare, Nr. Ghodachifactory & Ashram, Next to Vrindavan Paradise Farm House, Tal. Ambarnath, Dist. Thane-421 503. (PHYSICAL POSSESSION)	622	62.20	22.10.2026 Timing : 03:00 P.M. to 05:00 P.M.

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

1. 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".

2. **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 **27.10.2026 till 04:00 P.M. Bidders are requested to complete all registration and EMD related formalities within the given time limit only**

3. 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.

4. **The date of on-line E-auction for properties listed will be between 11.00 A.M. to 5.00 P.M. on 27.10.2026.**

5. To better facilitate the inspection, interested buyers are requested to **intimate the Authorised officer at e-mail at : sarm.mumbaisouth@bankofindia.co.in and / or through contact numbers** mentioned above and / or through **Bank of India, SARM BRANCH, Contact No. 022-22673549** to better facilitate the inspection.

6. Bid shall be submitted through online procedure only.

7. 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 property listed at Serial No. 1.

8. 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.

9. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.

10. It shall be the responsibility of the interested bidders to inspect & satisfy themselves about the property before submission of the bid.

11. 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.

12. 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 provider shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.

13. Neither the Authorised Officer / Bank nor E-auction service provider will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that