



Assets Care & Reconstruction Enterprise Ltd
Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office: Unit No.-502, C Wing, One BKC, Radius Developers, Plot No.- C-66, G-Block, Bandra Kurla Complex, Mumbai- 400051 Tel.: 022 68643101 E-mail: acre.arc@acreindia.in Website: www.acreindia.in CIN: U65993DL2002PLC115769

APPENDIX IV-A 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 proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN:U65993DL2002PLC115769] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 02nd June 2026	Reserve Price	Earnest Money Deposit (In Rs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time	Description of The Secured Asset:	Barcode Scan to view PDF
1	AFH000800415884 ACRE 166 TRUST	Nilam Manik Sandbhor Manik Anandrao Sandbhor	Rs.2885800.38/- Rupees Twenty-Eight Lakh Eighty-Five Thousand Eight Hundred and Thirty-Eight Paise Only	Rs. 15,00,000/- Rupees Lakh Only	Rs. 1,50,000/- Rupees One Lakh Fifty Thousand Only	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	28 th July 2026 2:30 PM to 3:30 PM	27 th July 2026 till 4:00 PM	Flat No. 908 Of An Area Of 607 Sq. Fts. I.E. 56.41 Sq. Mtrs. On Ninth Floor, In The Scheme Known As "Panchawati" Wing "A" Gat No. 1904 & 1912 At Chakan Taluka:Khed, Dis:Pune	
2	H402HLT1156540/ H402HHL1152995 ACRE 178 TRUST	Suraj Suresh Parab Sneha Suraj Parab	Rs.2151908.42/- Rupees Twenty-One Lakh Fifty-One Thousand Nine Hundred Eight and Forty-Two Paise Only	Rs. 13,00,000/- Rupees Thirteen Lakh Only	Rs. 1,30,000/- Rupees One Lakh Thirty Thousand Only	Bank Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	19 th Aug 2026 2:30 PM to 3:30 PM	18 th Aug 2026 till 4:00 PM	The Schedule A (Description Of The Said Flat/Unit) Flat/Unit Bearing No. A1-908, Situated On The 9 th Floor Having Area 16.73 Sq. Mtrs. (Carpet) Along With The Area Including The Allocated Right To Use Of All Common Restricted Areas In The "A1" Building In The Project Known As " Mantra City 360", Which Is Constructed On The Land Referred In Schedule "C" Together With Enclosed Balcony Having Area 8.61 Sq. Mtrs And Terraces Having Area 2.33 Sq. Mtrs. The Schedule B Present Phase/ Project Is Being Developed By Consuming 4940.68 Square Meter Fsi And Same Is Situated On Land Described In Schedule C The Schedule C (Description Of The Said Entire Land) All That Piece And Parcel Of Land Situated At Village Mouje Talegaon Dabhade, Taluka Maval, Within The Jurisdiction Of Talegaon Dabhade Municipal Council And Sub Registrar Maval Bearing Survey No. 389/1/A, (Old S. No. 646), Totally Admeasuring 6 Hectar 61 R Out Of Which Area Admeasuring 5 Hectare 79 Are Is The Subjected Property Is Bounded As Follows- East :By Remaining Area S. No. 389/1/A Part And S. No. 388 And By Road, West : Dp Road, S. No. 389/1/B And S. No. 428, South : S. No. 390 And By Road, North : By Nala	
3	H402HLT1183272/ H402HHL1178877 ACRE 178 TRUST	Krishnat Kashinath Chougale Radhika Krishnat Chougale	Rs.3618136.89/- Rupees Thirty-Six Lakh Eighteen Thousand One Hundred Thirty-Six and Eighty-Nine Paise Only	Rs. 19,90,000/- Rupees Nineteen Lakh Ninety Thousand Only	Rs. 1,99,000/- Rupees One Lakh Ninety Thousand Only	Bank Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	19 th Aug 2026 2:30 PM to 3:30 PM	18 th Aug 2026 till 4:00 PM	Schedule "I" All That Piece And Parcel Of Plot No-4 & 5 City Survey No. 1845 & 1846 Out Of S.No.24 Old And 26 New Admeasuring 468.9 Sq.Mtr And 468.9 Sq.Mtr. As Per City Survey Record Situated Laying In Anandnager And Being Within The Limits Of Talegaon Dabhade Municipal Council Tal-Maval Dist-Pune And Registration District Pune Sub Registration Tal Maval Dist-Pune And Bounded As Follows-Boundaries For Plot No-4 On Or Towards East : City Survey No-1844, On Or Towards South : City Survey No-1858, On Or Towards West : City Survey No- 1846, On Or Towards North : Talegaon Chakan Road Boundaries For Plot No-5 On Or Towards East : City Survey No-1845, On Or Towards South : City Survey No-1846, On Or Towards West : City Survey No-1857, On Or Towards North : Talegaon Chakan Road Schedule "II" Flat Premises Bearing Flat No-02 Admeasuring 56.18 Sq. Mtr. I.E. 605 Sq. Ft. Situated On First Floor Of The Amey Niwas Sahakari Gruhairman Sanstha (Which Is Including Of Balconies And Proportionate Undivided Area Of Staircases, Landing, Common Spaces Lobbies Etc. And The Area Under The Wall) Together With All Casementary Rights In All Which Available To The Transferor As The Members Of The Said Plot.	
4	10041720233 ACRE 158 TRUST	Vipswallet Private Limited Kiran Anarase Vinod Khute	Rs.10121906.42/- Rupees One Crore One Lakh Twenty-One Thousand Nine Hundred Six and Forty-Two Paise Only	Rs. 89,50,000/- Rupees Eighty-Nine Lakh Fifty Thousand Only	Rs. 8,95,000/- Rupees Eight Lakh Ninety-Five Thousand Only	Bank Account Name : ACRE-158-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	19 th Aug 2026 2:30 PM to 3:30 PM	18 th Aug 2026 till 4:00 PM	Item-1 All That Piece And Parcel Of The Property Of Shop/Unit/Multipurpose Hall No. 1, On The 3 rd Floor, Admeasuring 71.70 Sq. Mtr. (Carpet Area), Alongwith A Covered Parking Space No. 1, In The Building/Project Known As "Amber Plaza Constructed On The Amenity Space Out Of The Land Bearing S.No. 12 And 11/5, Situated At Revenue Village Ambegaon Bk, Tal Haveli, Dist. Pune, Which Is Within The Local Limits Of Grampanchayat Ambegaon Bk, Tal Haveli, Dist. Pune, And Within The Jurisdiction Of Sub-Registrar, Taluka Haveli, District Pune Maharashtra-411046, And Bounded As: East: Building Space West: Road North: Open Spacesouth: Open Space Item-2 All That Piece And Parcel Of The Property Of Shop/Unit/Multipurpose Hall No. 2, On The 3 rd Floor, Admeasuring 67.69 Sq. Mtr. (Carpet Area), Alongwith A Covered Parking Space No. 2, In The Building/Project Known As "Amber Plaza Constructed On The Amenity Space Out Of The Land Bearing S. No. 12 And 11/5, Situated At Revenue Village Ambegaon Bk, Tal Haveli, Dist Pune, Which Is Within The Local Limits Of Grampanchayat Ambegaon Bk, Tal Haveli, Dist Pune, And Within The Jurisdiction Of Sub-Registrar, Taluka Haveli, District Pune Maharashtra-411046, And Bounded As: East: Building Space West: Roadnorth: Open Spacesouth: Open Space	

1. EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above

2. Web Site for Auction <https://www.bankeauctions.com>

3. Contact Details 1800-209-2989 / auction.support@acreindia.in / rohan.sawant@acreindia.in

4. Inspection of the Property on prior appointment basis only

5. For detailed terms and condition of the sale, please visit the website www.acreindia.in in www.bankeauctions.com

Date: 12/07/2026, Place: Pune

Sd/- Authorized Officer, Assets Care & Reconstruction Enterprise Ltd.



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

**APPENDIX IV-A [See proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**
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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) **Mr. Ravi Rammiklal Kothari and Mrs.Rinku Ravi Kothari and Gurantors Mr.Deepak Rammiklal Kothari and Mrs. Manisha Deepak Kothari** that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 65,16,624.24 (Rupees Sixty Five Lakhs Sixteen Thousand Six Hundred Twenty Four and Twenty Four Paise Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses. The Reserve Price will be Rs.63,36,000/- (Rupees Sixty Three Lakhs Thirty Six Thousand only) and the earnest money deposit will be Rs.6,33,600/- (Rupees Six Lakh Thirty Three Thousand Six hundred only).

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

Date and Time of Auction Sale : 28.07.2026 at 3.00 PM.

Description of property:
On equitable mortgage of residential flat admeasuring carpet area 600 Sq.Ft (Built up area 660 Sq.Ft) situated at Flat no.105,1st Floor, B Wing, constructed on land bearing Old Survey No. 11, Hissa no. 9, old survey no.13,14,15,16 Hissa No.1A & 1B & New Survey No.12 Hissa no. 9, New Survey no. 14,15,16,17 Hissa No.1A & 1B, Building Name known as "Versatile Valley", Behind Mauli Lake, Ganesh Mandir, Kalyan – Shill Road, Village-Nilje, Dombivli East, Tal.Kalyan, Dist. Thane – 421 204 standing in the name of Mr.Ravi Rammiklal Kothari & Mrs. Rinku Ravi Kothari. **Boundaries:** North: Chawl, Proposed Road East: Chawl, Proposed Road South C&D Building of Same Complex West: Mauli Talao/Nilaje Lake.

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place:Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

**APPENDIX IV-A [See proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**
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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) **Mr.Kailash Krishna Jamkar and Mrs. Reena Kailash Jamkar W/o.Mr.Kailash Krishna Jamkar** that the below described immovable properties mortgaged/ charged to the Secured Creditor, the constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 63,40,133.51 (Rupees Sixty Three Lakh forty Thousand One Hundred Thirty Three and Fifty One Paise Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses. The Reserve Price will be Rs.63,36,000/- (Rupees Sixty Three Lakhs Thirty Six Thousand only) and the earnest money deposit will be Rs.6,33,600/- (Rupees Six Lakh Thirty Three Thousand Six hundred only).

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

Date and Time of Auction Sale : 28.07.2026 at 3.00 PM.

Description of property:
On equitable mortgage of residential flat no. 405, admeasuring Carpet Area 600 Sq.ft (Built up area 660 Sq.ft.) at 4th Floor, C Wing, New Survey No. 12/9, 14, 15, 16, 17/1A, 17/1B (Old Survey No.11/9,13,14,15,16/1A,16/1B) with Building Name known as "Versatile Valley", Behind Mauli Lake, Village-Nilje, Dombivli east, Tal. Kalyan, Dist.Thane-421204 standing in the name of Mr. Kailash Krishna Jamkar & Mrs.Reena Kailash Jamkar. **Boundaries:** North: Chawal, Proposed Road East: Chawal, Proposed Road South C&D Building of Same Complex West: Mauli Talao/Nilaje Lake.

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place: Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

**APPENDIX IV-A [See proviso to rule 8(6)]
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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 constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 28,40,344.00 (Rupees Twenty Eight Lakhs Forty Thousand Three Hundred Forty Four Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses from Mr. Ayodhya Mangaru Sharma and Mrs.Sarita. The Reserve Price will be Rs.21,12,000/- and the earnest money deposit will be Rs.2,11,200/-.

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

Date and Time of Auction Sale : On 28.07.2026 at 3.00 PM.

Description of property:
On Equitable Mortgage of Residential Flat No. 704, admeasuring 38.97 sq.mt - carpet area, 503 sq.ft Built up area, on 7th Floor, in 'B' Wing, Building No.6B, building known as "Shree Balaji Heaven", Sector -2, bearing Gut No. 157, 158/9, 168/1, 168/2, 169/1, 169/2 & 158/11, Beteagone Village, Taluka Palghar, District Palghar - 401105 standing in the name of Mr.Ayodhya Mangaru Sharma. **Boundaries:** North: Flat No 703 East: Wall South: Lift West: Passage

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place:Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

**APPENDIX IV-A [See proviso to rule 8(6)]
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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 constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 28,23,467.95 (Rupees Twenty Eight Lakhs Twenty Three Thousand Four Hundred Sixty Seven and Ninety Five Paise Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses from Mr. Vinay Prakash Yadav and Mrs.Murita Yadav. The Reserve Price will be Rs.21,12,000/- and the earnest money deposit will be Rs.2,11,200/-.

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

Date and Time of Auction Sale : On 28.07.2026 at 3.00 PM.

Description of property:
On Equitable Mortgage of Residential Flat No. 601, admeasuring 38.97 sq.mt - carpet area, 503 sq.ft Built up area, on 6th Floor, in 'B' Wing, Building No.6B, building known as "Shree Balaji Heaven" Sector -2, bearing Gut No. 157, 158/9, 168/1, 168/2, 169/1, 169/2 & 158/11, in Beteagone Village, Taluka Palghar, District Palghar - 401 501 standing in the name of Mr.Vinay Prakash Yadav. **Boundaries:** North: Wall East: Flat No 602 South: Passage West: Wall

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place:Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

**APPENDIX IV-A [See proviso to rule 8(6)]
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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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the **Borrowers Mr. Sudheer Kumar Gupta and Ms Babita Gupta W/o Sudheer Kumar Gupta** that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 1,22,69,428.14 (Rupees One Crore Twenty Two Lakhs Sixty Nine Thousand Four Hundred Twenty Eight and Fourteen Paise Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses. The Reserve Price will be Item No -1 Rs.66,00,000/- (Rupees Sixty Six Lakh Only) and the earnest money deposit will be Rs.6,60,000/- (Rupees Six Lakh Sixty Thousand Only). And Item No -2 Rs.66,00,000/- (Rupees Sixty Six Lakh Sixty Thousand Only) and the earnest money deposit will be Rs.6,60,000/- (Rupees Six Lakh Sixty Thousand Only).

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

Date and Time of Auction Sale : 28.07.2026 at 3.00 PM.

Description of property:
Item No-1 : On equitable mortgage of residential flat No.205 admeasuring Carpet Area 600 Sq.ft (Built up area 660 Sq.ft.) at 2nd Floor, B Wing, New Survey No. 12/9, 14, 15, 16, 17/1A, 17/1B (Old Survey No.11/9,13,14,15,16/1A,16/1B) with Building Name known as "Versatile Valley", Behind Mauli Lake, Village-Nilje, Dombivli east, Tal.Kalyan, Dist.Thane-421204 standing in the name of Mr.Sudheer Kumar Gupta & Mrs. Babita Gupta. **Boundaries :** North:Passage East:Wall No 205 South:Wall South: Wall West: Flat No 206
Item No-2 : On equitable mortgage of residential flat No 206 admeasuring Carpet Area 600 Sq.ft (Built up area 660 sq.ft.) at 2nd Floor, B Wing, Survey No. 12/9, 14, 15, 16, 17/1A, 17/1B (Old Survey No.11/9,13,14,15,16/1A,16/1B) with Building Name known as "Versatile Valley", Behind Mauli Lake, Village-Nilje, Dombivli east, Tal.Kalyan, Dist.Thane-421204 standing in the name of Mr.Sudheer Kumar Gupta & Mrs. Babita Gupta. **Boundaries :** North: Passage East:Flat No 205 South:Wall

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place:Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

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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 constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 67,11,441.21 (Rupees Sixty Seven Lakhs Eleven Thousand Four Hundred forty One and Twenty One Paise Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses from Mr.Pravin Chandrakant Lad and Mrs.Preeti Pravin Lad. The Reserve Price will be Rs.48,90,000/- and the earnest money deposit will be Rs.4,89,000/-.

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

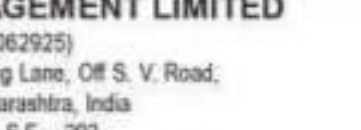
Date and Time of Auction Sale : 28.07.2026 at 3.00 PM.

Description of property:
On equitable mortgage of Residential flat situated at Flat No.D-1 - 401, admeasuring 652 Sq.ft (As per agreement) Carpet Area-630 sq.ft. 4thfloor, A Wing, "Sai Orchid Project", Survey No.120, Hissa No.7A, Village Davadi, Taluka Kalyan, District Thane, Pincode-421206 to be purchased in the name of Mr.Pravin Chandrakant Lad and Mrs.Preeti Pravin Lad. **Boundaries:** North: Matoshree East: Open Land/ Davadi Village South: C1 & C2 Wing West:Entrance Road of Complex. Vishwakarma

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place:Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**
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) 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 constructive possession of which has been taken by the **Authorised Officer of Taminad Mercantile Bank Limited, Andheri West Branch, (Secured Creditor)**, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.07.2026, for recovery of Rs. 65,03,520.11 (Rupees Sixty Five Lakhs Three Thousand Five Hundred Twenty and Eleven Paise Only) as on 30.06.2026 due to Taminad Mercantile Bank Limited Andheri West Branch (Secured Creditor) with subsequent interest and expenses from **M/s. Asha Enterprise Proprietor Mrs.Asha Ketan Panchal W/o Late Ketan Panchal, Guarantor Late Ketan Shambulal Panchal, Legal Heirs Mrs. Asha Ketan Panchal, Mr.Shlok Ketan Panchal and Ms.Jana Ketan Panchal.** The Reserve Price will be Rs.55,89,000/- and the earnest money deposit will be Rs.5,58,900/-.

Place of Auction :
Taminad Mercantile Bank
Andheri West Branch Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbai_andheriwest@tmbank.in
Ph: 022 26366240/26366260 Mobile No.9870989198

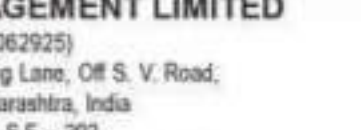
Date and Time of Auction Sale : 28.07.2026 at 3.00 PM.

Description of property:
On extension of equitable mortgage of Residential Flat No. 303, admeasuring 423 Sq. Ft. i.e. 39.29 Sq. Mt. carpet area and Open Terrace 126 Sq. Ft. i.e. 11.70 Sq. Mt. Area (as per agreement), Total carpet area-533.59 sq.ft. (as per actual), 3rd Floor, C Wing, Building known as "Shri Shiv Sagar Co-operative Housing Society Limited", Plot No. A-8, Sector 7, Khanda Colony, New Panvel (West), Taluka Panvel, District Raigad-410206 standing in the name of Mr. Ketan Panchal. **Boundaries:** North: Plot no.A-9 East: 13 Mtrs road South: Plot No.A-7 West: Plot No.A-32

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website www.tmb.in.

Authorised Officer
Gopalraj.C (PA.No.1046)
Taminad Mercantile Bank Limited
For Andheri West Branch

Date: 04.07.2026
Place:Andheri West



Andheri West Branch.
Unit No.25.26&27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.
E-mail: mumbaiandheriwest@tmbank.in
Ph: 022 26366240/26366260
CIN : L65110TN1921PLC001908

**APPENDIX IV-A [See proviso to rule 8(6)]
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