

PUBLIC NOTICE

All the concerned persons including Bonafide residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s Shoden Developers Pvt. Ltd. (Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400076, India.), Maharashtra for Proposed Expansion of Redevelopment of Matri Park CTS No. 1790 to 1811, 1813 and 1815 (New CTS No. 1773, 1790/A, 1813 and 1815) of Village Chembur and CTS No. 131,133 to 140 (New CTS No. 131/A) of village Wadwali.

EC Letter No. EC24B3812MH5662795N, File No. SIA/MH/INFR2/515080/2024 dated 13/09/2025.

The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>

M/s Shoden Developers Pvt. Ltd. (Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400076).

PUBLIC NOTICE

Date of 8th Day of September, 2025
IN THE HIGH COURT OF JUDICATURE AT BOMBAY ORDINARY ORIGINAL CIVIL JURISDICTION ARBITRATION PETITION NO. 435 OF 2025

Mangesh B. Shinde
Petitioners

Vs.

Smt. Sakshi Dant
Proprietor of M/s. Sakshi Developers & Ors
Respondents

To,
The Respondents

1. Smt. Sakshi Dant, Proprietor of M/s. Sakshi Developers Having registered office at Plot No. 857, Bijkaji Lad Road, Near Jain Temple, Dahiras West, Mumbai-400068.

2. Smt. Mrudula Rameshbhai Upadhyay 3. Ghanashyam Rameshbhai Upadhyay 4. Rajeshwari Hitesh Acharya 5. Privesh Rajeshbhai Upadhyay, No.2 to 5 residing at Upadhyay Bungalow, Bijkaji Lad Road, Near Jain Temple, Dahiras West, Mumbai-400 068.

Sir/Madam,
TAKE NOTICE THAT the above mentioned Arbitration Petition is filed under section 9 of the Arbitration and Conciliation Act, thereby seeking various interim reliefs as the Petitioner has purchased Flat No. 202, 383 sq. ft., 35.58 sq. meters carpet from M/s. Sakshi Developers, vide Agreement for Sale dated 6th May, 2015.

The said Arbitration Petition was on board before the Hon'ble High Court on 8th September, 2025 and after hearing the Advocates appearing for the Petitioner, the Hon'ble Court was pleased to allow the Petitioner to effect substituted service by way of publication and therefore the present notice.

The Hon'ble Court was further pleased to stand over the said matter to 30th September, 2025 and further granted an ad interim relief in terms of prayer Clause (b). In view thereof, you are hereby requested to remain present before the Hon'ble High Court in the aforesaid Arbitration Petition on 30th September, 2025 or thereafter as and when the said Petition is on board before the Hon'ble High Court.

You are also hereby put to notice that if no appearance is made on your behalf, either in person by you or by someone duly authorized by you to act for you in this Petition, the same will be heard and decided ex parte in your absence.

(Abhishek P. Deshmukh
Advocate, High Court
6/106, 2nd Floor, Jaihind Building, Next to Dwarika Hotel, Nagindas Master Road, Fort, Mumbai-400 023.

Date: 24th September, 2025
Place: Mumbai

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))					
Sale of Immovable property mortgaged by IIFL Home Finance Limited, formerly known as IIFL Home Indira Housing Finance (Ltd.) (IIFL-HFL) Corporate Office at Plot No. 99, Udyoga Vihar, Phase -IV, Cluster 122015/1, Udyoga Vihar Branch Office, 212, 2nd floor, Yash Patel Marg, Bajaj Tech Park, Bajaj Tech Park, Bajaj (West) 4015013 - "Palghar" under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospectus nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOVER RECOUPSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflhome.com					
Borrower(s)/Co-Borrower (s) /Guarantor(s)					
	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	
1. Mr. Mahendra Gupta 2. Mrs. Poonita (Prospect No IL1017701)	20-Oct-2022 Re 1,567,417/- (Rupees Fifteen Lakh Sixty Seven Thousand Four Hundred Seventeen Only)	All that part and parcel of the property bearing Flat No. 302, Carpet Area 222 sq. ft., Floor No. 3, Shree Mahadev Apartment, Naval Kame Road, Palghar East, Maharashtra, India-401404, (Area admeasuring 323 sq. ft., Built up area 303 sq. ft., admeasuring 323 sq. ft.)	15-May-2025 On Date 09-Sept-2025	Rs. 7,00,000/- (Rupees Seven Lakh Only) Rs. 70,000/- (Rupees Seventeen Thousand Sixteen Thousand and Ninety Four Only)	
	Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)				
	Date of Inspection of property 08-Oct-2025 11:00 hrs -14:00 hrs	EMD Last Date 10-Oct-2025 till 5 pm.	Date / Time of E-Auction 13-Oct-2025 11:00 hrs -13:00 hrs.		
Mode of Payment : EMD payments are to be made via online mode only. To make payments you have to visit www.iiflhome.com and pay through link available for the property! Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy via public auction.					
For Balance Payment - Login www.iiflhome.com - My Bid+Pay Balance Amount.					
Encumbrances If there are any Builder Dues Pending, same shall be borne by the purchaser					
Note: Bidder shall do all necessary due diligence before participating.					
Terms and Conditions:					
1. For participation in e-auction, Intending bidders required to register their details with the Service Provider www.iiflhome.com , well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender Form" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.					
2. The bidders shall improve their offer in amount of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of auction, the closing time will automatically get extended for 5 minutes.					
3. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.					
4. The purchaser has to bear the e-auction stamp duty fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoing relating to the property.					
5. The purchaser has to TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL-HFL.					
6. Bidders are advised to go through the website www.iiflhome.com and https://www.iiflhome.com/online-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.					
7. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider E mail ID : care@iiflhome.com Support Help no. 1800 2672499.					
8. Any query related to Property details, Inspection of Property and Online bid etc. call IIFL-HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs from Monday to Friday or write to : care@iiflhome.com .					
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.					
10. Further the notice is hereby given to the Borrower's, that in case they fail to collect the above said articles shall be sold in accordance with Law.					
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.					
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.					

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place : Maharashtra Date : 24/09/2025

Sd/- Authorised Officer, IIFL Home Finance Limited



Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE

Notice is hereby given to the Borrower/s and Public at large that the Secured Creditor- ICICI Bank Limited is in process of selling the below mentioned secured property/ies under Section 13 (4) sub rule 9 of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Sr No	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) (Loan Account Number)	Property Address of Secured Asset/ Asset to be Enforced	Outstanding Amount as on August 21, 2025
1.	Mr. Mohd Ahmad Khan (Borrower) Mr. Aslam Khan (Co-Borrower)	Flat No. 704, 7th Floor, A-Wing, Deccan Residency, At Sheelpath Post, S. No. 23/3, Khopoli, Tal Kharapur, Dist. Raigad, Maharashtra, Khopoli- 410203, Admeasuring an Area of 460 Sq.ft. Carpet Area Encumbrances-Builder Dues, Property Tax Dues, Electricity Bill and Society Dues	Rs. 49,66,699/-
2.	Mr. Sameerdi Ismail Shaikh (Borrower) Mrs. Sameerdi Ismail Shaikh (Co-Borrower)	Flat No. 107, 1st Floor B Wing, Bldg Known as "Deccan Residency" Land Bearing Survey No. 23/1, 23/2, City Survey No. 2196, 2144 Situated at Village Sheet, Taluka Kharapur District Raigad Khopoli- 410203, Admeasuring an Area of 460 Sq. ft. Encumbrances-Builder Dues, Property Tax Dues, Electricity Bill and Society Dues	Rs. 43,65,824/-
3.	Mrs. Jagruti Ekant Joshi (Borrower) Mr. Kamola Balkrishna Megare (Co-Borrower) Loan Account No- LBMUM00005173734 LBMUM00005134326	Flat No. 510, 5th Floor, A-Wing, Deccan Residency, Sheet Photo Road, Khopoli, S. No. 23/1, 23/2, Maharashtra, Khopoli- 410203, Admeasuring an Area of 460 Sq. ft. Encumbrances-Builder Dues, Property Tax Dues, Electricity Bill and Society Dues	Rs. 5173734 Rs. 1,97,702/- and LBMUM00005134326 Rs. 49,78,431/-
4.	Mr. Abhao Khan (Borrower) Mr. Khurshid Khan (Co-Borrower)	Flat No. 709 7th Floor, A Wing "Deccan Residency" Survey No. 23/1, 23/2, City Survey No. 2196, and City Survey No. 2144 Village Sheet, Taluka Kharapur District Raigad Khopoli- 410203, Admeasuring an Area of Flat No.709 - 47.25 Sq Mtr Encumbrances-Builder Dues, Property Tax Dues, Electricity Bill and Society Dues	Rs. 1,16,02,028/-

The Secured Creditor- ICICI Bank Limited has decided to dispose off the said property/ies on date October 16, 2025 through Private Treaty. The Borrower in particular and the public in general is hereby cautioned and restrained not to deal with the Secured /Mortgaged Property/ies in any manner in terms of Section 13 (13) of the Securitisation Act (SARFAESI) and any dealing with the property/ies will be subject to the charge of ICICI Bank Limited for the amounts and further interests thereon. The Mortgagors/Noticee are given last chance to pay the total dues with further interest till October 15, 2025 before 02:00 PM failing which, the secured property/ies will be sold as per schedule.

Date: September 24, 2025

Place : Mumbai

Sincerely Authorised Officer

ICICI Bank Limited

Date: September 24, 2025

Place : Mumbai

Authorised Officer AU Small Finance Bank Limited

Regd. Office: 19-A, Duhleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I) POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002 (54 of 2002)) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L900106013915827, Vijay Deokule And Associates Through It's Proprietor Vijay Baburao Devkule (Borrower), Vijay Baburao Deokule (Co-Borrower), Nirmala Vijay Deokule (Co-Borrower)	15-Feb-25 Rs. 8,42,039/- Rs. Eight Lac Forty-Two Thousand Thirty-Nine Only As On 10-Feb-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Malmatta No 1873, Ghat No 190, Tehsil - Palus, Dist - Sangli, Maharashtra. Admeasuring 3000 SQ FT	East: Dipal Pawar, West: Road, North: Kaccha Road, South: Vishal Katkar
(Loan A/C No.) L9001060120713653, M			