

PHYSICAL POSSESSION NOTICE

ICICI Bank

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

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 possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 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 Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Sangeeta Jayesh Savalia/ Jayesh Himitbhai Savalia/ Jayesh H Savalia- Huf- LBSUR00004325863	Flat No. F 7, Wing- F, 7th Floor, Avenue 77, Near L P Savani School, Canal Road, Moje- Vesu, R Block/ Survey No. 89/1 and 89/2, FP No. 77 and 175, Surat- 395009/ January 04, 2026	August 06, 2024 Rs. 1,58,67,579.76/-	Surat (Gujarat) Andhra- Bhayender- Thane (Maharashtra)

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 after 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: January 08, 2026

Place: Thane (Mira Bhayender)

Sincerely Authorised Officer, For ICICI Bank Ltd.

ICICI Home Finance | Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India

Branch Office: Shop No. 29, Shakambhari Square, 2nd Floor, Durga Chowk, Algaon - 440041.

Branch Office: City Survey No. 1976B/1+2 India Garage, South Western Corner, 1st floor of India Plaza Complex, Jhilo Peth Swatantrya Chowk, Algaon - 425001

Branch Office: Shop No. 604 & 605, Lafti Roongta Group, 6th Floor, Roongta Supermarts, Chandak Circle, Tidke Colony, Nashik, Maharashtra - 422002

[See proviso to rule 8(6)] Notice for sale of immovable assets

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) 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 Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Legal Heirs, Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price	Date and Time of Property Inspection	Date & Time of Auction	One Day Before Auction Date	SARFAESI Stage
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1.	Kailas Kanthalal Kochhawal (Borrower) Rojish Kailesh Kochhawal (Co-Borrower) Lan No. LHAKL00001281899	Plot No 6 Sr/ No 2 Part Tq Akola Kranti Chowk Ganesh Nagar Mouje Malkapur Tq And Dist Akola Maharashtra- 444004	Rs. 3,94, 09/00/- January 05, 2026	Rs. 55,55, 160/- 11:00 AM- 03:00 PM	February 03, 2026 10, 2026- 02:00 PM- 03:00 PM	February 09, 2026 Before 05:00 PM	Symbolic Possession	
2.	Koilesh Bhaviraj Gour (Borrower) Vimala Kailas Gaud (Co-Borrower) Lan No. LHJLN00001265974 & NHJLN00001265975	Plot No 1 To 4 Flat No 712, 7th Flr, Vasukamal Samruddhi, Vasukamal, Samruddhi Survey No 311 A Lam Jalgao Maharashtra- 425001	Rs. 14,38, 485/00/- January 05, 2026	Rs. 10,26, 000/- 11:00 AM- 03:00 PM	February 03, 2026 10, 2026- 02:00 PM- 03:00 PM	February 09, 2026 Before 05:00 PM	Symbolic Possession	
3.	Suresh Hiraman Ahire (Borrower) Chandani Suresh Ahire (Co-Borrower) Lan No. LHNAs00001454608 & LHNAs00001454609	Flat No 02, 1st Floor, Grampanchayat Milkat No. 1416/1, B Wing Suraj Heights Near Shanvi Mandir Deshmukh Wada Village Kasabe Vani Tal Dindori Nashik Nashik- 422209	Rs. 16,42, 0283/- January 05, 2026	Rs. 14,23, 170/- Rs. 142, 317/-	February 03, 2026 11:00 AM- 03:00 PM	February 10, 2026 02:00 PM- 03:00 PM	February 09, 2026 Before 05:00 PM	Symbolic Possession
4.	Shaikh Shoeb Shaikh Ajij (Borrower) Soniya Parveen Shaebi Shaikh (Co-Borrower) Lan No. LHJLN00001598701 & LHJLN00001598702	Block No. B2, Plot No 18, Survey No 13 Bh Kgn Masjid on Khadka Road Khadka Shivar Bhawasul Dist Jalgao Maharashtra- 425203	Rs. 21,19, 545,60/- January 05, 2026	Rs. 20,92, 500/- Rs. 2,09, 250/-	February 03, 2026 11:00 AM- 03:00 PM	February 10, 2026 02:00 PM- 03:00 PM	February 09, 2026 Before 05:00 PM	Symbolic Possession

The online auction will be conducted on website (URL Link-<https://BidDeal.in>) of our auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till February 09, 2026 before 05:00 PM else these secured assets will be sold as per above schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before February 09, 2026 before 04:00 PM. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before February 09, 2026 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd., - Auction" payable at the branch office address mentioned on top of the article.

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit <https://www.icicihfc.com/>

Date: January 08, 2026

Place: Akola, Jalgao, Nashik

Authorized Officer, "ICICI Home Finance Company Limited", CIN Number: U65922MH1999PLC120106

OMKARA ASSETS RECONSTRUCTION PVT. LTD
CIN: U67100T2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai - 400028 Tel: 022-93111/8879093790

[Appendix - IV-A][See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets & 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 the public in general and in particular to M/s. Asaya Builders and Developers LLP (Borrower), Ashwin Prabhudas Vora (Personal Guarantor), Lalit Prabhudas Vora (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nimesh Vora (Personal Guarantor), Amit Kumar Kundala (Personal Guarantor), Anoop Chundal (Personal Guarantor), Mayur Anil Raigangar (Personal Guarantor), Mitali Luv Vora (Personal Guarantor) and Nivasti Imperium Pvt Ltd. (Co-Borrower/ Mortgagor) named hereinafter that the below described immovable properties mortgaged/ charged to Piramal Capital and Housing Finance Limited (Formerly known as DHL). Thereafter, Omkara Assets Reconstruction Pvt. Ltd. (DARPL) acting in its capacity as trustee of Omkara PS 10/2022-23 Trust, has acquired entire outstanding debt along with the undersigned security vice Assignment Agreement dt. 10.01.2023, from Piramal Capital and Housing Finance Limited (Assignor). Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the dues and enforce the security. The physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd being the secured creditor. Accordingly, the described immovable property will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse" basis of physical possession, at Navi Mumbai for recovery of total dues **Rs. 51,00,87,420/- (Fifty-One Crore Eighty-Seven Thousand Four Hundred Twenty Only) (Rs.33,50,69,848/- plus Rs. 17,50,17,572/-) as on 07.03.2022, plus interest and expenses w.e.f. 08.03.2022 due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.**

The Reserve Price and the earnest money deposit of the property have been mentioned below in respective column.

Sr No	DESCRIPTION OF THE PROPERTY	Reserve Price in Rupees	EMD In Rupees
1	Shop No. 101 First Floor Admeasuring 1586 Sq ft, situated at "Nivasti Imperium", Plot no 1, Sector 19, Sanpada Navi Mumbai, Dist Thane	1,31,78,700	13,17,870
2	Shop No. 116 First Floor Admeasuring 508 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	42,74,820	4,27,482
3	Shop No. 202 Second Floor admeasuring 238 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	15,47,595	1,54,760
4	Shop No. 201 Second Floor admeasuring 1580 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	1,24,74,000	12,47,400
5	Shop No. 207 Second Floor admeasuring 2431 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	1,91,97,000	19,19,700
6	Shop No. 301 Third Floor admeasuring 230 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	14,07,600	1,40,760
7	Shop No. 334 Third Floor admeasuring 176 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	10,77,120	1,07,712
8	Shop No. 335 Second Floor admeasuring 370 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	22,64,400	2,26,440
9	Shop No. 203 Second Floor admeasuring 770 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	50,06,925	5,00,693
10	Shop No. 205 Second Floor admeasuring 766 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	49,80,915	4,98,092
11	Shop No. 206 Second Floor admeasuring 1650 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	1,30,41,000	13,04,100
12	Shop No. 211 Second Floor admeasuring 730 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	47,46,825	4,74,683
13	Shop No.212 Second Floor admeasuring 730 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane	58,84,762	5,88,476
Total		8,90,81,662	89,08,166

Bid Increment:- Rs.50,000 **Inspection Date and Time Date:** Date: 22.01.2026 Time: 11:00 AM

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD :- 27.01.2026,Till 6:00 PM

Auction Date :- 28.01.2026, Time: 11:00 AM to 12:00 Noon

The auction shall be conducted online by DARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is **27.01.2026**, by 6:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure in the same bid shall be rejected.

For detailed terms and conditions of the sale, please refer to the link provided in <https://omkaraarc.com/auction.php>.

The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-791891245/26. Helpline E-mail ID support@kaeuctions.com. For any property related query contact the Authorised Officer, Mr. Piyush Jain, Mobile: +91 88790 93790 E Mail: piyush.jain@omkaraarc.com in official hours and working days. In case of failure in the same bid shall be rejected.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002 This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/mortgagors of the above loan account under Rule 8 (6) r/w 9(1) of Security Interest (Enforcement) Rules 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the standing dues as mentioned herein above along with cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/-
Place: Mumbai

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 10/2022-23 Trust)

Note : Cost of bidding document (Non-Refundable) & Bid Security shall be payable online through <http://Jharkhandtenders.gov.in>

Any change can be seen on website [http](http://Jharkhandtenders.gov.in)