SYMBOLIC 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 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 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 Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. P. Nitin And Co./ Mr. Pritesh Mafatlal Shah/ Mr. Nitin Mafatlal Shah/ Mrs. Priyanka Nitin Shah/ Mrs. Riddhi Pritesh Shah/ 121705001753	Property Premises Bearing Flat No. 204, 2nd Floor In The Building Known As Sargam Co-Operative Housing Society Limited Which Is Constructed On All Pieces And Parcel of Land Bearing Survey No. 122 Hiss No. 1 & 2, Survey No. 123, Hissa No. 2, And Hissa No. 4,5,6 & 7, Survey No. 124, Hissa No. 1 & 3, Survey No. 125 Hissa No. 1 & 2, Survey No. 138, Corresponding To Old City Survey No. 53,54,55,56,57,58,59, 60, 61, 62, 63 And As Per New City Survey No. 53/153/2, 53/3, 53/4, 53/5, 53/6,53/7, 53/8, 53/9 And 53/10 Situated In Village of Kandivali, Within The Limits of Borivali Municipal Corporation, Situated At Near Poisor Gym Khana Kandivali West, Mumbai- 400067, Admeasuring Area 456 Square Feet Built Up/ October 05, 2026	July 10, 2026 Rs. 1,18,89,407.95/-	Mumbai

The above-mentioned borrowers(s)/guarantors(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: October 09, 2026, Place: Mumbai — Sincerely Authorised Officer, For ICICI Bank Ltd.

PUBLIC NOTICE

The Flat No. **301** in Building No. 5 of Rajendrakripa Co-op. Housing Society Ltd, Manish Darshan, J. B. Nagar, Andheri (East), Mumbai 400 059 under share certificate No.289 folio No. 208 and distinctive Nos. 4211 to 4220 is to be transferred in favour of **Smt. Aleyamma Joy & Mr. Abraham Rejoice Joy** from **Mrs. Maksuda Rahman.**

The Society hereby invites claims or objections from any member, person, bank, financial institution or corporate body etc. having interest in the said capital/property of the society within **15 days** from publication of this public notice, with copies of such documents and proofs, if any, in respect of his/her claims/objections to transfer the said flat. If no claim or objection is received within the stipulated period, the transfer will be affected as per the existing laws without giving any further notice.

Date: 09-10-2026

For Rajendra kripa Co-op. Housing Society Ltd.
Sd/-
Hon Chairman Hon Secretary

POSSESSION NOTICE

Whereas, the authorized officer of **Jana Small Finance Bank Limited** under the Securitization 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 **demand notices** to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower / Co-Borrower / Guarantor / Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	45709630001960	1. Amit Balasaheb Avhale (Borrower) 2. Balasaheb Bholba Avhale (Co-Borrower) 3. Anuja Amit Avhale (Co-Borrower) 4. Nanda Balasaheb Avhale (Co-Borrower)	17.07.2026 Rs. 2,65,454/- (Rupees Two Lakhs Sixty Five Thousand Four Hundred Fifty Four Only) as of 13.07.2026	Date: 06-10-2026 Time: 02:50 P.M. Symbolic Possession

Description of the Property: All That Piece And Parcel Of Grampanchayat Milkat No 647, Area Admeasuring About 22 Ft X 15 Ft = 330 Sq Ft., I.E. 30.66 Sq Mtrs., Mauje Avhalwadi (Malwadi), Tal : Haveli, Dist : Pune - 412207. Boundary's As Above:- Bounded By:- **East:** By Avhalwadi-Kesnand Road, **West:** By House Property Of Mr. Eknath Damodar Avhale, **South:** By House Property Of Mr. Shamrao Jaywant Avhale, **North:** By Lord Vitthal Temple.

Whereas, the Borrowers/Co-borrowers/Guarantors/Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby is given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of **Jana Small Finance Bank Limited has taken Symbolic possession** of the properties/secured assets described herein above in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/Co-borrowers/Guarantors/Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/Secured Assets and any dealings with the said properties/Secured Assets will be subject to the charge of **Jana Small Finance Bank Limited.**

Place: Maharashtra — **Sd/- Authorised Officer,**
Date: 06-10-2026 — **For Jana Small Finance Bank Limited**

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Jana Small Finance Bank, Branch Office: Office No. 704/705, Modi Plaza, Opp - Laxminarayan Theatre, Mukund Nagar, Satara Road, Pune 411037.

State Bank of India

MULUND WEST BRANCH
Opposite Jain Mandir, Zaver Road, Mulund West, Mumbai-400080

PUBLIC NOTICE FOR AUCTION OF GOLD ORNAMENTS

The Below mentioned borrower has failed to repay the loan and redeem the gold ornaments within the stipulated time in spite of several reminders. The gold ornaments/ jewellery pledged under the said loan accounts by the below listed borrower will be sold in public/ private auction at branch premises on **22/10/2026 at 4:00pm noon.**

Account No	Name Of The Borrower	Address	Amount / Gross Weight
44898 215847	Mrs. Amaritkaur Balajitsingh Sandhu	T G 36 1/1 Ramabai Pada Mulund Colony Mulund West 400080	72.24 Gram; Rs. 477682/as On 07/10/2026 (plus interest and other charges)

Terms & Conditions:
1. Those willing to participate are requested to deposit an amountof Rs.10,000/- before 1:00 pm on auction date
2. The bank reserves the right to accept or rejectany bid without assigning any reason whatsoever.
3. The bank shall be at liberty to cancel auction process tender at any time before declaring the successful bidder without assigning any reason.
4. Please note if the auction does not complete on same day, the same will follow the subsequent days on the same terms & conditions..

Sd/-, Authorised Officer

बैंक ऑफ इंडिया **BOI** Bank of India Relationship beyond banking

ASSET RECOVERY DEPARTMENT:- NAVI MUMBAI PLOT NO. 11, SECTOR - 11, CBD BELAPUR, NAVI MUMBAI - 400 614

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 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 following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/ physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is " ,"as is what is " and "whatever there is" on **27-10-2026 for Sr. No. 1 to 5 for from 11.00 A.M. to 05.00 P.M** for recovery of respective dues as detailed hereunder against the secured assets mortgaged/ charged to Bank Of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform (BAANKNET).

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/GUARANTOR **(Rs. In Lakh)**

Sr No	Names of the Branch/ Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal int & Exp) In Lakh	Contact No
1.	**Uran Branch, M/s Suraj Bar Proprietor: Mr. Nandkumar Mhatre (Deceased) Through Legal Heirs**	House no. 503D1 & 503D2 (Ground + 2 Upper floors), Umashankar Niwas, Kharkhand, Survey no. 9/ 4, Village-Kegaon, Taluka-Uran, District-Raigad, 400702 **(Built up area: 4660 sq. ft)(Symbolic Possession with bank)**	110.91/ 11.091	26.48	9545355487
2.	**Thane Branch Sangram Pandurang Aivade (Borrower)**	**Residential Flat :-** Flat no. 702, 7th floor, A Wing, Building known as "Aphrodiate", "Lodha Paradise" Complex, Survey no. 2P, 3P and others, Village-Majiwade, Sainath Nagar, Majiwade, Thane West -400601 (Built-up Area: 840 sq.ft.) **(Symbolic Possession with bank)**	103.46/ 10.346	5.69	9632536217
3.	**ULHASNAGAR – 4 Branch Vicky Thakurdas Bathija (Borrower)**	**Residential Flat:**Entire 2nd floor, "Poonam Cottage", Portion of Room no. 1799 of Block No. C – 900, C. T. S. No. 24247 (p), Situated Opposite Kali Mata Mandir, Kurla Camp, Village – Ulhasnagar – 5, District – Thane 421005 **(Built – up area: 735 Sq. Ft.) (Symbolic Possession with Bank)**	37.05/ 3.705	21.72	9594238967
4	**New Panvel Branch Amit Dasharath Rokade (Borrower)**	**Residential Flat:** Flat no. 12, 2nd floor, Building known as "Shivtirth CHS Ltd.", Plot no. 20, Survey no. 4, Hissa no. 9, Village – Lodhivali, Near Sai Baba Mandir, Taluka – Khalapur, District – Raigad, 410207**(Built – up area – 507 sq. ft.) (Physical Possession with Bank)**	12.90/ 1.29	9.73	9827570788
5.	**NHAWA SHEWA Branch Sadu Pandurang Dhage (Borrower), Laxmi Sadu Dhage (Co – borrower)**	**Residential Flat :-** Flat no. 305, 3rd floor,A-Wing, Building no.2 known as "Sapphire", Project known as "Eternia Space", Survey no. 20/1/A, Village - Dhakate Vengaon, Karjat, Raigad -410201 **(Built up area -319 sq. ft.)(Physical Possession with Bank)**	13.05/ 1.31	14.71	8421054197

NOTE:
1.The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiplies of Rs. 5,000/- (Rupees Five Thousand only).
2.The date for onsite inspection of properties for Sr. Nos. 1 to 5 is 23-10-2026.

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 cut-off date and time will be the date of E Auction till 04:00 PM. 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 **27-10-2026 for Sr. No. 1 to 5 from 11.00 A.M. to 05.00 P.M. 5**.To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at **ARD.NaviMumbai@bankofindia.bank.in** and/or through contact numbers mentioned above to better facilitate the inspection. **6.**Bid shall be submitted through online procedure only. **7.**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.**8.**Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.**9.**It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. **10.**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.**11.**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 property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount. **12.**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 they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. **13.**The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody. **14.**The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.**15.**The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).**16.**The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: Navi Mumbai — **Authorised Officer(S)**
Date: 09.10.2026 — **BANK OF INDIA**

बैंक ऑफ़ बड़ौदा **Bank of Baroda**

Regional Stressed Assets Recovery Branch, Dena Bank Building, 1st Floor, 17-B, Horniman Circle, Fort, Mumbai-400001.Phone: 022-68260059/6061/62 Email: sarmms@bankofbaroda.co.in

Sale Notice For Sale Of Immovable Properties
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 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 proviso to Rule 6 (2) & 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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr/ Lot No.	Name & address of Borrower/s / Guarantor/ s/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	Total Dues	1. Date of e-Auction 2. Time of E-auction - Start Time 14:00 PM to End Time 18:00 PM	1. Reserve Price & 2. EMD Amount of the Property 3. Bid Increase Amount (All In Rs.)	Status of Possession (Constructive /Physical)	Property Inspection date and Time
1	**Vaibhav Design Group through its (proprietor Mr.Ratnakar Sadanand Asnotkar) Mr. Ratnakar Sadanand Asnotkar (Mortgagor) At-**Room No.52,Supariwala House,Chunam Lane,Near DB Marg,Police station,Lamington Road,Mumbai-400007 **Hafijur Rahaman Khan (Guarantor). At-**ii)Flat no-703, 7th floor, Shakuntalal Paradise, A Wing, Near Lodha Heaven, Nilje, Dombivali East, Mumbai-421201.	Residential flat no. 204,on 2nd floor, admeasuring 443.85 sq.ft built up area of the building known as "Bethel Garden" Plot No 32, S. No. 62+61+60/ 10+7+5A+3+0, CTS no 1602, 1605, 1606, 1607, 1608 (part) of village Revenue Chinchavali Shekin, Tal-Khalapur, Dist-Raigad, Maharashtra Encumbrance:Not Known to Bank	Rs. 66,00,963/- plus unapplied 'interest and other charges thereon from 31.05.2019	a) 28-10-2026 b) 14:00 TO 18:00	A) 9,71,000/- B) 97,100/- C)Rs.10,000/-	Physical	A) 17-10-2026 B) 14:00 to 16:00 PM Preetam Angadi 9740143818
2	**M/s EVA Food Corporation- Prop- Moh. Hafijur Rahaman Khan Mr. Moh. Hafijur Rahaman Khan- (Mortgagor)** Flat no 703, 7th Floor, Shankuntala Paradise,A Wing, Near Lodha Heaven Village Nilje, Dombivali (East), Taluka Kalyan, Dist- Thane-421201 **Mr. Ratnakar Asnotkar – (Guarantor),** Room No 52, Supariwala House,Chunam Lane, Near DB marg, Police Station,Lamington Road, Mumbai-400 007	Flat No 102, 1st Floor, Bethel Garden, situated on Plot No 32, S. No. 62+61 +60/10+7+5A+3+0, CTS no 1602, 1605, 1606, 1607, 1608 (part) of village Revenue Chinchavali Shekin, Tal-Khalapur, Dist- Raigad, Maharashtra Built-up Area of the Flat 443.85 Sq. Ft Encumbrance: Not Known to Bank	Rs 59.31 Lakhs plus unapplied 'Interest and other charges there on from 31.12.2018	a) 28-10-2026 b) 14:00 TO 18:00	A)9,71,000/- B)97,100/- C)10,000/-	Physical	A) 17-10-2026 B) 14:00 to 16:00 PM Preetam Angadi 9740143818
3	**Mishka Jewels & Metals Pvt. Ltd.** 19, Vishram building, Ghatkopar, Mahal Road, Chembur (W) – 400089 **Mr. Vimal Subhash Jain (Director, Guarantor and Mortgagor)** D-1406, 14th floor, D-wing, RNA, Continental Subhash Nagar, Chembur, Mumbai – 400071 Also at – Room No.8, Ashok Vihar,3rd road, N G Acharya Marg, Chembur East - 400071 **Mrs. Vanita Vimal Jain (Director & Guarantor)** D-1406, 14th floor, D-wing, RNA, Continental Subhash Nagar, Chembur, Mumbai – 400071 Also at – Room No.8, Ashok Vihar,3rd road, N G Acharya Marg, Chembur East - 400071	Unit No. – 502, on the 5th floor of the "Lotus Pride" building, admeasuring 630 sq. ft. carpet area, bearing CTS No. 1311, S. NO. 271/6, Hissa Number 2 of village Vile Parle (W) in Taluka Andheri, Mumbai Suburban District, situated, lying and being at Vallabhbhai Patel Road, Near Railway Level crossing, Vile Parle West, Mumbai -400056 Encumbrance – Not known to Bank	Rs. 253.28 lacs as on 02/10/2023 plus interest and other charges thereon.	a) 28-10-2026 b) 14:00 TO 18:00	A)1,65,90,000/- B)16,59,000/- C)50,000	Physical	A) 17-10-2026 B) 13:00 to 15:00 PM Prashant Patil 8007865874
4	**A)Shrikant Sakharam Parab (Mortgagor and Borrower) B) Sejal Shrikant Parab (Mortgagor and Borrower)** Both are R/o, 4/311, Mangal Kiran CHS, Old MHB Colony, Gorai Road, Near MHB Police Station, Boriwali (W) 400091 Also At – 15/9, Sankalp Siddhi CHS Ltd., Ram Nagar, Jogeshwari (E) Mumbai – 400060	Flat No -1602 admeasuring 41.73 sq. mtrs. equivalent to 449 sq. ft. carpet area on the 16th floor of B Wing in the residential building known as "MERIDIAN" situated at and CTS No. S.449/A, 450/A, 486/A, 487/A,488/A, 569/A, 572/A to 575/A of village Charkop Taluka Boriwali District Mumbai Sub-urban of Mahatma Gandhi Road,Charkop, Kandiwali (West), Mumbai – 400067 Encumbrance -Society dues of Rs. 6,68,816/- vide society letter dated 10.08.2026 Other Encumbrance – Not known to the Bank	Rs. 81.53 lacs as on 03/08/2023 plus interest and other charges thereon. Demand Notice: 08/08/2023	a) 28-10-2026 b) 14:00 TO 18:00	A)81,63,000/- B)8,16,300/- C)50,000	Physical	A) 17-10-2026 B) 13:00 to 15:00 PM Prashant Patil 8007865874
5	**M/s Hridaan Industrial Enterprises** Plot No.-405, C1/25,2nd phase, Near Jay Mahakali Wigh Bridge, LIC sector, GIDC Vapi, District Valsad, Gujarat – 396195 **Mr. Ashok Kumar Jain (Partner/Guarantor)** Flat No. – 11, Aashiyana, 1st Road, near Bhaidas Hall, 24 Azad Nagar JVPD Scheme, Vile Parle (W) -400072 **Mr. Abhishekh Ashok Kumar Jain (Partner/Guarantor/Mortgagor)** Flat No. – 11, Aashiyana, 1st Road, near Bhaidas Hall, 24 Azad Nagar JVPD Scheme, Vile Parle (W) -400072	Unit No.201,2nd Floor, Building Known as "Status House", Plot No-4, CTS No. 1666, Lathiya Rubber Lane, Andheri Kurla Road, Saki Naka, Mumbai-400072 admeasuring 857 sq. ft. built up area. Encumbrance – Not known to the Bank	Rs. 290.10 lacs as on 03/08/2023 plus interest and other charges thereon. Demand Notice: 04/08/2023	a) 28-10-2026 b) 14:00 TO 18:00	A)1,10,85,000/- B)11,08,500/- C)50,000	Physical	A) 21-10-2026 B) 13:00 to 15:00 PM Rajesh Raut 9595400303

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.in. Also, prospective bidders may contact the Authorised officer on Tel No. 022-68260059/60/61. Mobile 9161010360/8007865874/9595400306/9740143818

Date: 05.10.2026 — **Sd/-**
Place: Mumbai — **Authorized Officer, Bank of Baroda**

EXH - 64

REGD.A/D/DASTI/AFFIXATION /BEAT OF DRUM & PUBLICATION /NOTICE
BOARD OF DRT
SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II, MUMBAI
MTNL Bhavan , 3rd Floor , Colaba Market , Colaba. Mumbai.

T.R.P.No. 83/2023 — Dated : 29.09.2026

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Bank of Baroda, Govandi (E) Branch]... Certificate Holder
V/s
M/s. Krishna Books & Stationery Mfg Pvt Ltd & Anr] ...Certificate Debtor

CD - 1 : M/s. Krishna Books and Stationery Mfg Pvt. Ltd., Carrying business at Shop Nos 1 to 5, Deoka Market, Pandariba, Aurangabad 431 001.
CD - 2 : Mr. Ajay Nand Kumar Choudhary, Director of M/s. Krishna Books and Stationery Mfg Pvt Ltd, residing at Flat No. 24/25, VK Market, Pandariba, Aurangabad 431 001.
CD -3 : Mrs Sonal J Choudhary, Director of M/s. Krishna Books and Stationery Mfg Pvt Ltd, residing at Flat No 24/25, V K Market, Pandariba, Aurangabad 431 001.
CD - 4 : Mr. Nand Kumar Venkatidas Choudhary, residing at Flat No. 24/25, V K Market, Pandariba, Aurangabad 431 001.
CD – 5 : Mr. Rajendramohan Lalitmohan Vakil, residing at Plot No.1, Rame Raja Rokadiya Hanuman Colony, Aurangabad 431 001.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No . II Mumbai has drawn up the Recovery Certificate in Original Application No. **1877 of 2016** for recovery of **Rs. 87,26,756.01** with interest and cost from the Certificate Debtors and a sum of **Rs. 2,60,59,112.40 (as on 07.05.2025)** is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 87,26,756.01 along with pendent-lite and further interest @ 14.50% p.a. from the date of filing of application till payment and/or realization from C.Ds.**

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **18.11.2026** between **02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankeauctions.com) of M/s. C-1 India Private Limited, having address at Udyog vihar, phase 2, Gulf Petrochem Building No. 301, Gurgaon, Haryana - 122015, India, Contact Person : Mr. Bhavik Pandya (Mobile +91 8866682937). Email address -maharashtra@c1india.com & gujarat@c1india.com. (Support help Desk No. +91 8866682937 / 01244302000). The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.**

The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property .

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down , the arrears mentioned in the said certificate. interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned .

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned , but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person , having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions :-

1. The Property shall be e-auctioned LOT-WISE as per the following details:

Lot	Description of the property	Date of Inspection	Reserve Price	EMD Amount	Incremental Bid
1	Shop Nos 1,2,3,4 and 5 located on ground floor, admeasuring 1340 sq ft and godown no.5 located on lower ground floor admeasuring 290 sq ft at Deoka Market,Pandariba,Aurangabad bearing C.T.S No.6252, Sheet No 44,	11.11.2026	1,41,00,000	14,10,000	1,00,000
2	Shop Nos 1,2,8 & 9,located on ground floor, admeasuring 1595 sq ft at V.K. Market,Pandariba,Aurangabad ,bearing C.T.S. No. 6253, Sheet No.44	11.11.2026	1,50,00,000	15,00,000	1,00,000
3	Combined Lot	11.11.2026	2,91,00,000	29,10,000	2,00,000

Note :- Preference shall be given to combined bid for Lot No. 3 (Combined Lot)

2. The amount by which the bid is to be increased shall be **as per lots.** However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid , or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with **EMD amount as per lots**, is payable by way of RTGS/NEFT in the **Account No.: 60040015181869, IFSC Code No: BARBOSARMMS, of the Bank of Baroda, ROSARB Horniman Circle, Fort Branch.**
5. The offers in a sealed envelope (addressed to the Recovery Officer. DRT-II. Mumbai superscribing **R.P.No. 83 of 2023** only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN I TAN Card , Address Proof , Photo Identify Proof of the bidder(s) and RTGS I NEFT details towards EMD Amount of **as per lots**, should be deposited with the undersigned not later than by **4:00P.M. on 13.11.2026**.
6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company , authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in **para 5 & 6** here in above. The last date for submission of online bid is **13.11.2026** by 4:00 P .M. The physical inspection of the properties may be taken between 10:00 A.M. and 04:00P.M. on **11.11.2026** at the property site.
   For further details contact: **Mr. Deepak Ranjan, (Branch Head) - Mobile No. 9161010360**
   Mr. Prashant Patil, (Account Officer) - Mobile No. 8007865874.
8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal. failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
9. The successful bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD by next bank working day **i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.**
10. The successful highest bidder shall also deposit the balance **75% of final bid amount on or before 15th day** from the date of auction sale of the property. If the **15th day is Sunday or other Holiday**, then on the first bank working day after the 15th day by **prescribed mode as stated in para 4 above.**
11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs .1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- **through DD** in favour of **Registrar, DRT-II, Mumbai**, within 15 days from the date of auction sale of the property.
12. In case of default of payment within the prescribed period , the deposit after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold . after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
13. The property is being sold on **"AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS"**.
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
1.	2.	3.	4.	5.
Lot No.1	Shop Nos 1,2,3,4 and 5 located on ground floor,admeasuring 1340 sq ft and godown no.5 located on lower ground floor admeasuring 290 sq ft at Deoka Market,Pandariba, Aurangabad,bearing C.T.S No. 6252,Sheet No 44.	Not available	Mortgaged Property	Not Known
Lot No.2	Shop Nos 1,2, 8 & 9,located on ground floor, admeasuring 1595 sq ft at V.K. Market, Pandariba, Aurangabad,bearing C.T.S. No.6253, Sheet No.44	Not available	Mortgaged Property	Not Known
Lot No.3	Combined Lot	Not available	Mortgaged Property	Not Known

Given under my hand and seal on this 29th day of September, 2026

SEAL

SD/-
Bhavishya Kumar Azad
Recovery Officer
DRT-II, Mumbai

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD. (ACRE)
CIN : U65993DL2002PLC115769
Regd. Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019
E-mail : acre.arc@acreindia.in, Website : www.acreindia.in
Corporate Office : Unit No. 502, C Wing, ONE BKC, Plot No. C – 66, G – Block, Bandra Kurla Complex, Mumbai – 400051. Tel : 022 68643101

POSSESSION NOTICE
(for immovable property)

Whereas,

The Authorized Officer of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** 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 Demand Notice dated **19.02.2022** calling upon the Borrowers **RAMESH TAHAL SAV ALIAS SAV RAMESH TAHAL and RITU RAMESH SAV** to repay the amount mentioned in the Notice being **Rs. 22,25,712.61 (Rupees Twenty Two Lakhs Twenty Five Thous