

ANAND RATHI Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India | Website: www.rathi.com

POSSESSION NOTICE - (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of the Anand Rathi Global Finance Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 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 dated 25th October, 2019 under Section 13 sub-section 2 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 calling upon the Borrower viz. **Better Builders and Infrastructure Private Limited and Guarantors (i) All the legal heirs of Mr. Shyam Ball (Since Deceased)**, (ii) **Mrs. Kumud Devraj Ball (Since Deceased)**, (iii) **Mr. Sanjay Bakshi** and **Mr. Umesh Vyas** to repay the amount mentioned in the Demand Notice dated 25th October 2019 being Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lakhs Eighty Three Thousand Nine Hundred Fifty Seven Only) as on 24th October, 2019 within 60 days from the date of the said notice.

The details are as follows:

Sr. No.	Loan Account Number of the Borrower	Name of the Borrower	Names of the Guarantor	Description of the Secured Asset	Amount Demanded in INR	Date of Demand Notice	Date of Possession
1.	ARGFL/CF/030	Better Builders and Infrastructure Private Limited, having registered at S/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (East) Mumbai - 400058	(1) All the legal heirs of Mr. Shyam Ball (Since Deceased) having residential address: A/8, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063. (2) Mrs. Kumud Devraj Ball (Since Deceased) having residential address: A/8, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063. (3) Mr. Sanjay Bakshi having residential address 702, Rajnagar, CHS, Gen. A.K. Vaidya Marg, Golikhumb, Goregaon (East) Mumbai - 400063. (4) Mr. Umesh Vyas having residential address at 3101, Electra, Planet Godrej, 30, Keshavnagar Khadye Marg, Jacob Circle, Mumbai - 400011	As given in the Description of 32,65,83,957/- the Immovable Property below.	Rs. 32,65,83,957/-	25-10-2019	18-02-2026

The Borrower having failed to repay the amount due despite the receipt of the said statutory Demand Notice, notice is hereby given to the Borrower and Guarantor mentioned hereinabove in particular and public in general that the undersigned has taken possession of the properties / Secured Asset No. [As defined under the Demand Notice dated 25th October, 2019] and also described in description of Immovable Properties herein below in exercise of powers conferred upon him/her under sub-section (4) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 18th day of February of the year 2026.

The Borrower and Guarantors in particular and the public in general is hereby cautioned not to deal with the properties / the Secured Asset No. 1 and any dealings with the Properties / secured assets will be subject to the charge of Anand Rathi Global Finance Limited for an amount of Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lakhs Eighty Three Thousand Nine Hundred Fifty Seven Only) as on 24th October, 2019 and further interest and other charges thereon with effect from 25th October, 2019 onwards. The Borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the Act in respect of the time available to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

- Flat No. 38/B measuring 861 square feet built up area on the ground floor of the building known as "Yashodham Hill Top Residents Co-operative Housing Society Limited" situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No. 98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban;
- Flat No. 38/B-1 measuring 861 square feet built up area on 1st floor of the building known as "Yashodham Hill Top Residents Co-operative Housing Society Limited" situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No. 98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban;
- Flat No. 38/A-1 measuring 861 square feet built up area on ground floor of the building known as "Yashodham Hill Top Residents Co-operative Housing Society Limited" situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No. 98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban;
- Flat No. 38/A-2 measuring 861 square feet built up area on 1st floor of the building known as "Yashodham Hill Top Residents Co-operative Housing Society Limited" situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No. 98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban.

Date: 18th Feb, 2026 | Place: Mumbai

Sd/-
Authorized Officer, Anand Rathi Global Finance Limited

punjab national bank Circle Office Mumbai City U.B.I Tower, 6th Floor, 25, Sir P.M. Road, Fort, Mumbai - 400 001 Email: cs0441@pnbs.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(i) 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/physical symbolic possession of which has been taken by the Authorized Officer of the Bank Secured Creditor, will be sold on "As is where is", "As what is" and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr. No.	Name of Branch/Name of Account/ Name & Address of Borrower/Guarantor	Details of Immovable Properties Mortgaged / Owner's Name (Mortgages of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Int. & Charges C) Possession Date u/s 13(2) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price B) EMD (last date of EMD deposit) C) Bid Increase Amount	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	ARMB Mumbai City Mr. S.UBHASH RAMCHANDRA FANSAMKAR	Survey No 301, Gat No 1925-A/2 (old Survey No 1925), Bungalow No 19, Shanigarh Village - Lanja, Taluka - Lanja, Dist- Rahagali- 416 712	A) 15.09.2025 B) Rs. 1,85,72,390.70 as on 31.01.2026 + further interest & other charges C) Dated: 16.12.2025 D) Symbolic	A) Rs. 92,89,000/- B) Rs. 92,89,000/- C) Rs. 25,000/-	27.03.2026 11.00 AM - 04.00 PM	Not Known

TERMS AND CONDITIONS

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule heretoabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanet.com> as per above.
- For detailed terms and conditions of the sale, please refer www.baanet.com and www.pnbs.in.
- Contact Person Mr. Sushil Kumar - 9420194674, Mr. Rajan Arora - 7788941256
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.
- Authorized Officer will accept the bid if the bidder bids for both, Land & Building and Plant & Machinery, Standalone bid for only Land & Building will not be accepted.

Note: Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues. Past/present/ Future.

30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(i) OF THE SARFAESI ACT, 2002

Date: 19.02.2026
Place: Mumbai

Sd/-
Authorized Officer, Punjab National Bank

असामान्य धैर्याची प्रत्यक्ष मूर्ती,
जनांसाठी जे देती स्वातंत्र्य स्फूर्ती,
स्वराज्याची जे करती संकल्प मूर्ती,
गाने जयांची दिगंत कीर्ती.

छत्रपती शिवाजी महाराजांना कोटी कोटी नमन!

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जनांसाठी जे देती स्वातंत्र्य स्फूर्ती,
स्वराज्याची जे करती संकल्प मूर्ती,
गाने जयांची दिगंत कीर्ती.

छत्रपती शिवाजी महाराजांच्या जयंती १९ फेब्रुवारी

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Speakers

V. Vaidyanathan MD & CEO, IDFC FIRST Bank
Dr. Rajan Singh MD & CEO, Bajaj General Insurance
Dr. Manoj Kumar Secretary, Department of Financial Services, Ministry of Finance
Dr. Anurag Khanna Chairman, Securities and Exchange Board of India
S. Bhargava Chairman, Pension Fund Regulatory and Development Authority (PFRDA)

Dr. Anurag Khanna VP & Head of Commodities, Alice Blue
Dr. Anurag Khanna Content Creator, Author & Entrepreneur
Dr. Anurag Khanna Co-Founder, MCube Investment Technologies LLC
Dr. Anurag Khanna Head - Retail Liabilities, IDFC FIRST Bank
Dr. Anurag Khanna ED & CEO, IndusInd Nippon Life Insurance
Dr. Anurag Khanna Head - Fixed Income, Mirae Asset Investment Managers (India)

Dr. Anurag Khanna MD and Joint CEO, SBI Mutual Fund
Dr. Anurag Khanna MD, Chairman, First Global
Dr. Anurag Khanna MD, Joint CEO, President Sales, HDFC AMC LTD
Dr. Anurag Khanna MD & CEO, Aditya Birla Sun Life Insurance
Dr. Anurag Khanna MD & CEO, Kotak Mahindra Capital

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