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Union Bank

of India

भारत सरकार का उपक्रम A Government of India Undertaking
Regional Office, Mumbai (South) : Union Bank Building, 66/Floor, 66/80,
Mumbai Samachar Marg, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

30 DAYS 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 PROVISION TO RULE 8 (6) / RULE 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) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS and WITHOUT RECOURSE BASIS** on **10.04.2026** in between **12.00 P.M to 5.00 P.M.**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx>. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on **10.04.2026** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com>

Date & Time of Auction : 10.04.2026 at 12.00 P.M to 05.00 P.M.

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Mr. Kaushal K Doshi and Mrs. Shital K Doshi b) Mumbai-Colaba Branch c) Row House No. 24, Sun Palms, Near Varsoli Toll Plaza, Village Varsoli, Taluka Maval, Lonavala, District- Pune, Maharashtra-410405 d) Mr. Kaushal K Doshi and Mrs. Shital K Doshi	a) ₹1,73,60,000.00 b) ₹ 17,36,000.00	Rs. 1,57,63,817.98 (Rupees One Crore Fifty Seven Lakh Sixty Three Thousand Eight Hundred Seventeen and Paise Ninety Eight Only) as on 31.08.2025 plus further interest thereon w.e.f 01.09.2025 at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
2	a) Mr. Venkateshwara Steel b) Byculla Branch c) Office No 313 on the 3rd floor admeasuring area of 170 sq feet in the building known as LOHA BHAVAN situated at P.D'Mello Road, Masjid, Mumbai-400009, plot of land bearing Plot No 3 & 4 and CS No 43/1 and 44/1 of Princess Dock Division d) M/s. Elmech Engineers	a) ₹ 66,92,000.00 b) ₹ 6,69,200.00	Rs. 2,63,63,404.39 (Rupees Two Crore Sixty-Three Lac Sixty Three Thousand Four Hundred Four and Paise Thirty Nine Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Vikas Rathee- Mob. No. 9350370020 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
3	a) Mr. Venkateshwara Steel b) Byculla Branch c) Office No 314 on the 3rd floor admeasuring area of 170 sq feet in the building known as LOHA BHAVAN situated at P.D'Mello Road, Masjid, Mumbai-400009, plot of land bearing Plot No 3 & 4 and CS No 43/1 and 44/1 of Princess Dock Division d) M/s. Elmech Engineers	a) ₹ 66,92,000.00 b) ₹ 6,69,200.00	Rs. 2,63,63,404.39 (Rupees Two Crore Sixty-Three Lac Sixty Three Thousand Four Hundred Four and Paise Thirty Nine Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Vikas Rathee- Mob. No. 9350370020 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession

Bidders are requested to visit the Bank's website <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx> for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal.

The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002
This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx> or <https://baanknet.com>

Date : 10.03.2026
Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India

 punjab national bank Together for the better		Circle Office Mumbai City U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001 Email: cs6041@pnb.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(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 constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is 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.					
SCHEDULE OF THE SECURED ASSETS					
Sr. No.	Name of Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor (s) / Mortgagor (s)	Details of Immoveable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13 (2) of SARFAESI ACT 2002 B) Balance Outstanding Amount + Intt. & Charges C) Possession Date u/s 13(4) 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 Auction Details of the encumbrances known to the secured creditor
1	ARMB, Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt Ltd (Borrower) Mr. Rishabh Ravinder Gupta (Director/Guarantor) Mr. Abhinav Sanjay Gupta (Director/Guarantor) Mr. Charanjit Mehta (Director/Guarantor) Mr. Dilip Verma (Director/Guarantor)	All that pieces and parcel of Land & Factory Shed at Gutno. 336, 337,408 & 409 of Village- Biloshi, Post- Khanivali, Taluka- Wada, Dist -Palghar -421303 Plot Area - 16100 Sq Mt Built Up Area 2145.95 Sq Mt.	A) 11/12/2017 B) Rs.8,37,73,850.71 as on 30/11/2017 + further intt & other charges C) Dated: 16/09/2019 D) Physical	A) Rs. 2,56,50,000/- B) Rs. 25,65,000/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM 1) Electrical Dues 2) Taxes of Local bodies 3) Other dues not known to us
2	ARMB, Mumbai City M/s Incolex Impex P Ltd (Borrower) M/s Surya Garments (Guarantor) Mr. Arun Todi (Director/Guarantor) Mrs. Alka Todi (Guarantor)	Gala no. 7, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1303 Sq ft, Carpet Area 999 Sq Ft)	A)17/02/2023 B) Rs.8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 60,34,000/- B) Rs. 6,03,400/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
3	Mr. Virendra Todi (Guarantor) Mr. Rishi Todi (Guarantor) Mr. Sham Shivanand Wagle (Guarantor)	Gala no. 8, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft, Carpet Area 1099 Sq Ft)		A) Rs. 65,01,000/- B) Rs. 6,50,100/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
4		Gala no. 9, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft, Carpet Area 1094 Sq Ft)		A) Rs. 65,01,000/- B) Rs. 6,50,100/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
5	ARMB, Mumbai City M/s KESHAR STEEL (Borrower) Mr. KAMLESH SHETH (Proprietor) Mr. CHAMPALAL SHETH (Guarantor)	Godown premises at B-9, Balaji Plaza, Usatane, Taluka Ambarnath, Dist Thane, BUA 968 Sq Ft.	A) 08/01/2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) Dated: 12/01/2017 D) Symbolic	A) Rs. 19,17,000/- B) Rs. 1,91,700/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
6		Godown premises at D-02, Gr Fl, Survey No 37/1, Balaji Plaza, Usatane, Taluka Ambarnath, Dist- Thane, BUA 1393 Sq Ft.		A) Rs. 17,55,000/- B) Rs. 1,75,500/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
7	ARMB, Mumbai City M/s DIVYA JYOT ENTERTAINMENT PVT. LTD. (Borrower) Mr. Tohid Furniturewala (Director/Guarantor) Mrs. Sunhera T. Furniturewala (Director/Guarantor)	Immovable Property at Cinema Halls situated at the 2nd floor to 5th floor and certain portion of ground floor including common area terrace and parking space, consisting of area admeasuring 4648.59 sq. ft. built up area equivalent to 64790.14 sq. ft. super built-up area in the building known as 'H Citi Mall', situated at 115, B/1, LBS Marg, Kanjurmarg, Mumbai- 400078	A) 28/04/2014 B) Rs. 3,57,70,601/- as on 31.03.2014 plus further interest and other Charges C) Dated: 06/09/2014 D) Symbolic	A) Rs.117,60,000,000/- B) Rs.11,76,00,000/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 1,00,000/-	27/03/2026 11.00 AM to 04.00 PM 1) Assessment Tax Dues 2) Common Assessment Maintenance Dues 3) Other dues not known to us
8	ARMB, Mumbai City Mr. Ashok Chhotalal Gandhi (Borrower) Mr. Vinod Chhotalal Gandhi (Co-borrower)	Flat no. 2B, 1st Floor, Building Known as "Prabhjot" situated at Sher-e-Panjab Society, Mahakali Caves Road, Village Mogra, Andheri (East), Mumbai- 400093	A) 28/05/2021 B) Rs. 1,71,36,529/- as on 30.11.2021 plus further interest and other Charges C) Dated: 03/01/2022 D) Symbolic	A) Rs. 2,29,00,000/- B) Rs. 22,90,000/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
9	ARMB, Mumbai City Mr. Santosh Dattatraya Pashlikar	Flat No 7, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane - 421601	A) 09/12/2020 B) Rs.24,20,617/- as on 30.11.2020 +further intt & other charges C) Dated: 07/11/2025 D) Physical	A) Rs.14,74,200/- B) Rs.1,47,420/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
10		Flat No 8, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane - 421601		A) Rs.14,49,000/- B) Rs.1,44,900/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known
11	ARMB, Mumbai City Mrs. Sushma Shirish Kauthankar	Flat No 5, 1st Floor, Veleno Apartment, Plot no 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Taluka Shahapur, Dist Thane - 421601	A) 25/08/2020 B) Rs.11,91,599/- as on 25.08.2020 + further intt & other charges C) Dated: 29/12/2020 D) Physical	A) Rs.14,49,000/- B) Rs.1,44,900/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM Not Known

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS"
3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.
5. For detailed term and conditions of the sale, please refer www.pnbindia.com and www.pnb.co.in
6. Contact Person Mr. Sushil Kumar - 9420194674, Kashif Zubair - 8425981733, Riyan Ali - 7768941266
7. 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.
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.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 10.03.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank



केनरा बैंक Canara Bank

A Govt. of India Undertaking



Sindicite Syndicate

Mandvi Branch / 74/76, Kazi Sayed Street, Sujeev House, Mumbai-400 003.

Email : cb02101@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of, **Mandvi Branch of the Canara Bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2026**, for recovery of **Rs. 16,26,939.93 (Rupees Sixteen Lakhs Twenty Six Thousand Nine Hundred Thirty Nine and paisa Ninety Three only)** plus further interest thereon from 30/12/2019 along with suit expenses and other charge due to the, **MANDVI Branch of Canara Bank** from **Mr. Tushar Jagdish Narayan Tiwari (Borrower)** and **Prasad Prakash Hatkar (Guarantor)**.

Sr.No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	Details and full description of the immovable property with known encumbrances, if any: All part & Parcel of residential Flat No A-05, On Ground Floor, Building known as "Shri Krishna Residence" Situated at survey No 2, Hissa No 4 of village Gundga, Near Maateshwar Regency, Karjat, Taluka Karjat, District Raigad- 410201. Extent of Built up Area 350.00 Sq. Ft. standing in the name of Mr. Tushar Jagdish Narayan Tiwari	Rs. 11,00,000/-	Rs. 1,10,000/-

The earnest money deposit shall be deposited on or before **25.03.2026 at 9.30AM** The property can be inspected, with Prior Appointment with Authorised Officer, on **17.03.2026**, Canara Bank Mandvi Branch between **11.00 am to 4.00 pm**. There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal – [www.PSB Alliance \(Baanknet\).](http://www.PSB Alliance (Baanknet).) Contact No. 8291220220, 7046612345, 6354911012, 9892219848, 8160205051, E-mail support:BAANKNET@psballiance.com; <https://baanknet.com/>, or Canara Bank's website www.canarabank.com, or may contact Manager Canara Bank Mandvi Branch 8169845618/9410316322/8655918379 / 8655963182 during office hours on any working day.

Date : 06.03.2026

Place : Mumbai

Sd/-
Authorised Officer
Canara Bank

	Bldg. No. 2, Unit No. 201-202A to 202-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.
APPENDIX-IV-A	
PUBLIC NOTICE FOR AUCTION – SALE OF IMMOVABLE PROPERTY	
(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)	
WHEREAS,	
ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 25.03.2021 executed with Bharat Co-operative Bank (Mumbai) Ltd. Acting in its capacity as Trustee of ASREC-PS-12/2020-21 and has acquired the secured debt of M/s Saale Life Pharmaceut Pvt Ltd (Borrower Company) and Mr. Shailesh Chimanlal Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh (Director & Joint Borrowers) (hereinafter referred to as "Borrowers")	"Mortgagors" and "Guarantor" along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd.
The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd (Assignor Bank) in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 08.09.2021 u/s 13(2) of the said act calling upon all the aforesaid borrowers/mortgagors/guarantors in their capacity for repayment of total outstanding amount aggregating to Rs. 11,04,61,936.94 (Rupees Eleven Crore Four Lacs Sixty One Thousand Hundred Thirty Six and Ninety Four Paisa Only) as on 31.08.2021 with further interest thereon in respect of the advance granted by the Bharat Co-operative Bank (Mumbai) Ltd., within the stipulated period of 60 days as mentioned in the Demand Notices under Sec 13(2) of the said Act served upon the borrowers & Joint Co-borrowers. Details of Total outstanding as below:	
Name of the Accounts	Amount
M/s Saale Life Pharmaceut Pvt Ltd (, Mr. Shailesh Chimanlal Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh Director & Joint Borrowers)	(I) Cash Credit A/c No 05213100000235 Rs 10,26,22,193.49 as on 31.08.2021 together with further interest @ 13.90 % p.a + penal interest @ 2% p.a thereon with effect from 01.09.2021. (II) Term Loan A/c No 052333100000218 Rs 13,77,682.15 as on 31.08.2021 together with further interest @ 13.90 % p.a + penal interest @ 2% p.a thereon with effect from 01.09.2021. (III) Covid FTL A/c No 052324010000092 Rs 64,62,061.30 as on 31.08.2021 together with further interest @ 13.90 % p.a + penal interest @ 2% p.a thereon with effect from 01.09.2021.
Aggregate Outstanding Amount	Rs. 11,04,61,936.94 as on 31.08.2021

The Borrowers, Joint/Co-Borrower/Partners/Guarantor/Mortgagors having failed to repay the entire dues as per said demand notice dated 08.09.2021 under Sec.13 (2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement dated 25.03.2021 in favor of ASREC (India) Limited, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 11.12.2023 in respect of scheduled properties mentioned herein below.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Joint/Co-borrower and Guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues in the account, as per said demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property.

The property shall be sold strictly on "AS IS WHERE IS" , "AS IS WHAT IS" , "As is Whatever Condition it is" and "NO RECOURSE" basis for recovery of Aggregate combined total of Rs. 11,04,61,936.94 (Rupees Eleven Crore Four Lacs Sixty one Thousand Nine Hundred Thirty Six and Ninety Four Paise only) as on 31.08.2021 due to secured creditor from M/s SafeLife Pharamchem Pvt Ltd (Borrower Company), and Mr. Shailesh Chhimnial Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh (Director & Joint Borrowers).

The reserve price and EMD etc are given below :-

Description of the Property	Reserve Price (Rs. in Lacs)	E.M.D. (Rs. in Lacs)	Bid Incremental Value (Rs. in Lacs)
Commercial Premises admeasuring 2435 Sq ft (carpet area) with Mezzanine floor admeasuring 594.17 sq ft and open car space No 4/4 & amp, P/28 and stilt car parking Space No 8/4 & amp, B/5 on the first floor in "C" Wing of the building known as Satyam CHS Ltd, Plot No 1017, C.T.S No 895, Off Dr Rajendra Prasad Road, Near Agarwal Municipal Hospital, Mulund (West, Mumbai 400080 (Owned by M/s SafeLife Pharamchem Pvt Ltd)	699.00	69.90	1.00

Detailed auction : aution :

- * **Auction Date & Time:** 27.03.2026 at 11.00 A.M
- * **Inspection of Property:** on 18.03.2026 from 01.00 PM. to 03.00 PM.
- * **Collection of Bid Forms:** From 10.03.2026 to 25.03.2026 - 10.00 a.m. to 4.00 p.m.
- * **Last date & time for submission of Bid Forms:** Till up to 25.03.2026 - 5.00 p.m.
- * **Venue of Bid Forms Collection/submitation:** From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri- Ghatkopar Link Road, Chakala, Andheri (E), Mumbai – 400093. Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in).

Mode of Auction & Bids opening: The Offers/tenders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office address on **27.03.2026, at 11.00 A.M.** wherein inter-bidding, may take place.

TERMS & CONDITIONS:

1. To the best of knowledge and information of the Authorised Officer, outstanding dues of society till 25.09.2025, as per Bill No. – Bill/6351, are Rs. 34,14,715/- with further outstanding society maintenance payable till the dated of payment with interest and there are no other encumbrances on the property known to the Authorised Officer. However, the intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/dues.
2. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and "No Recourse basis".
3. Bid in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (INDIA) Ltd., Bldg. No. 2, Unit No. 201-202A to 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093 or submit through email harshad@asrecindia.co.in / jaganathrao@asrecindia.co.in In the bid form or EMD received after 4:00 p.m. on 25.03.2026 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
4. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall be held in the name of the bidder. The bidders are requested to give particulars of their bank account to facilitate quick and proper transfer.
5. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
6. The balance amount of the sale price shall be paid on or before 30th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
7. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. The successful bidder shall pay the EMD amount or less than the Reserve price shall not be accepted / confirmed.
9. The intending bidders / bidders are required to deposit EMD amount either through Account No. 009020110001517, with Bank of India, SBI, Andheri Branch, IFSC Code: BKID00000990 Name of the Beneficiary : ASREC PS-12/2020-21 TRUST, or by way of Demand Draft drawn in favour of ASREC-PS- 12/2020-21 TRUST drawn on any Nationalized or Scheduled Bank and payable in Mumbai.
10. The interested bidders can inspect the copy of 18.03.2026 from 12.00 PM. to 02.00 PM. Contact Details: Mr. Harshad Garude. - Cell No. 9594692251, 022-61387060, Mr. Jagdish Shah – Cell No. 70214 28336, 022 61387042 may be contacted for any query.
11. The Authorised officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
12. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, EMD amount and any other applicable as per law.
13. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
14. The property will be registered in favour of the successful bidder with the office of the Sub-Registrar of Assurances only after payment of the outstanding dues of the society by the successful bidder.
15. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFESI Act, 2002.
16. The highest bid will be subject to approval of the secured creditor/Authorised Officer.

THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT-CO-BORROWERS FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF THE SARFESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.

Date: 10.03.2026
Place: Mumbai

Sd/-
Authorised Officer,
ASREC (India) Ltd

FORM NO. INC-26

[Pursuant to Rule 30 of Companies (Incorporation) Rules 2014]

Advertisement published in the Newspaper for the change in Registered Office of the Company from one state to another Before the Hon'ble Regional Director, Navi Mumbai, Western Region, Directorate II In the matter of Companies act, 2013, Petition under section 13 of the Companies Act, 2013 and Rule 30 of the Companies (Incorporation) Rules, 2014

and

In the matter of M/s Anil G. Bhandari Securities Private Limited ("the company") (CIN: U67120MH1995PTC244953) having its Registered office at Shop No. 2, Vandan Heights, Shivaji Nagar Road, Jalgaon, Maharashtra, India, 425001

Notice is hereby given to the General Public that the Company proposes to make the application to the Hon'ble Regional Director, Navi Mumbai, Western Region, Directorate II under section 13 of the Companies Act 2013, seeking confirmation of alteration of Memorandum of Association of the Companies in term of special resolution passed at the Extra ordinary General Meeting held on Friday, February 27, 2026 to enable the Company to change its Registered office from Jalgaon, Maharashtra under the Jurisdiction of the Registrar of Companies, Maharashtra at ROC Mumbai II, to Indore, Madhya Pradesh under the Jurisdiction of the Registrar of Companies, Madhya Pradesh at Gwalior". Any person whose interest is likely to be affected by the proposed change, may deliver either on MCA portal i.e. www.mca.gov.in by filling investor complaint form or cause to be deliver or send by registered post of his / her objections supported by an affidavit stating the nature of his / her interest and ground of opposition to the Hon'ble Regional Director, Navi Mumbai, Western Region, Directorate II at the address i.e., 3rd Floor, Corporate Bhawan, Plot No.4-B, Sector-27B, PIN-160019, Chandigarh within 21 Days (Twenty one days) of date of publication of this notice with a copy to the applicant company at its registered office at Shop No. 2. Vandan Heights, Shivaji Nagar Road, Jalgaon, Maharashtra, India, 425001. **For, Anil G. Bhandari Securities Private Limited**

Date : March 10, 2026 Sharad Kumar Dhar, Director Rohit Dhar, Director

Place : Jalgaon DIN 01560066 DIN 03560372

CORRIGENDUM		
EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED		
CIN: U67100MH2007PLC174759		
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098		
CORRIGENDUM TO AUCTION NOTICE		
"It is hereby to inform to the general public that the Auction Notice published on 18.02.2026 and 21.02.2026 in this newspaper, pertaining to the following Borrowers, the date of auction has now been extended as under:-		
Sl.No.	Name of the Borrower & Loan Account Number:-	New Date of Auction & Time
1.	1. KARIA RAJESH (Borrower) LAN:- 615386239	20-March-2026 @ 11:30 AM
	1.Mr. JAGDISH BHATIA ("Borrower") 2.Mrs. VARSHA JAGDISH BHATIA ("Co-Borrower") LAN:- LMUMLAP00046421	21-March-2026 @ 1:00 PM
3.	1.Mr CHAVARKAR VISHAL KRUSHNAKANT (Borrower) 2. Mrs CHAVARKAR HARSHADA (Co Borrower) LAN:- 619584732, 620318075	20-March-2026 @ 12:00 NOON
4.	1. AKHADE PRAKASH AMBADAS (Borrower & Mortgage) LAN:- 623458104	20-March-2026 @ 12:30 PM
5.	1. KAREKAR DILIP PANDURANG (Borrower & MORTGAGOR), 2. KAREKAR SAHIL DILIP (Co-Borrower) LAN:- '635948220, '635985089, '637416191, '637415839	26-March-2026 @ 2:00 PM

AND WHEREAS, as per the Estate Records of BMC, the lease of the subject plot stands in the names of 1) Smt. Chandagauri Prabodhan (for 2/3rd share), 2) Shri. Suryakant Prabodhan (for 1/6th share) and 3) Shri. Ashwin Prabodhan Mehta (for 1/6th share)

AND WHEREAS, late Smt. Chandagauri Prabodhan Mehta expired leaving behind her last Will & Testament dtd. 23/07/1983, in respect of which Letters of Administration dtd. 24/12/1985 were granted by the Hon'ble Bombay High Court.

AND WHEREAS, late Shri. Suryakant Prabodhan Mehta expired intestate on 31/08/2024 and thereafter his wife Smt. Niyantika Suryakant Mehta also expired intestate on 13/10/2025.

AND WHEREAS, pursuant to succession, legal heirship and registered Deed of Release dtd. 13/01/2026 read with registered Deed of Rectification dtd. 20/02/2026, an Application has been made to Estate Department of BMC for transmission / transfer of leasehold rights of the said property in following names :

1. Shri. Darpan Suryakant Mehta for 50% share
2. Shri. Ashwin Prabodhan Mehta for 16.66% share
3. Mrs. Nalini Ashwin Mehta for 16.67% share and
4. Shri. Baiju Ashwin Mehta for 16.67% share.

NOW THEREFORE, Public Notice is hereby given that, any person or persons having any right, title, interest, claim or objection of whatsoever nature in respect of the said property or the proposed succession / transfer of leasehold rights, shall submit their objection in writing, along-with documentary evidence in support thereof, to the office of the Law Officer, Brihanmumbai Municipal Corporation (BMC), whose office is situated at Legal Department, Municipal Corporation Head Office, Third Floor, Hall No. 311, Mahapalika Marg, Fort, Mumbai-400001 within 14 days from the date of publication of this Notice.

If no claim or objection is received within the aforesaid period, it shall be presumed that, there is no objection, and BMC shall process to vest the leasehold rights of the subject plot in the names of 1) Shri. Darpan Suryakant Mehta for 50% share, 2) Shri. Ashwin Prabodhan Mehta for 16.66% share, 3) Mrs. Nalini Ashwin Mehta for 16.67% share and 4) Shri. Baiju Ashwin Mehta for 16.67% share, in respect of the subject leasehold property bearing Plot No. 49, Sion Matunga (West) Estates, on the Estate Record of BMC, without any further reference or regards to any such purported claim or interest, which shall be deemed to have been waived for all intents and purpose and not to be binding on Corporation.

THE SCHEDULE ABOVE REFERRED TO :-

All that pieces or parcels of leasehold land bearing of Plot No. 49, Sion Matunga (West) Estates, bearing C. S. No. 49/6 of Sion Division,, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, containing by area admeasuring 764 sq.yards i.e. 638.80 sq.mtrs. or thereabouts and bounded as follows :-

On or towards the North by : Vithoba Temple C. S. No. 17/6

On or towards the South by : Plot No. 50

On or towards the West by : 40 Feet Road No. 25C

On or towards the East by : 158 Feet Kings Way

Dated this 05th day of March, 2026

Sd/-
(Adv. Komal R. Punjabi)
Advocate & Law Officer
For Brihanmumbai
Municipal Corporation (BMC)

PRO/3217/ADV/2025-26

Avoid Self Medication