

IN THE DEBT'S RECOVERY TRIBUNAL NO-II
MTNL Bhavan, 3rd Floor Strand Road, Appolo Bandar, Colaba Market, Colaba, Mumbai-400 005.

EXH 12
ORIGINAL APPLICATION NO. 435 OF 2023
SUMMONS

Union Bank of India ...Applicant
Vs. ...Defendants
M/s. Enkaptivate Event & Promotions Pvt. Ltd. & Ors. Whereas O.A. No. 435/2023 was listed before Hon'ble Presiding Officer on 14/06/2023.

Whereas this Hon'ble Tribunal was pleased to issue summons/Notice on the said application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of **₹ 37,90,622.22 Ps/-** (the application along with copies of documents etc., annexed).

Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal..

In accordance with Sub-Section (4) of Section 19 of the Act you the defendants are directed as under:-

(i) To Show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted;

(ii) To Disclose particulars of properties or assets other than properties and asset specified by the applicant under Serial Number 3A of the Original Application;

(iii) You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under Serial Number 3A of the Original Application, pending hearing and disposal of the application for attachment of the properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other asset and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal.

(v) You shall be liable to account for the sale proceeds realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institutions holding security interest over such assets. You are also directed to file Written Statement with the copy thereof furnished the applicant and to appear before DRT-II on **23/06/26 at 11 am** failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this **23rd day of March 2026**.

Sd/- Registrar D.R.T. II, Mumbai

Name & address of all the defendants
Defendant No. 2- Mr. Gerald Michael, B-19, Anand Prakash Suyog, Kondvita Road, Andheri (East), Mumbai-400 059
Defendant No. 3-Mr. Shashank Vaishampayan, D/7, Rashmi Complex, Near Mental Hospital, Thane (West) - 400604
Defendant No. 4-Mr. Ivan Dsa, Standly Dsouza Chawl Room No. 2, Tank Pakkhadi, Sahar, Andheri East, Mumbai-400 099

PUBLIC NOTICE

NOTICE is hereby given to the public at large that our Client **Joshua Investments** is in the process of purchasing a residential premise from **Mr. Muhammed Abdul Kareem Faisal** ("Vendor"), alongwith right, title and interest in respect of the residential premise, more particularly described in the Schedule hereunder written ("the said Property").

ALL PERSONS including an Individual, a Hindu Undivided Family, a Company, Banks, Financial Institution(s), Non-Banking Financial Institution(s), a Firm, an Association of Persons or a Body of Individuals whether incorporated or not, lenders and/or creditors having any objection, claim, right, title, share and/or interest of whatsoever nature in respect of the said Property or any part or portion thereof including any claim by way of inheritance, share, mortgage, sale, transfer, lease, lien, license, charge, trust, covenant, maintenance, right of residence, easement, right of way, pre-emption, gift, exchange, assignment, possession, allotment, occupation, tenancy, sub-tenancy, leave and license, society rights, membership rights or any agreement or arrangement or any decree or order of any court or authority or otherwise howsoever, are hereby requested to make the same known in writing along with certified true copies of all supporting documents and/or evidence of such claim and/or interest to the undersigned at **VIS LEGIS LAW PRACTICE, ADVOCATES, 1101/1102, 11th Floor, Raheja Chambers, Free Press Journal Marg, Nariman Point, Mumbai- 400 021** within a period of **14 (fourteen) days** from the date of publication hereof.

If no claims or objections are received within the aforesaid period, it shall be presumed that there are no such claims or objections and that any such claim, if any, shall be deemed to have been waived, abandoned, relinquished and/or given up, and our Client shall proceed to complete the transaction without any reference to such claims, and the same shall not be binding on our Client.

SCHEDULE

Flat bearing No. 3601 on the 36th Floor of Wing A, measuring 923 sq. ft. carpet area, in the building known as "Lodha Estrella" and the said building is located at New Cuffe Parade, Wadala Mumbai 400 022 together with Car Parking space bearing no. B1-1628, in the registration district of Mumbai City.

Place: Mumbai
Date: 7 April, 2026

VIS LEGIS LAW PRACTICE ADVOCATES
1101/1102, Raheja Chambers,
Free Press Journal Marg,
Nariman Point, Mumbai 400021
Email: mumbai@vlp.co.in

PUBLIC NOTICE

Notice is hereby given that my client intending to purchase, and hence I am investigating the title of the Flat owned by **MRS. GEETU M. AGRELLAS**, more particularly described in Schedule I hereunder referred to as '**Property**'. Any person having any claim, right, title or other interest in the said Property, whether by way of sale, exchange, mortgage, gift, trust, charges, maintenance, inheritance, possession, lease, lien or otherwise is hereby requested to make the same known in writing along with documentary evidence to the undersigned within **14 days** from this notice failing which the claim of such person/s will be deemed to have been waived/ abandoned or given up and the same shall not be entertained thereafter.

SCHEDULE I
(Residential Flat No. 5 [also known as Flat No. A-55] admeasuring about 1154 sq. ft. built-up area on the 5th floor in the 'A' Wing of the building known as LEA LORD APARTMENTS constructed on land bearing C. S. No. 636 of Colaba Division situated at Plot No. 119 in Block V of the Backbay Reclamation Estate, Cuffe Parade Road, Colaba, Mumbai 400 005 in the registration district of Mumbai City and Mumbai Suburban and Five (5) fully paid up shares of Rupees Fifty each bearing distinctive numbers from 121 to 125 (both inclusive) in Member's Registration No. 25 and Share Certificate No. 25 dated 1st July 1979 issued by 'Cuffe Parade Sea Lord Co-operative Housing Society Ltd.' having registration no. BOM/HSG/5227 of 15-10-1977.

Advocate Harshit Shah
8101, Shanti Niketan, 322,
Dr. Babasaheb Ambedkar Rd, Matunga (E),
Mumbai 400019. I Email: hsdshah22@gmail.com

Dated : 07th April, 2026

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
4th Floor, Main Building, Mantralaya, Mumbai-400032
Dated :- 20th March, 2026
PUBLIC NOTICE

Read :- Government in Urban Development Department's Notice
No. TPS-1222/1604/C.R.122/24/EP/UD-12, dated 30/4/2025
No. TPS-1222/1604/C.R.122/24/EP/Corrigendum/UD-12

The Government of Maharashtra vide No. TPS-1222/1604/ C.R.122/24/EP/Corrigendum/UD-12 dated 20/03/2026 has published a corrigendum (hereinafter referred to as 'the said corrigendum') more specifically described in the said corrigendum to the notice bearing no.TPS-1222/1604/C.R.122/24/EP/UD-12 dated 30/4/2025 (hereinafter referred to as 'the said notice') published under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 inviting objections and/or suggestions from the general public on the substantial modifications in the Development Plan of the Vikramgad Nagar Panchayat area, proposed by the Government as Excluded Part (EP) more specifically described in the Schedule-B as EP-1 to EP-22 attached with aforesaid notice. The said notice and corrigendum is available in the offices of the Joint Director of Town Planning, Konkarn Division, Konkarn Bhavan, Navi Mumbai, Assistant Director of Town Planning, Palghar Branch, Palghar and Chief Officer, Vikramgad Nagar Panchayat, Vikramgad, Dist. Palghar and also available on Government website www.maharashtra.gov.in (कायदा व नियम) for information of General Public.

Sd/- (Ajinkya Pawar)
Section Officer to the Government
DGIPR 2026-27/58

IDBI Bank Ltd.
NPA Management Group
IDBI Tower, 7th Floor, WTC Complex, Cuffe Parade, Mumbai 400005

SHOW CAUSE NOTICE
Borrower: Mudra Denim Private Limited [MDPL]
Regd Off: Wellington Business Park, Building No 2, Gala no 305, Andheri Kuria Road, Andheri East, Mumbai -400099

Notice is hereby given to the entities / persons mentioned below that the proceedings for identification of Willful Defaulters as laid down in 'Reserve Bank of India (Commercial Banks- Treatment of Willful Defaulters and Large Defaulters) Directions, 2025 dated November 28, 2025'. (RBI Master Direction), has been initiated and the Show Cause Notice (SCN) dated March 17, 2026 issued by IDBI Bank has been returned /un-served.

Name & Address	Designation	Criteria for Willful Default
Shri. Murari Lal Agarwal 704, Minaxi Apartment, Film City Road, Gokuldharn, Goregaon East, Mumbai - 400063	Personal Guarantor of MDPL	Clause no 3 (1) (xviii) (B) of RBI Master Direction
Shri. Arman Murari Agarwal 704, Minaxi Apartment, Film City Road, Gokuldharn, Goregaon East, Mumbai - 400063	Personal Guarantor of MDPL	Clause no 3 (1) (xviii) (B) of RBI Master Direction
Smt. Rita Devi Murari Agarwal 704, Minaxi Apartment, Film City Road, Gokuldharn, Goregaon East, Mumbai - 400063	Personal Guarantor of MDPL	Clause no 3 (1) (xviii) (B) of RBI Master Direction

The SCN can be obtained from the Bank at IDBI Bank Ltd, 7th Floor, NMG Direction, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005, e-mail id - joseph.daniel1@idbi.co.in, & g_sarkar@idbi.co.in, either in person or by duly authorised person by producing the proof of identity. The above person(s), if they/he/she desire, may show cause within 21 days from the date of this notice as to why they/he/she should not be declared and reported to RBI as Willful Defaulter.

In case submission/presentation against this SCN is not received within 21 days from the date of this publication, it will be presumed that they have nothing to submit and the IDBI Bank Ltd. may proceed further to classify them as Willful Defaulter. Upon declaration as Willful Defaulter, the Bank reserves the right to take actions against above noted person(s) as per RBI Master Directions and/or prevailing RBI Guidelines.

Place: Mumbai
Date: April 07, 2026

Sd/- Deputy General Manager, NMG, Mumbai

UV Asset Reconstruction Company Ltd ("UVARCL")
Corporate Office: 1304, Chiranjiv Tower, 43, Nehru Place, New Delhi - 110 019

Sale Notice By 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 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 properties mortgaged to UV Asset Reconstruction Company Limited ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **22.04.2026** for recovery of **Rs. 10,11,35,757** (Rupees Ten Crore Eleven Lakh Thirty-five Thousand Seven Hundred Fifty-seven Only), which is due as of March 31, 2026 with further interest, expenses and other charges thereon due to UV Asset Reconstruction Company Limited from Shri Shyam Traders and Mr. Amit Kumar Banka & Mrs. Priti Banka.

Name of the Account Borrower/ Mortgagor	Claim amount as on 31.03.2026	Description of properties	Reserve Price Earnest Money (10% of RP)	Possession Status
Borrower - Shri Shyam Traders and its "Guarantors" Mr. Amit Kumar Banka & Mrs. Priti Banka	Rs. 10,11,35,757 (Rupees Ten Crore Eleven Lakh Thirty-five Thousand Seven Hundred Fifty seven Only) along with further interest at the agreed contractual rates, compounded, from March 31, 2026, until full payment is made. (Subject to the amount already received /appropriated)	Property 1: Flat No. 603, 6th Floor, B-Wing, Ankur CHSL, Road No. 03 Extension, Near Liberty Garden, Malad West, Mumbai- 400064. Property 2: Shop No.01, Om Ashish CHSL, Liberty Garden, Malad West, Mumbai- 400064	Property 1: Rs. 1,32,30,000 (Rupees One Crore Thirty Two Lakh Thirty Thousand Only) Property 2: Rs. 89,10,000 (Rupees Eighty Nine Lakhs Ten Thousand Only)	Physical Possession

DATE & TIME OF INSPECTION OF PROPERTIES: Between 11.00 AM to 5.00 PM on 20.04.2026.
LAST DATE AND TIME FOR SUBMISSION OF BID & EMD: 22.04.2026 By 01:00PM.
DATE AND TIME OF E-AUCTION: 22.04.2026 Between 04.00 PM to 05.00 PM

Terms & Conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- There are no known liabilities/encumbrances and claims attached to the said property. The Property shall be auctioned on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever Is There Is Basis".
- The reserve price has been determined based on the valuation report. If required, inter se bidding shall be conducted in accordance with the terms and conditions mentioned in point no.6.
- The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankeauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankeauctions.com>.
- For further detail contact Authorised Officer of UVARCL at 8779507347 & 9619149024 between 10 a.m. to 5 p.m. or write to us on resolutionteam@uvvarcl.com, uvvarcl@gmail.com OR the service provider M/s C 1 INDIA PVT LTD, Mr. Prabhakaran (Contact No. 7418281709), Email: tn@clindia.com & support@bankeauctions.com, Mobile No. 7219981124/25/26. As on date, there is no order restraining and/or court injunction UVARCL the authorized Officer of UVARCL from selling, alienating and/or disposing of the above immovable properties/secured assets.
- The detailed terms and conditions of the sale are accessible on the website of the Secured Creditor at www.uvarcl.com and E-portal i.e. <https://www.bankeauctions.com>. **This is also a notice to the Borrower/guarantor/mortgagor of the above said loan about holding this sale on the abovementioned date if their outstanding dues are not repaid in full.**

Sd/- Authorised Officer (UV Asset Reconstruction Company Limited)

Date: 06.04.2026
Place: New Delhi

PUBLIC NOTICE

ICICI Bank Registered Office: ICICI Bank Tower, Near Chokli Circle, Old Padra Road, Vadodra- 390007
Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex Mumbai - 400051

GOLD AUCTION & INVITATION NOTICE

The Borrower(s) mentioned below was/were issued a notice to pay off the outstanding amount towards the loan availed against gold ornaments, from ICICI Bank Limited.

Due to failure in repayment of dues, auction of the pledged gold ornaments will be conducted on May 07, 2026 In case of a deceased borrower, all the Terms and Conditions will be applicable to the respective legal heir(s).

Loan Account Number	Name(s) of Borrower(s)	Auction Branch Address/es
Branch Name: Ahilyanagar-MIDC	ICICI Bank Ltd., Plot No. 151, MIDC, Dist-Ahilyanagar, Maharashtra- 414111	
351662002306	Kshirsagar Mangesh Pramod	
Branch Name: Ambad	ICICI Bank Ltd., Shop No.65, Siddhivinayak Tower, Ambad/Beed Road, At Post Ambad, Ambad, Jalna Dist., Maharashtra - 431204	
200862005180	Bhousaheb Bappasaheb Shelke	
Branch Name: Ambajogai	ICICI Bank Ltd., H. No.9/423, Hotel Pawan Executive, Behind S.T. Stand, Prashant Nagar, Ambajogai Maharashtra - 431517	
219262006044	Laxman Appu Patil	
Branch Name: Baramoti	ICICI Bank Ltd., Dhaneish Building, Sardar Patel Road, Baramoti, Dist Pune, Maharashtra. - 431302	
110662025762	Swati Ramesh Tavare	
Branch Name: Barshi	ICICI Bank Ltd., 4266, Somwar Peth, Dharsi Jeevan Building, Barshi Dist. Solapur, Maharashtra. - 413401	
109962020611	Suresh Ramchandra Salunke	
Branch Name: Bhayandar East-Jesal Park	ICICI Bank Ltd., Shop No.9, 10 & 11, Ostwal Darshana Building, Near Jain Mandir, Jesal Park, Bhayandar East - 401105, Thane, Maharashtra	
727562001030	Vaishnavi Raoval	
Branch Name: Boisar	ICICI Bank Ltd., Shop No. 11,12,13 & 13A, Yash Padma Commercial Complex, Building Type-D, Boisar, carpur Road, Boisar West, District- Palghar, Maharashtra-421501	
0063620008627	Gaurav Hari Prasad Singh	
Branch Name: Dabha	ICICI Bank Ltd., Ground Floor, Ward No. 1, Dhaba Road, Taluka- Karanjli, Dist: Wardha, Maharashtra - 442203	
499362000274	Prashant Manoharrao Manapure	
Branch Name: Dahiwali Bk	ICICI Bank Ltd., A/P Dahiwali Bk, Taluka- Chiplun, Ratnagiri Dist., Maharashtra - 415605	
226762002734	Mubarak Mohammed Modak	
Branch Name: Dindori	ICICI Bank Ltd., Roje Sankul, Opp. New Janta English School, Nashik Kalvan Road, Dindori - 422202, Maharashtra	
146862018275	Prakash Shrishel Balurage	
Branch Name: Jalgaon-Chopda	ICICI Bank Ltd., Yashodhan Plaza, Plot No.29, Narayan Ward, Dist- Chopda, Jalgaon, Maharashtra- 425107	
148362010642	Kedar Mahendra Patil	
Branch Name: Jath	ICICI Bank Ltd., Potdar Bldgward No.4,Mangolwar Peth Gandhi Chowk,Jath - 416404	
640405021246	Raviraj Shrimant Khandekar	
Branch Name: Kagal	ICICI Bank Ltd., Viraj City- Commercial Complex No. 3, Shop No. UC-04, Kagal, Dist: Kolhapur, Maharashtra - 416216	
145862012543	Rajendra Dasharath More	
Branch Name: Kolhapur-Mangalwarpeth	ICICI Bank Ltd., 925/A, 4/2, Seon Commercial Spaces, Ground Floor, Devkar Panand, Chrusher Chowk, Kolhapur, Maharashtra- 416012	
639062008237	Swati Satish Kulkarni	
Branch Name: Kongaon	ICICI Bank Ltd., Shop No. 4, Poonam Plaza, Near Ved Hospital, Kongaon, Maharashtra - 421311	
530805000282	Sachin Gurunath Patil	
Branch Name: Kudlrite	ICICI Bank Ltd., Mansing Patil Bldg, Kulkarni Factory Road,Kudlrite - 416204	
636762014503	Bhagwan Vilas Patil	
Branch Name: Mathani	ICICI Bank Ltd., At,Post Mathani, Tu. Mouda, Dist- Nagpur, Maharashtra. - 441104	
415662003687	Akshay Vinayak Aswale	
Branch Name: Mumbai-CBDBelapur	ICICI Bank Ltd., Balaji Bhavan, Near Belapur Railway Stn., Cbd Belapur, Navi Mumbai - 400614	
087362005246	Amit Joshi	
Branch Name: Mumbai-Chembur-II	ICICI Bank Ltd., Shop No. 1215, Acharya Shopping Centre,Next To Basant Cinema, C.G. Road,Chembur, Mumbai - 400074	
038357000083	Rajinder Kaur Satnam Singh Dham	
Branch Name: Mumbai-Nerul	ICICI Bank Ltd., Coral Crest CoOp Hsg. Soc.Unit 14, Plot No. 3, Sector 23, Nerul E,Navi Mumbai - 400706	
040862007989	Jitumran Pradhan	

The auction will be conducted at the address/es & on the date/s mentioned above in the table. Time: 3.00 P.M. - 6.00 P.M.

Please note that ICICI Bank reserves the right to change the auction date/ place/ mode of auction without any prior notice.

Interested parties may visit the above-mentioned Branches/ for the detailed Terms and Conditions of the auction.

Date : 07.04.2026
Place : Pune, Bid, Jalgaon, Nagpur, Sangli, Nandurbar, Ratnagiri, Wardha, Yavatmal, Jalna, Nanded, Ahilyanagar, Chhatrapati Sambhajnagar, Kolhapur, Mumbai, Mumbai Suburban, Nasik, Palghar, Raigad, Solapur, Thane

Sincerely, Sd/- Authorised Signatory For ICICI Bank Limited

Nashik Zonal Office : Plot No. G 1, Trimbakeshwar Road, Satpur Industrial Area, Satpur, Nashik-422007, Maharashtra

E-Auction and 15 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 28.04.2026 Between 11.00 AM To 05.00 PM (IST)

E-auction Sale Notice for Sale of movable & Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) and 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 movable & immovable properties mortgaged/charged to the Secured Creditor, the Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

Sr. No.	Name of Branch and Name Address of Borrowers/Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price EMD (Rs. In lakhs)	Auction tick-size amt. (Rs. In lakhs)
1	Branch : ARB,Nasik A/c : M/s Shivam Krishi Seva Kendra Ledger O/s = 63.17 lakh	Property : All that part and parcel of the property consisting of survey no. 326, Grampanchayat Milkait no : 231, area admeasuring 1614 square feet situated at Village Pendgaon (Amtana), Taluka Silloir, District : Chhatrapati Sambhajnagar (Previously known as Aurangabad owned by Mr. Santosh Kashinath Ambhore, Pin code : 431113 Google coordinates of the property (Latitudes, Longitudes) : 20.415624, 75.441493 Boundary North : Property of Bhika Sandu Jadhav South : Property of Dagduba Motiram Kevat East : Cement road West : Property of Ganpat Kaduba Bhalekar Date of Demand Notice : 02-02-2024 Date of Possession : 16-05-2024 Type of Possession : Symbolic • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID00000837 • Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	10.96	1.10 0.10
2	Branch : ARB, Nasik A/c : M/s Shivam Krishi Seva Kendra Ledger O/s = 63.17 lakh Address : At post Pendgaon, Taluka : Silloir, District : Chhatrapati Sambhajnagar, Pin code : 431113	Property : All that part and parcel of the property consisting of survey no. 332, Grampanchayat Milkait no. 235, area admeasuring - 20R/75 Sq.m. constructed & 1725 Sq.m. open space) situated at Village : Pendgaon (Amtana), Taluka : Silloir, District: Chhatrapati Sambhajnagar (previously known as Aurangabad) owned by Mr. Santosh Kashinath Ambhore, Pin code : 431113 Google coordinates of the property (Latitudes, Longitudes) : 20.418647, 75.439412 Boundary North : Land of Ganpat G Parkhe South : Land of Saravanchi Sampadit East : Pandhari Road West : Land of Trimbak S. Parkhe Date of Demand Notice : 02-02-2024 Date of Possession : 16-05-2024 Type of Possession : Symbolic • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID00000837 • Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	23.91	2.40 0.10

Terms and Condition :

- E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and to authorize their may not be held responsible for their Auction sale / bidding process. The details of the auction and the details of the assets put on auction are available on the E-auction Portal the website <https://www.baanknet.com> (2) EMD Amount will be directly paid to PSB Alliance eAuction Portal vide generated challan and Payment Gateway. EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on 28/04/2026 between 11.00 AM to 5.00 PM. (IST). Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- (5) The intending bidders should hold a valid email ID and register their names at portal <https://www.baanknet.com> and get their User ID and password free of cost from PSB Alliance eAuction Portal whereupon they would be allowed to participate in online e-auction. (6) Prospective bidders may avail online help on E-Auction from PSB Alliance eAuction Portal through email support@baanknet@psballiance.com and call centre number +91 9281220220. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS / NEFT / UPI Application to credit the same to PSB Alliance eAuction Portal vide generated challan. (8) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identify proof and proof of residence such as copy of the passport, election commission card, ration card, driving license etc. on or before last date of submission. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on of finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively upto 27/04/2026 between 11.00 AM to 4.00 PM. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to concerned branch mentioned against the property of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable for forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset / amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above assets/. Bank/Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (15) The intending bidders should make their own independent inquiries regarding the encumbrance, title of the assets/ put on auction and claims / rights / dues / affecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (17) Any dispute/differences arising out of sale of the asset offered for sale shall be subject to the exclusive jurisdiction of the Courts/Tribunals at Mumbai. (18) Bidders should visit <https://www.baanknet.com> for registration and bidding guidelines. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) AND 9(1) OF THE SARFAESI ACT, 2002

The borrower / guarantors / mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternative such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 07/04/2026
Place : Nashik

Sd/- Authorised Officer, Bank of India