Bank of India बैंक ऑफ़ इंडिया
Relationship beyond banking रिश्तों की जमापूँजी

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

E-Auction and 30 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 09/07/2026 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.

<table>
<tr><th>Sr. No.</th><th>Name of Branch and Name Address of Borrowers/Guarantors and Outstanding Amount</th><th>Brief Description of Property</th><th>Reserve Price
EMD
Auction Tick Size Amt. (Rs. In lakhs)</th></tr>
<tr><td>1</td><td>Branch : ARB, Nasik
A/c : Mr. Umesh Badrinarayan Tiwari and Mrs. Swati Umesh Tiwari
Ledger O/s = Rs. 87.76 lakh
Address : Flat No. 06, First floor, "Vitthal Residency phase III(Tower A) opposite benchmark, on Chhatrapati Sambhaji Nagar-Paithan Road, Tal. & District-Chhatrapati Sambhaji Nagar-431002.</td><td>Residential Property located at Flat no. 06, built up area admeasuring 783.56 sq.feet, First floor, "Vitthal Residency phase III (Tower A)", plot no. 16, 17, 20 & 21, Gat no. 117&1, Nakshatrawadi, Chhatrapati Sambhaji Nagar-431002
Google Coordinates of the Property (lattitudes and longitudes) :19.814608, 75.288374
Boundary :
<table><tr><td>North : Passage & Flat no.03</td><td>South : Plot no.18 & 19</td><td>East : Flat no.05</td><td>West : Flat no.01</td></tr>
<tr><td>Date of Demand Notice : 27.01.2025</td><td>Date of Possession : 04.04.2025</td><td colspan="2">Type of possession : Symbolic</td></tr></table>
• EMD Amount to be paid in favour of /A/c No. / IFSC Code, etc.: Bank of India, ARB, Nasik, A/C No. 083790200000033, IFSC: BKID0000837
• Name/E-mail Id/Contact No. of Authorized Officer: Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in /9525539994</td><td>38.79
3.88
0.10</td></tr>
<tr><td>2</td><td>Branch : ARB, Nasik
A/c: Mr. Umesh BadrinarayanTiwari and Mrs. Swati Umesh Tiwari
Ledger O/s = Rs. 87.76 lakh
Address : Flat No. 24, 4th floor, "Vitthal Residency phase III(Tower A)" opposite benchmark, on Chhatrapati Sambhaji Nagar-Paithan Road, Tal. & District- Chhatrapati Sambhaji Nagar-431002</td><td>Residential Property located at Flat no. 24, built up area admeasuring 783.56 sq.feet, Fourth floor, "Vitthal Residency phase III (Tower A)", plot no. 16, 17, 20 & 21, Gat no. 117 & 1, Nakshatrawadi, Chhatrapati Sambhaji nagar-431002.
Google Coordinates of the Property (lattitudes and longitudes) : 19.814608, 75.288374
Boundary :
<table><tr><td>North : Passage & Flat no.21</td><td>South : Plot no.18 & 19</td><td>East : Flat no.23</td><td>West : Flat no.19</td></tr>
<tr><td>Date of Demand Notice : 27.01.2025</td><td>Date of Possession : 04.04.2025</td><td colspan="2">Type of possession : Symbolic</td></tr></table>
• EMD Amount to be paid in favour of/A/c No./IFSC Code, etc. : Bank of India, ARB, Nasik, A/C No. 083790200000033, IFSC : BKID0000837
• Name/E-mail Id/Contact No. of Authorized Officer : Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in /9525539994</td><td>38.79
3.88
0.10</td></tr>
<tr><td>3</td><td>Branch : ARB Nasik
A/c :- Ashwini Arvind Rikhye and Annu Ashwini Rikhye
Ledger O/s = Rs. 43.35 lakh
Address : 18, Shanti Nagar, old Shirpur road, at post Chopda, Taluka-Chopda, District-Jalgaon-425107</td><td>Property : All that part and parcel of commercial property located at CTS No-2530/1, basement area, Papaji market, near Ambedkarchowk, Main road, Chopda, Taluka Chopda, District Jalgaon, Maharashtra, admeasuring 182.57 square meter, within the limit of Chopda Municipal Council and owned by Mr. Ashwini Arvind Rikhye.
Google coordinates of the property(lattitudes and longitudes) : 21.244204, 75.294977
Boundary :
<table><tr><td>North : CTS No. 2520, 2522, 2533, 2526, 2529</td><td>South : CTS No. 2536, 2537</td><td>East : Road</td><td>West : CTS No. 2574</td></tr>
<tr><td>Date of Demand Notice : 30.09.2025</td><td>Date of Possession : 05.01.2026</td><td colspan="2">Type of possession : Symbolic</td></tr></table>
• EMD Amount to be paid in favour of.: Bank of India, ARB, Nasik, A/C No. 083790200000033, IFSC : BKID0000837
• Name/E-mail Id/Contact No. of Authorized Officer : Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in /9525539994</td><td>43.45
4.35
0.10</td></tr>
<tr><td>4</td><td>Branch : ARB Nashik
A/c : M/s. Deshmukh Solar Energy Private Limited
Address : 26/A, Deshmukh Solar Energy Private Limited, Opp. Panchavati Police Station, Panchavati Nashik-422003</td><td>Industrial Land and Factory Building on Gat No. 104/A/1, Plot No. 1, Ground Floor + First Floor having Plot Area 1710.00 Sqm. and BUA 1384.27 Sqm., Opposite MSEDCL Substation, Pimpri Sayyad Link Road, Village-Vinchurgawali, Nashik-422003 in the name of Mr. Sampatrao Narayanrao Deshmukh
Boundary :
<table><tr><td>North : Gat No. 104 & Remaining area</td><td>South : Gat No. 87</td><td>East : Gat No. 103</td><td>West : Adgaon Shiv</td></tr>
<tr><td>Date of Demand Notice : 03.09.2025</td><td>Date of Possession : 17.02.2026</td><td colspan="2">Type of Possession : Physical</td></tr></table>
• A/c No. / IFSC Code, etc. : Bank of India, ARB Nashik Branch, A/C No. 083790200000033, IFSC : BKID0000837
• E-mail Id / Contact No. of Authorized Officer : Mr.RohitRaj@bankofindia.bank.in/ARB Nashik/9525539994</td><td>253.73
25.37</td></tr>
<tr><td>5</td><td>Branch : ARB, Nasik
A/c : M/s Deshmukh Solar Energy Private Limited
Ledger O/S =Rs.1019.00lakh
Address : 26/A, Deshmukh Solar Energy Private Limited, Opposite Panchavati police station, Panchavati, Nashik, Maharashtra-422003</td><td>IProperty: All that part and parcel of the property consisting of commercial land and building on Gat No.17, Ground Floor + First Floor having plot area 1500.00 Sqm. And BUA 784.36 Sqm., near Honest Marketing, Babhaleshwar Road, Nashik Pune Highway, Village- Palse, Nashik-422102 in the name of M/s Deshmukh Enterprises and M/s Deshmukh sales corporation through Prop.Mr.Sampatrao Narayanrao Deshmukh and Mrs. Shobha Sampatrao Deshmukh respectively.
Google coordinates of the property(lattitudes and longitudes) : 19.927664, 73.877012
Boundary :
<table><tr><td>North: Property of Mr. Shantaram Gaidhani & Mr. Pandurang Gaidhani</td><td>South : Road</td><td>East : Gat No. 32</td><td>West : Road</td></tr>
<tr><td>Date of Demand Notice:03.09.2025</td><td>Date of Possession: 08.04.2026</td><td colspan="2">Type of possession: Physical</td></tr></table>
• EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837
• Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994</td><td>199.51
19.96
0.50</td></tr>
<tr><td>6</td><td>Branch : ARB, Nasik
A/c : Mr. Sachin Waman Sapkale & Mrs. Harshali Bholenath Sonwane
Ledger O/S =Rs.45.85 lakh
Address : Flat no.08, Shree Ganesh Classic Apartment, Gat no.5/1, Samarth Nagar, pimprala Shivar, Behind Ashtbhuja Devi Mandir,
Jalgaon-425001</td><td>Property: All that part and parcel of the property consisting of flat no.1&2, R.K. Height, plot no.6, Gat no.111, near Khote Nagar Rickshaw stand, Village Nimkhedi, Taluka and District Jalgaon-425001, property owned by Mr. Sachin Waman Sapkale & Mrs. Harshali Bholenath Sonwane
Google coordinates of the property(lattitudes and longitudes) : 21.018386, 75.527355
Boundary :
<table><tr><td>For flat no.1</td><td>North: Balcony</td><td>South: ----------</td><td>East: Flat no.2</td><td>West: Balcony</td></tr>
<tr><td>For flat no.2</td><td>North: Balcony</td><td>South: Balcony</td><td>East: Shop</td><td>West: Flat no.1</td></tr>
<tr><td colspan="2">Date of Demand Notice:05.05.2025</td><td colspan="2">Date of Possession: 18.07.2025</td><td>Type of possession: Symbolic</td></tr></table>
• EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837
• Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994</td><td>44.08
4.41
0.10</td></tr>
<tr><td>7</td><td>Branch : ARB, Nasik
A/c : Mrs. Manisha Sandeep Bhole
Ledger O/S =Rs.41.73 lakh
Address : Gyan Chetana Residency, opposite Godavari college, Bhusawal Road, Khedi hivar, Jalgaon-425001</td><td>Property: All that part and parcel of the property consisting of flat no.301, second floor, Renai Apartment, plot no.07A, survey no.483 i.e. CTS No.6702 of Mehrun Shivar near water tank, opposite Pritam wine, Ramanand Nagar , At post Mehrun, Taluka and District Jalgaon, property owned by Mrs. Manisha Sandeep Bhole
Google coordinates of the property(lattitudes and longitudes) : 20.996351, 75.550477
Boundary :
<table><tr><td>North: Staircase, Flat no.302</td><td>South: Marginal space, compound wall and 6 M Road</td><td>East: Marginal space, compound wall, CTS No.6703</td><td>West: CTS. No. 6701</td></tr>
<tr><td>Date of Demand Notice:02.05.2025</td><td>Date of Possession: 18.07.2025</td><td colspan="2">Type of possession: Symbolic</td></tr></table>
• EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837
• Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994</td><td>23.89
2.39
0.10</td></tr>
<tr><td>8.</td><td>Branch : ARB, Nasik
A/c : M/s. Kankria Agro Limited
Ledger O/S =Rs.501.11 lakh
Address : Flat No.403, Shree Heights, Guhkul Society, near Jai Bhavan, Behind Kashinath Lodge, Aurangabad Road, Jalgaon-425003</td><td>Plant & Machinery: Plant and Machineries as mentioned below kept at unit of M/s Kankria Agro ltd., plot no. D-7, Kinhi Khadka MIDC area, Khadka, Taluka – Bhusaval, District- Jalgaon, Maharashtra-425201.
<table>
<tr><th>Sr. No.</th><th>Description of machinery</th><th>Make/model</th><th>Capacity</th><th>Quantity</th></tr>
<tr><td>A</td><td>Ice Cream Freezer</td><td>Synergy Agro</td><td></td><td>1 Set</td></tr>
<tr><td>1</td><td>UV freeze Ice cream Freezer</td><td></td><td>2x300Liter/hr</td><td>1</td></tr>
<tr><td>2</td><td>UV freeze Ice cream Freezer</td><td></td><td>2x200Liter/hr</td><td>1</td></tr>
<tr><td>3</td><td>UV freeze Ice cream Freezer</td><td></td><td>1x400Liter/hr</td><td>1</td></tr>
<tr><td>4</td><td>Special continuous freezer candy plant</td><td></td><td>200 liter/hr</td><td>1</td></tr>
<tr><td>B</td><td>Ice cream machine with Accessories</td><td>Wuxi Danxiao, XGJ-6</td><td>2000 LPH</td><td>1</td></tr>
<tr><td>C</td><td>Ball Mill with pump, pipeline and magnetic trap</td><td>VEC Chocolate Machine</td><td>500 Kg /batch</td><td>1</td></tr>
<tr><td>D</td><td>Straight crate washer</td><td>SS Engineers</td><td>SS304</td><td>1</td></tr>
<tr><td>E</td><td>Check Weigher</td><td>Shubham Automation</td><td></td><td>5</td></tr>
<tr><td>F</td><td>Sugar cone production line</td><td rowspan="7">Starland</td><td></td><td>1 set</td></tr>
<tr><td>1</td><td>Baking oven and rolling station 85/95 core</td><td>CB-IIIx3A</td><td>1</td></tr>
<tr><td>2</td><td>Batter Mixer</td><td>240 liter</td><td>1</td></tr>
<tr><td>3</td><td>Batter trolley</td><td>320 Liter</td><td>1</td></tr>
<tr><td>4</td><td>3 channel cooling conveyor</td><td></td><td>1</td></tr>
<tr><td>5</td><td>3 channel 2m Auto sleeving system</td><td></td><td>1</td></tr>
<tr><td>6</td><td>3 channel 2 meter counting and stacking device</td><td></td><td>1</td></tr>
<tr><td>G</td><td>Ice cream mix process line</td><td rowspan="11">Ashtavinayak Techno</td><td>25000Liter/Day</td><td>1 set</td></tr>
<tr><td>1</td><td>Mixing Vat</td><td></td><td>2</td></tr>
<tr><td>2</td><td>Milk Preheater Module skid mounted</td><td></td><td>1</td></tr>
<tr><td>3</td><td>Powder reconstitution Unit</td><td>1500kg/hr</td><td>1</td></tr>
<tr><td>4</td><td>Oil storage tank</td><td>25000 Liter</td><td>1</td></tr>
<tr><td>5</td><td>Oil transfer pump</td><td>3 Hp</td><td>1</td></tr>
<tr><td>6</td><td>Mis transfer pump</td><td>2000 LPH</td><td>1</td></tr>
<tr><td>7</td><td>Flow Plate</td><td>38 mm</td><td>2</td></tr>
<tr><td>8</td><td>SS platform for mixing tank</td><td></td><td>1</td></tr>
<tr><td>9</td><td>SS Control panel</td><td></td><td>1</td></tr>
<tr><td>H</td><td>Mix Pasteurization and storage</td><td></td><td></td></tr>
<tr><td>1</td><td>Mix pasteurization Unit</td><td rowspan="20">Ashtavinayak Techno</td><td>2000 LPH</td><td>1</td></tr>
<tr><td>2</td><td>Ice cream homonizer</td><td>2000 LPH</td><td>1</td></tr>
<tr><td>3</td><td>Aging Vat-</td><td>2000 Liter</td><td>3</td></tr>
<tr><td>4</td><td>Aging Vat-</td><td>3000 Liter</td><td>1</td></tr>
<tr><td>5</td><td>Aging Vat-</td><td>1000 Liter</td><td>1</td></tr>
<tr><td>6</td><td>Transfer pump</td><td>5000 LPH</td><td>1</td></tr>
<tr><td>7</td><td>Flow Plate</td><td>38 mm</td><td>1</td></tr>
<tr><td>8</td><td>SS control panel</td><td></td><td>1</td></tr>
<tr><td>I</td><td>Production section</td><td></td><td></td></tr>
<tr><td>1</td><td>Flavour mixing tank</td><td>200 Liter</td><td>6</td></tr>
<tr><td>2</td><td>Chocolate Melting cum storage tank</td><td>1500 Liter</td><td>1</td></tr>
<tr><td>J</td><td>Utilities</td><td></td><td></td></tr>
<tr><td>1</td><td>Hot water generator with all accessories</td><td>200000 Liter</td><td>1</td></tr>
<tr><td>2</td><td>Piping and fittings</td><td></td><td></td></tr>
<tr><td>3</td><td>SS piping and fitting</td><td></td><td>1</td></tr>
<tr><td>4</td><td>SS support structure</td><td></td><td>1</td></tr>
<tr><td>5</td><td>GI/MS piping, fitting steam pipe, chilled water, hot water and well water lines</td><td></td><td>1</td></tr>
<tr><td>K</td><td>Electrical section</td><td></td><td></td></tr>
<tr><td>1</td><td>Electrical MCC panels</td><td></td><td>1</td></tr>
<tr><td></td><td></td><td></td><td></td></tr>
<tr><td>L</td><td>Transformer</td><td>Rajesh Electro</td><td>315 KVA</td><td>1</td></tr>
<tr><td>M</td><td>Electrical MCC panels</td><td>Tirupati Sales</td><td></td><td>1</td></tr>
<tr><td>N</td><td>Cold room for storage</td><td rowspan="4">Ahmedabad Low Temp.</td><td></td><td>1 Set</td></tr>
<tr><td>1</td><td>PUF panels for cold room</td><td>25000 Cub Ft.</td><td>1</td></tr>
<tr><td>2</td><td>Refrigeration unit</td><td>50 HP load</td><td>2</td></tr>
<tr><td>3</td><td>Refrigeration unit</td><td></td><td>1</td></tr>
<tr><td>O</td><td>Ice cream cone filling Rotary machine</td><td rowspan="6">Micron ndustries</td><td></td><td>1 set</td></tr>
<tr><td>1</td><td>Ice cream cone filling rotary machine</td><td></td><td></td></tr>
<tr><td>2</td><td>Ice cream cone filling rotary machine</td><td></td><td></td></tr>
<tr><td>3</td><td>Ice cream cone filling rotary machine</td><td></td><td></td></tr>
<tr><td>P</td><td>Dry Fruit Mixer</td><td></td><td>1</td></tr>
<tr><td>Q</td><td>Cooling tower</td><td></td><td>1 Set</td></tr>
<tr><td>R</td><td>Screw Air Compressor and Receiver Tank</td><td>Maruti</td><td></td><td>1 Set</td></tr>
</table>
<table><tr><td>Date of Demand Notice:01.07.2025</td><td>Date of Possession: 04.10.2025</td><td>Type of possession: Symbolic</td></tr></table>
• EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837
• Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994</td><td>294.95
29.50
0.50</td></tr>
</table>

Terms and Condition :

(1) 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 encumberances 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 authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through PSB Alliance eAuction Portal the website **https://www.baanknet.com** (2) EMD Amount be directly paid to PSB Alliance eAuction Portal vide generated challan and Payment Gatway, 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 09/07/2026 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/- or 50,000/-. (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 8291220220. (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 identity 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 04/07/2026 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 acceptance 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 be 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 asset/s. 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 all 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 encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting 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 Aurangabad. (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 30 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 / alternatives 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 : 05/06/2026 Sd/-
Place : Nashik **Authorised Officer, Bank of India**

UNI ABEX ALLOY PRODUCTS LIMITED

(CIN NO. L27100MH1972PLC015950)
REGISTERED OFFICE : LIBERTY BUILDING, SIR VITHALDAS THACKERSEY MARG, MUMBAI 400 020. **E-mail :** companysecretary@uniabex.com
Website : www.uniabex.com | **Tel :** 022-2208 4436 | **Fax :** 022-2208 2113

Transfer of equity shares of the Company to the Investor Education and Protection Fund (IEPF)

This notice is published pursuant to section 124(6) and other applicable provisions of the Companies Act, 2013 ("the Act") read with Investor Education and Protection Fund (IEPF) Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("the Rules"), as amended. The Act and the Rules, inter alia, contains provisions for transfer of unclaimed dividend to IEPF and transfer of shares both held in physical as well as in electronic form, in respect of which dividend(s) has not been claimed by the shareholder(s) for seven consecutive years or more to IEPF Authority.

Shareholders are hereby informed that the Dividend declared for the financial year 2018-2019, which has remained unclaimed for a period of seven years or more will be credited to the IEPF account. The corresponding shares on which dividends were unclaimed for seven consecutive years or more will also be transferred as per the procedure set out in the Rules.

In compliance with the Act read with the Rules, the Company has sent individual communication, in physical mode by courier to the concerned shareholder(s) on 4th June, 2026 at their registered postal addresses, requesting them to claim the shares & unclaimed dividend. The list of the shareholders whose shares and dividend are liable to be transferred is available on the website of the Company www.uniabex.com at following weblink: https://www.uniabex.com/investor_details.php?cat=18

In connection to this please note that:

1) **In case shares are held by you in physical form:** New share certificate(s) will be issued in lieu of the original share certificate/s and be transferred to IEPF. The original share certificate(s) registered in your name(s) and held by you, will automatically stand cancelled and be deemed non-negotiable.
2) **In case shares are held by you in electronic form:** Your demat account will be debited for the shares liable to be transferred to the IEPF.

The Company is required to transfer all the Equity Shares against which the dividend has remained unclaimed /unpaid for Financial Year 2018-2019 onwards on or after 07th September, 2026 to IEPF.

In case the Company does not receive any communication for claiming the unclaimed dividend/shares from the concerned shareholder by 05th September, 2026, the Company shall with a view of complying with the requirements as set out in IEPF rules, transfer the shares to IEPF Authority by way of Corporate Action as per procedure stipulated in the rules.

Please note that after such transfer, the shareholders/claimant can claim the shares and dividend from the IEPF authority, for which details are available at www.iepf.gov.in

For any clarification/information on the above matter, the shareholders/claimants may write to/contact the following:

Uni-Abex Alloy Products Limited	Registrar and Share Transfer Agent
Kind attention **The Company Secretary** Liberty Building, Sir Vithaldas Thackersey Marg, Mumbai - 400 020. Tel: +91 22 2203 2797 / 2208 4436 Email: companysecretary@uniabex.com	Unit: Uni-Abex Alloy Products Limited Computech Sharecap Ltd. 147, Mahatma Gandhi Road, 3rd Floor, Above Khyber Restaurant, Fort, Mumbai - 400 023. Tel: +91 22 2263 5000 / 2263 5001 Email ID: helpdesk@computechsharecap.in

The shareholders may further note that the details uploaded by the Company on its website shall be regarded as deemed adequate notice for the purpose of transfer of shares and dividend to IEPF.

For Uni Abex Alloy Products Limited
Sd/-
Date: 04.06.2026 **Bhautesh Shah**
Place: Mumbai **Company Secretary & Compliance Officer**

PUBLIC NOTICE

NOTICE is hereby given to the General Public that We, **M/s. Kaycee Industries Limited,** Intending to offer ourproperty bearing Plot No. F-25 alongwith shed admeasuring 800 sq.mtrs in Additional Ambernath Industrial Estate as well as any open space to the sky within premises at Village Jambivali, Ambernath (E), Taluka Ambernath, District Thaneas a mortgage to HDFC Bank Ltd., by way of security to secure the banking facility granted to us, by the said HDFC Bank Ltd.

It is further notified that the certain documents pertaining to above referred property is misplaced/not available/not traceable which are as under :-

Sr. NO.	Particulars of Document
1	Original Reg Page no. 22 alongwith original Registration Receipt in respect of Deed of Assignment dated 02.06.2011 between M/s. Prime Enterprises and M/s. SP Meta Form Pvt Ltd. (Reg No. 2960/2011)
2	Original Duplicate Deed of Lease dated 30.07.2007 between MIDC and M/s. Prime Enterprises alongwith Original Registration Receipt (Reg No. 2792/2007)
3	Original Deed of Lease dated 01.02.2005 between MIDC and M/s. Prime Enterprises alongwith Original Registration Receipt (Reg No. 312/2005) (Reg No. 311/2005)
4	Original Deed of Lease dated 11.10.2004 between MIDC and M/s. Spac Industries alongwith Original Registration Receipt (Reg No. 2675/2004) (Reg No. 2674/2004)
5	Original Full & Final Payment Receipt issued by MIDC in the name of M/s. Keycee Industries Ltd.

If any person/persons or institutions claim to have any charge, encumbrance, right, interest or entitlement of whatsoever nature over the said property or any part thereof, they should make known the same in writing along with supporting document and evidence thereof to **M/s Bejai and Co., Advocates and Notary** having their **Office at 102, 1st floor, Bldg No. 28, Harsh Vihar, Sector 1, Shanti Nagar, Mira Road (E), Thane-401107;** within **7** days from the date of publication of this notice, failing which the mortgage with HDFC Bank Ltd., shall be complete without reference to any such claim, right, interest, charge, encumbrance or any other right or entitlement of whatsoever nature of anyone.

Place :- Mumbai
Date :- 02.06.2026 **M/s. Kaycee Industries Limited**

GOVERNMENT OF INDIA
MINISTRY OF FINANCE
BEFORE THE HON'BLE DEBT RECOVERY TRIBUNAL-I,
MTNL BHAVAN, 2ND FLOOR, COLABA MARKET, COLABA, MUMBAI
RECOVERY PROCEEDING NO. 05 OF 2025
IN
T. APPLICATION NO. 822 OF 2023

EXH NO.: 9
NEXT DATE: 25.06.2026

IDBI Bank Limited ...Applicant/Certificate Holder
Versus
Mr. Mayur Shashikant Chavan & Ors. ...Defendants/Certificate Debtors

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY THROUGH PASTING & PUBLICATION.

Whereas you the Certificate Debtors have failed to pay the sumof **Rs.36,68,081/- (Rupees Thirty-Six Lakhs Sixty-Eight Thousand and Eighty-One Only)** and the interest from the date of filing of O.A till payment and/or full realization thereon in respect of Recovery Certificate No. 05 of 2025 in T.A No. 822 of 2023 drawn up by the Hon'ble Presiding Officer. You are further commanded to return this Warrant on or before the **25.06.2026 at 12.00 pm,** with an endorsement certifying the day on which and manner in which it has been executed, or reasons as to why it has not been executed.

SCHEDULE OF THE PROPERTY

Flat no. 504, B Wing, Popular Arcade, Opp. Datta Nagari Boradpada Road, Badlapur (West), Maharashtra 42150.
Given under my hand and seal of the Tribunal on this 25th day of May, 2026 at Mumbai.

SEAL

(Yatindra Kumar Sinha)
I/C Recovery Officer,
Debts Recovery Tribunal

To,
CD No. 1 Mayur Shashikant Chavan
Flat No. 504, B Wing, Popular Arcade, Opp. Datta Nagari, Boradpada Road, Badlapur (West), Maharashtra 421503
And
Mayur Interior Decorators & Civil Contractors, Room No.1, Chavan Chawl, Agra Road, Near Ganesh Tower, Ghodekhot, Kalyan (West) -421301
CD No. 2 Prashant Shashikant Chavan
Flat No. 504, B Wing, Popular Arcade, Opp. Datta Nagari, Boradpada Road, Badlapur (West), Maharashtra 421503
And
Mayur Interior Decorators & Civil Contractors Room No.1, Chavan Chawl, Agra Road, Near Ganesh Tower, Ghodekhot, Kalyan (West)-421301
CD No. 3 Shashikant Gopal Chavan
Flat No. 504, B Wing, Popular Arcade, Opp. Datta Nagari, Boradpada Road, Badlapur (West), Maharashtra 421503
And
Mayur Interior Decorators & Civil Contractors Room No.1, Chavan Chawl, Agra Road, Near Ganesh Tower, Ghodekhot, Kalyan (West) -421301

Also to,
1. The Concerned Society.
2. BMC Authority / Local Civil Body / Talathi.
3. Sub Registrar Concerned- CH Bank shall get the charge of the above mentioned property(ies) recorded in record of this Sub Registrar concerned as per ruled.

PUBLIC NOTICE

NOTICE is hereby given that under the instructions of our client, we are investigating the title of (1) **SUJATA PRADEEP BHIDE** (nee **SUJATA SUBHASH KOTHARE**), residing at 801, A Wing, Parijat Kutir, Lallubhai Park, Extn Road, Vile Parle (West), Mumbai - 400 056, and (2) **SHASHANK SUBHASH KOTHARE**, residing at 117, Hawthorne Valley, Mount Juliet, TN 37122 USA (jointly "**the Owners**") in respect of the property more particularly described in the **Schedule** hereunder written (hereinafter "**the Property**") in connection with the redevelopment of the Property by our client.

The Owners have represented to our client that the Property is partly tenanted and occupied by monthly tenants and partly self-occupied, as set out below -

Premises	Carpet area (in square feet)	Floor	Tenanted/self-occupied
Flat No. 1	493	ground floor	self-occupied
Flat No. 2	597	ground floor	Vasant V. Parmar and Swati D. Parmar
Flat No. 3A	122	ground floor	self-occupied
Flat No. 3B	352	ground floor	Varsha Dinesh Pariani and Araina Sandeep Jadhwani
Flat No. 4	528	first floor	Tasnim H. Kazi
Flat No. 5	253	first floor	self-occupied
Flat No.6	554	first floor	self-occupied
Flat No. 7	389	first floor	Jayesh A. Vithlani
Flat No. 8	781	second floor	Anuradha A. Paudwal
Flat No. 9	554	second floor	Anuradha A. Paudwal
Flat No. 10	389	second floor	Aparna A. Deolekar and Abhijit M. Deolekar

All persons having any claim in respect of the Property (or any portion thereof) whether by way of allotment, sale, transfer, assignment, mortgage, charge, gift, trust, inheritance, possession, lease, sub-lease, lien, license, tenancy, sub-tenancy, maintenance, easement, right of way, exchange, hypothecation, pre-emption, development rights or otherwise howsoever, are hereby required to make the same known in writing, together with copies of supporting documents, to the undersigned at their office at 401 & 402, 4th floor, Makhija Chambers, 196, Turner Road, Bandra (West), Mumbai – 400 050, within 14 (fourteen) days from the date of publication hereof, failing which such claims or objections, if any, will be considered to have been waived and/or abandoned.

SCHEDULE OF THE PROPERTY

The leasehold land being **Plot No. 337** in the estate of the Pathare Prabhu Co-operative Housing Society Limited and bearing CTS No. E-458 of E – Ward, CTSO Bandra, and admeasuring 501.70 square metres and situate at 12th Road, Khar (West), Mumbai – 400 052, together with the building standing thereon known as '**Suresh Vithal Villa**' consisting of ground floor and two upper floors, and bounded as under-

On or towards the North	:	By Plot No. 336
On or towards the East	:	By 12th Road
On or towards the South	:	By lands bearing Plot No. 338
On or towards the West	:	By Plot Nos. 324 and 323

For Pradhan & Rao
Advocates and Solicitors
Dated this 5th day of June, 2026. Aloke V. Rao, Partner.

SBI State Bank of India

Stressed Assets Recovery Branch, Mumbai (05168):- 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai-400 020.
Phone: 022 – 22053163 / 22053164 / 22053165 **E-mail:** sbi.05168@sbi.co.in

E-AUCTION SALE NOTICE 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 Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **20.06.2026 in between 11.00 am to 04.00 pm** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Name of Borrower	Outstanding Dues for Recovery of which Property/ies is/are being sold	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date of Inspection
Mr. Deepak Gorakh Bhamre and Mrs. Shivani Deepak Bhamre	Rs.3,91,31,233/- (Rupees Three Crores Ninety One Lakhs Thirty One Thousand Two Hundred Thirty Three Only) + inttt. & charges w.e.f 20.04.2021 Demand Notice Date : 20.04.2021	**Property ID: SBIN200035179112** Residential Flat No.202 admeasuring about 350 Sq. Ft. carpet area inclusive of Flower bed, Balcony, Passages and other such useable area on the 2nd Floor, in the building known as Damodar Bhavan at Banganga 2nd Cross Lane, Walkeshwar – 400006 bearing Survey No. 16. **Possession: Physical**	Rs. 1,01,00,000/- (Rs. One Crore and One Lakh Only)	Rs. 10,10,000/- (Rs. Ten Lakhs Ten Thousand Only)	**15.06.2026** **From 11.00 am to 02.00 pm Contact Mr. Dattaraj Rane 9607379383)**

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal **https://baanknet.com**.

The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on **https://baanknet.com**

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website https://baanknet.com

For detailed terms & conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website:- **www.sbi.co.in, https://bank.sbi, https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others** and **https://baanknet.com**

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Date: 05.06.2026 **AUTHORISED OFFICER**
Place: Mumbai **STATE BANK OF INDIA**