IDFC FIRST Bank Limited

IDFC FIRST Bank

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co- borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	25848778	Home Loan	1. Santosh Vaze 2. Shamal Santosh Vaze	13.06.2026	INR 28,27,017.30/-
Property Address : All That Part And Parcel Of Bearing Flat No. 703, Admeasuring Approx About 36.72 Sq. Mtrs. (as Per Sanction Plan) (which Is Inclusive Of The Area Of Balcony/ies If Any) On Seventh Floor In Building "a", In Project To Be Known As Saj Shrushti, Area To Be Constructed On Plot Bearing Survey Nos. 61/1b, 62/3a & 62/3b Situated At Daighar, Shilphata, Within The Limits Of Sub Registrar Thane, District Thane, Maharashtra-421204, And Bounded As Under: **East : Residential Building, West : Open Plot, North : Internal Road, South: 'b' Wing**					
2	125180893	Loan Against Property	1. Nalvade Bharat Babasaheb 2. Nalawade Laxman Babasaheb	30.04.2026	INR 8,33,783.17/-
Property Address : All That Piece And Parcel Of Property Bearing House No. 312, Measuring East-west 35 Ft., South-north 39 Ft., Total Area 1365 Sq. Ft. As Per Ptr, Situated At Village: Sakshalpimpri, Within The Jurisdiction Of Grampanchyat Sakshalpimpri, Taluka & District: Beed, Maharashtra-431127, And The Boundaries Of The Property As Per Ptr: **East: Babasaheb Nivrutti Nalvade, West : Vishanbhar Narhari Satpute, North : Open Space, South : Road.**					
3	126437469	Loan Against Property	1. Kashid Ganesh Kashinath 2. Kashid Nanda Ganesh	06.05.2026	INR 5,88,048.91/-
Property Address : All That Piece And Parcel Of The Property Bearing House No. 503, Sitauated Within The Jurisdiction Of Grampanchayath Sakshalpimpri, Taluka And District Beed, Maharashtra-414205, Measuring Area East-west 33 Fts. And North-south 34 Fts., Total Measuring 1122 Sq. Ft., And Bounded As: **East: Uddhav Bappasaheb Arsul, West: Hanumant Dagdu Chintamani, North: Dilip Annabhau Kashid, South: Road.**					

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) .** Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 09.07.2026
Place : Mumbai, Maharashtra

GREATER BANK

The Greater Bombay Co-operative Bank Limited (Scheduled Bank)

JITO House, Plot Nos. A-56, MIDC Marol, Next to The International by Tunga Hotel, Andheri (E), Mumbai 400093 Opp. Marol Bus Depot Ph : 02261285900

Ref No: GBCB/SAD/AO/VRG/AUCTION/154/2026 **Date: 08.07.2026**

AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO THE BORROWERS /GUARANTORS SALE NOTICE UNDER SARFAESI ACT 2002 (hereafter referred to as act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereafter referred to as Rules)

Pursuant to the Notice U/S 13 (2) of the above Act, the Possession of the below mentioned properties were taken on behalf of The Greater Bombay Co-operative Bank Limited, by the Authorized officer of the Bank, Whereas the Authorised Officer of Bank has decided to sell the property described herein below on " AS IS WHERE IS BASIS" and " AS IS WHAT IS BASIS" and "NO CLAIM BASIS" under rules 8 & 9 of the said Act, through auction.
Borrowers:1)M/s Five Star Electricals (Prop.Mr. Robert M D'souza) Guarantor:2)Mrs.Santan R D'souza & 3) Mr. Baptista M D'souza
Amount Due- Rs.3,58,21,860.46 due as on 30.06.2026 with further interest thereon from 01.07.2026 with monthly rest, charges and costs etc.

Description of the Immovable Property	Date of Auction	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Date & Time of Inspection of Properties
Mortgage of Land ,Survey No.44 and 147-B, part of Vasai Bhimnagar ,Bheem Nagar Road , Village Satpala ,At post Agashi , Virar (West) , Taluka- Vasai , Palghar - 401303 Area admeasuring : 350 Sq. Mts. Land Area (As per Agreement)	12.08.2026 @02.00 p.m.	82,00,000.00	8,20,000.00	05.08.2026 (12.00 noon to 02.00 p.m.

01.The auction sale will be **on Wednesday , the 12th August, 2026 at 02.00 p.m.** at The Greater Bombay Co-operative Bank Ltd., The Stressed Accounts department, 1st Floor ,JITO House, Plot No-A-56 , Road No-01, MIDC Marol , Next to The International by Tunga Hotel , Andheri (East), Mumbai-400 093
02. Earnest Money Deposit (EMD) shall be deposited in favour of The Greater Bombay Co-op Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. **94823000029**, Recovery in NPA A/c- **M/S Five Star Electricals** ,IFSC Code: **GBCB0000002**, before submitting the bids **on or before 11.08.2026 up to 05.00 p.m.** or by way of Demand Draft in favour of **M/s. The Greater Bombay Co-operative Bank Ltd., payable at Mumbai.**
03. The bid form along with Demand Draft or Online Transfer details shall be handed over to the Authorised Officer in sealed envelope at The Greater Bombay Co-operative Bank Ltd., 1st Floor ,JITO House, Plot No-A-56 , Road No-01, MIDC Marol , Next to The International by Tunga Hotel , Andheri (East), Mumbai-400 093., **on or before 11.08.2026 up to 05.00 p.m.**
04.The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand Only). Offer/Bid amount lesser than reserve price shall not be entertained. All concerned parties of M/s. Five Star Electricals Prop. Mr. Robert M D'souza is hereby informed to be present at the time of auction on 12.08.2026.
05. The successful bidder shall have to pay 25 % of the purchase amount (including Earnest Money, already paid), immediately on closure of the auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-2 above.The balance 75 % of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder.
06. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the auction sale proceedings.
07. The sale is subject to confirmation by the Bank. If the borrowers/ co-borrowers/ guarantor pay the amount due to the bank in full before date of sale, no auction sale will be conducted.
08.The property is sold in **" AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS AND NO CLAIM BASIS"** and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter, etc., will be entertained after submission of the bid.
09.The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/ postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
10.The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, Taxes and rates and outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
11.The intending purchasers can inspect the property **on Wednesday the 05th August , 2026 between 12.00 noon to 2.00 p.m.** for inspection of the properties, please contact: 9820871640 /9920057563 . The bid forms are available on payment of Rs. 100/- on any working day at the Stressed Accounts Department, 1st Floor ,JITO House, Plot No-A-56 , Road No-01, MIDC Marol , Next to The International by Tunga Hotel , Andheri (East), Mumbai-400 093.
12.The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f. 04.11.2016.

STATUTORY 30 DAYS NOTICE TO BORROWERS/ GUARANTORS / MORTGAGOR

Payment of the outstanding dues be paid on or before the date of the auction. The right of redemption will subsist only till the Sale Certificate issued in favour of auction purchaser is registered but not thereafter.

Place : Mumbai
Date: 08.07.2026

Sd/-
Authorised Officer
The Greater Bombay Co. Op. Bank Ltd.

PUBLIC NOTICE

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, MAHARASHTRA

has accorded Environmental Clearance for Expansion of Proposed Redevelopment of Existing Buildings On Plot Bearing C.T.S. Nos. 2 (PT) of village Eksar-S & 258/B of village Borivali, Borivali (W), Mumbai to Developer M/s Kalpataru Ltd. vide **EC bearing number EC26C3801MH5324480N dated. 26.06.2026.**

The copy of environmental clearance is available on Maharashtra State Pollution Control Board portal, Environment Department of GoM and Parivesh portal of MOEF&CC (http://parivesh.nic.in/).

Director
M/s Kalpataru Ltd.
101, Kalpataru Synergy, Opp grant Hyatt,
Santacruz (E) pin - 400055.

KESAR ENTERPRISES LIMITED

CIN: L24116MH1933PLC001996
Registered office: Oriental House, 7 Jamshedji Tata Road, Churchgate, Mumbai- 400 020
Email: headoffice@kesarindia.com; **Ph**: (+91-22) 22042396 / 22851738
Website: http://www.kesarindia.com

NOTICE TO SHAREHOLDERS

Special Window for Transfer and Dematerialisation of Physical Securities

Pursuant to SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/ I/3750/2026 dated 30th January, 2026, Shareholders are informed hereby that, a Special Window for Transfer and Dematerialisation of Physical Securities has been opened for fresh lodgement of shares sold/purchased & executed before 1st April, 2019 and also for re-lodgement of Transfer requests of Physical shares originally lodged prior to 1st April, 2019 and which were rejected/returned/not attended to due to deficiency in the documents /process/ or otherwise.

The aforesaid Special window was opened from 5th February, 2026 and will remain open till 4th February, 2027 and all such transfers shall be processed and would be mandatorily credited to the transferee(s) in demat mode only and shall be under lock in period of 1(one) year from the date of registration by the RTA / Company and shall not be transferred/marked/pledged during the said lock-in period.

Since the transferred shares will be issued only in demat mode, once all the documents are found in order by the Company / RTA, the transferee(s) must have a demat account and submit the following documents viz; (a) Original share certificates (b) Transfer Deed executed prior to April 01, 2019 (c) Proof of purchase (d) KYC Documents (e) Latest Client Master List (CML) not older than 2 months, duly attested by DP & (f) Undertaking cum Indemnity as per prescribed format available on website of the Company while lodging the documents for transfer with the Company/RTA. Eligible shareholder(s) may contact the Company or its Registrar & Share Transfer Agent (RTA) viz. M/s. MUFG Intime India Pvt. Ltd. at email id **investor.helpdesk@in.mpms.mufg.com** or their office address at C- 101, 247 Embassy Park, LBS Marg, Vikhroli (West), Mumbai Tel. 91-8108116767 or the Company at **headoffice@kesarindia.com** for further assistance.

For Kesar Enterprises Limited
Sd/-
Gaurav Sharma
Company Secretary &
Vice President (Legal & HR)

Place : Mumbai
Date : 08.07.2026

PUBLIC NOTICE

Notice is hereby given to the public at large that, we, on behalf of our clients, are investigating the right, title and interest of **Dr. Anuradha H. Vyas and Dr. Harsh A. Vyas** with respect to the shop situated in the building known as **'Kohinoor'** (as described in **Schedule I**) occupied on a tenancy basis (hereinafter collectively referred as "Tenants") and the details of the shop has been further described in the **Schedule II ("Premises").**

Any entity / person including but not limited to any bank or financial institution having any claim or interest in the said Premises and /or any part/s thereof and/or against Tenants, or having any right, title, benefit, interest, claim or demand in respect of the said Premises and/or any rights appurtenant to the said Premises or any part/s thereof by way of sale, acquisition, exchange, inheritance, bequest, succession, agreement, contract, mortgage, easement, gift, lease, sub-lease, tenancy, sub-tenancy, license, lien, charge, trust, right of residence, occupation, pledge, possession, attachment, family arrangement, settlement, maintenance, assignment, Decree or Order or Judgement of any Court of Law or quasi-judicial authority, order passed by any Tribunal/ Authority, Award passed by Arbitrator/s, development rights, partnership, any writing and/or arrangement or otherwise howsoever are hereby required to notify the same in writing along with the supporting documentary evidence, at objections@rjdpartners.in and at the address mentioned hereinbelow within **14 (Fourteen) days** from the date hereof, failing which, such right, title, interest, benefit, claim, demand, and/or objection, if any, shall be considered as waived and/or abandoned.

Schedule I

Description of Kohinoor Building referred hereinabove

Building consisting of ground and 3 upper floors on Land admeasuring 724 square yards (i.e., 605.36 square meters), out of the larger land admeasuring 955 square yards (i.e., 798.5 square meters) or thereabouts bearing Plot No. 10 of Gamdevi Estate, New Survey Nos. 7310, 7335 and 7335 (part) having corresponding Cadastral Survey No. 461 of the Malabar and Cumballa Hill Division, D Ward in the City and Sub-District of Mumbai belonging to the Municipal Corporation of Greater Mumbai.

Schedule II

Description of the Premises in Kohinoor Building

Tenant	Shop No.	Area (Sq. ft.)	Floor
Dr. Anuradha H. Vyas and Dr. Harsh A. Vyas	1	180	Ground Floor (backside)

Dated this 9th day of July 2026

For **RJD & Partners**
Advocates and Solicitors
Sd/-
Vineet Nalawalla
objections@rjdpartners.in
Oval House, 4th Floor British Hotel
Lane, Kala Ghoda Fort, Mumbai-400001

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punjab national bank

Together for the better

ARMB 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 properties 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 Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Property ID QR code
1	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 Ambernath, 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) Physical	A) Rs. 18,73,000/- B) Rs. 1,87,300/- 04.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	04.08.2026 11.00 AM - 04.00 PM	Not Known	
2		Godown premises at D-02, Gr Fl, Survey No. 37/1, Balaji Plaza, Usatane, Taluka Ambernath, Dist- Thane, BUA 1393 Sq Ft.		A) Rs. 17,55,000/- B) Rs. 1,75,500/- 04.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	04.08.2026 11.00 AM - 04.00 PM	Not Known	
3	ARMB Mumbai City M/s Lucky Lark Integrated Textile & Garments Hitech Cluster Welfare (Borrower/ Mortgagor) Ms. Kalpana Dhondiram Jadhav (Promoter/Guarantor)	Plot Bearing Survey No. 83/2/7 Lucky Lark Textile Park, Vita Mayani Road, Village Gardi, Taluka- Khanapur, Dist-Sangli (Plot area - 2200 Sq Mtrs)	A) 09.01.2017 B) Rs. 5,96,28,000.00 as on 30.12.2016 + further interest & other charges C) Dated: 14.09.2017 D) Symbolic	A) Rs. 47,52,000/- B) Rs. 4,75,200/- 04.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	04.08.2026 11.00 AM - 04.00 PM	Not Known	
4	Ms. Shalan Jyotiram Mali (Promoter/Guarantor) Ms. Sadhna Ramkumar Jadhav Mr. Dhondiram T. Jadhav (Guarantor) M/s Lucky Lark Textiles Park Pvt. Ltd. (Guarantor/Mortgagor) Kusumtai Rajaram (Bapu) Patil Mahila Sah. San. Ltd. (Guarantor/Mortgagor)	Plot Bearing Survey No. 83/2 & 83/3, Lucky Lark Textile Park Pvt Ltd Vita Mayani Road, Village Gardi, Taluka- Khanapur, Dist-Sangli (Plot area - 26100 Sq Mtrs)		A) Rs. 5,75,51,000/- B) Rs. 57,55,100/- 04.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	04.08.2026 11.00 AM - 04.00 PM	Not Known	
5	ARMB Mumbai City The Legal heirs/Successors/ Representatives of Late Mrs Sulbha G Pimputkar Mrs. Pallavi Pimputkar Mr. Kiran G Pimputkar Mr. Prakash G Pimputkar Mrs Sangeeta Pimputkar	Flat No. 713, 7th Floor, Devershi Apartment, Plot No 10, The Advailt CHSL, M D Keni Marg, Bhandup (E), 400042. Built Up Area Flat 635 Sq ft. (Carpet Area 529 Sq. ft.) Plus uilt Up Area Terrace 996 Sq ft. OWNER – The Legal heirs/Successors of Late Mrs Sulbha G Pimputkar	A) 03.11.2017 B) Rs.90,09,761.37 as on 29/09/2017 + further interest & other Charges C) Dated: 03.03.2018 D) Physical	A) Rs.1,22,43,000/- B) Rs.12,24,300/- 04.08.2026 (Upto 11.00AM) C) Rs. 25,000/-	04.08.2026 11.00 AM - 04.00 PM	Not Known	
6	ARMB Mumbai City M/S Neelamber Agrotech Pvt Lt (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra (Director)	Duplex Flat Bearing No 1901 on 19th Floor in the buidling Known as "Giriraj Heights CHSL", Plot No 05, Sector 18, Kharghar, Navi Mumbai- Mumbai - 410210 (1433 Sq Ft)	A) 08/05/2025 B) Rs.20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) Dated: 24/07/2025 D) Symbolic	A) Rs.2,43,41,000.00 B) Rs. 24,34,100.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
7		Duplex Flat Bearing No 1902 on 19th Floor in the buidling Known as "Giriraj Heights CHSL", Plot No 05, Sector 18, Kharghar, Navi Mumbai- Mumbai - 410210 (1433 Sq Ft)		A) Rs.2,43,41,000.00 B) Rs. 24,34,100.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (upto 4.00 PM)	Not Known	
8		Flat No 06, 2nd Floor, francis Apartment Co-operative Housing Society ltd, Near Portuges Church, Dadar West, Mumbai-400028		A) Rs.2,35,23,000.00 B) Rs. 23,52,300.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (upto 4.00 PM)	Not Known	
9	ARMB Mumbai City Mr Vijayanand Sable (Borrower) Mrs. Vaishali Sable (Co-Borrower)	Flat No 102, 1st fl, Siddhi Apt, Vasudev Patil Nagar, Sai Dham Complex, Gaondevi Mandir Rd, Kongaon, Nhiwandi Thane 421311 BUILT UP 660 SQFT	A) 27-05-2021 B) RS 55,33,511.88 /- as on 20-05-2021 plus further Interest & other Charges C) Dated: 06-02-2024 D) Physical	A) Rs. 17,78,000/- B) Rs.1,77,800/- 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
10	ARMB Mumbai City M/s Shiv Enterpirses (Borrower) Mr. Bhavnesh B CHopra ((Proprietor)	Registered Mortgage of Industrial Premises situated at Gat No 2, Plot no 151, Kusum Industries, Village Tilgaon, Taluka Wada, Dist Thane.	A) 19-11-2012 B) Rs.47,43,491.18 as on 19.11.2012 plus further intt & other charges C) Dated: 09-02-2013 D)Symbolic	A) Rs.49,68,000.00 B) Rs.4,96,800.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
11	ARMB Mumbai City M/s Prince Pipe Industries	Flat No 304, 3rd Floor, AL-Amin Apartment, Situated at Land bearing Survey No 43K, Near Roshan Hospital, Narpoli Road, Taluka Bhiwandi, Dist Thane, Maharashtra - 421302	A) 24/01/2014 B) Rs.2,40,61,771.07 as on 01/01/2014 + further intt & other charges C) Dated: 01/08/2014 D)Symbolic	A) Rs.16,72,000.00 B) Rs.1,67,200.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
12	ARMB Mumbai City M/s Yunicorn Synthetic Mills Pvt. Ltd. 1. Shri Shantilal Jain, Director. 2. Mrs Saroja Devi Jain, Director 3. Mr Abhishek Jain, Director	All that piece & parcel of land & building on Industrial Plot no 57 (P), Survey No 150(P), Mouje Karvali, taluka Bhiwandi, Dist Thane Admeasuring 250.83 Sq Mtrs owned by M/s Yunicorn Synthetic Mills Pvt Ltd	A) 20/11/2013 B) Rs.37,02,20,108.44 as on 20/11/2013 + Further intt & other chrages C) Dated: 26/03/2014 D) Symbolic	A) Rs.61,20,000.00 B) Rs. 6,12,000.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
13		All that piece & parcel of land & building on Plot No 7 (P), Survey No 149, Hissa No 2 (P), Mouje Karvali, Taluka Bhiwandi, Dist Thane, Admeasuring 367.88 Sq Mtrs owned by M/s Yunicorn Synthetic Mills Pvt Ltd		A) Rs.84,50,000.00 B) Rs. 8,45,000.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (upto 4.00 PM)	Not Known	
14	ARMB Mumbai City M/s Yunicorn Silk Mills, (Proprietorship Firm) Shri Shantilal Jain	All that piece & parcel of land & building on Industrial Plot no 57 (P), Survey No 150(P), Mouje Karvali, taluka Bhiwandi, Dist Thane Admeasuring 418.05 Sq Mtrs owned by Mr. Shantilal Jain of Yunicorn Silk Mills.	A) 20/11/2013 B) Rs.37,02,20,108.44 as on 20/11/2013 + Further intt & other chrages C) Dated: 26/03/2014 D) Symbolic	A) Rs.82,60,000.00 B) Rs. 8,26,000.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
15	ARMB Mumbai City M/s Ramesh Madaswamy Konar (Prop) Mrs. Subblaxmi Ramesh Konar(Guarantor)	Unit No 203, 2nd Floor, Brahans Business Park, Mahal Industrial Estate, opposite to Mahakali Caves Road, Andheri East, Mumbai-93	A) 30/11/2022 B) Rs.1,86,41,068.69 as on 30/11/2022 + further intt & other charges C) Dated: 26/04/2023 D) Symbolic	A) Rs.2,52,65,000.00 B) Rs. 25,26,500.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	
16	ARMB Mumbai City Mr. Imran U Khan (Borrower) Mr. Lalit Chunnilal Jain (Guarantor)	Flat No 304, 3rd Floor , A- Wing , Ramsha Apartment CHSL, Gaondevi Road, New Colony, Village Kohoj, Khuntavali, Ambernath (West), Thane-421505	A) 27/11/2025 B) Rs.43,39,735.44 as on 01/11/2025 + further intt & other charges C) Dated: 16/03/2026 D) Symbolic	A) Rs.34,21,000.00 B) Rs. 3,42,100.00 04/08/2026 (upto 4.00 PM) C) Rs. 25,000/-	04/08/2026 (11.00 AM to 4.00 PM)	Not Known	

TERMS AND CONDITIONS

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 "WHATEVER 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.baanknet.com & www.pnbindia.in.
6. Contact Person Mr. Sushil Kumar - 8420194674, Mr. Kashif Zubair - Mob 8425981733, Rijvan Ali - Mob 7768941256, Mr. Pavan Gudadhe- 9423743110
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: 09.07.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of the persons mentioned in column D of the **Schedule** hereunder written (collectively, **"Owners"**) in relation to their respective right, title, share and interest to or in respect of all those pieces or parcels of lands more particularly described in column A of **Schedule** hereunder written **("Land")** to the extent of the area mentioned in column C thereof.

Accordingly, all person/s having any claim and / or demand against or in respect of the right, title, share or interest of the Owners in / to the Land or any part thereof, in furtherance to or under any sale, transfer, assignment, gift, exchange, lease, leave and license, tenancy, possession, use, occupation, trust, maintenance, easement, acquisition, requisition, right of development, right to utilize development potential, FSI consumption, power of attorney, lis pendens, mortgage, lien, charge, hypothecation (including by way of receivables), pledge, guarantee, loans, debts, advances, inheritance, devise, bequest, partition, settlement, or under any corporate structuring or restructuring (including under any merger, demerger, insolvency, liquidation, or even otherwise), or under any attachment, injunction, decree, order, judgment, or award by any court of law, tribunal, revenue or statutory authority or arbitration or under any agreement, memorandum of understanding, term sheet and/or any other deed or document (either agitated in any litigation or otherwise) or any claim or demand which is adverse to or inconsistent with the right, title or interest of the Owners or even otherwise any other right, title, demand, claim or interest whatsoever to or in respect of or concerning the Land or any part thereof **("Claim"),** are hereby required to make the same known in writing, to us at our office at Khaitan & Co, Advocates at One World Center, 13th Floor, Tower 1C, 841 Senapati Bapat Marg, Mumbai – 400 013, also with a copy addressed over email to mumbai@khaitanco.com (marked to the attention of Mr Abhiraj Gandhi), within **14 (fourteen) days** from the date of publication hereof together with copies of all documents on the basis of which such claims, demands or rights are being made or agitated, failing which it shall be presumed that no such claims, demands or rights exists and/or the same, if any, shall be deemed to have been waived and/or abandoned and not binding on our client.

THE SCHEDULE REFERRED TO HEREINABOVE

All those pieces and parcels of land admeasuring in the aggregate 1,19,539 square meters equivalent to 29.56 acres situated, lying & being at Village Karanjvihire, Taluka Khed, District Pune and bearing the following Gat Nos:

Sr No	(A) Gat No	(B) Area (in square meters)	(C) Area held by each owner (in square meters)	(D) Names of Owners
1.	176	8,660	2,164	Anand Dattu Borhade
			2,165	Ganesh Dattu Borhade
2.	177	8,510	4,260	(i) Hiraman Kaluram Borhade, (ii) Kaluram Namdev Borhade, (iii) Kailas Kaluram Borhade, (iv) Shankar Kaluram Borhade and (v) Manisha Ravindra Bhote
			4,250	(i) Somnath Jejeram Borhade, (ii) Maruti Jejeram Borhade, (iii) Jejeram Pandurang Borhade and (iv) Ganesh Jejeram Borhade
3.	178	200	200	Subhash Nana Kolekar
4.	179	700	200	Sudam Genbhau Kolekar
			300	Subhash Nana Kolekar
			200	(i) Gulab Shivram Kolekar, (ii) Lala Shivram Kolekar, (iii) Bajabai Shivram Kolekar, (iv) Lahu Kisan Kolekar, (v) Sangeeta Pandit Khengale, (vi) Surekha Ankush Kolekar, (vii) Onkar Ankush Kolekar, (viii) Anuja Ankush Kolekar and (ix) Prachi Ankush Kolekar
5.	180	500	500	Shantabai Baban Yelwande
6.	181	12,300	4,100	Subhash Nana Kolekar
			6,600	Baburao Nana Kolekar
			1,600	Manik Nana Kolekar
7.	182	2,520	2,520	Sham Suresh Kolekar
8.	183	600	600	Shantabai Baban Yelwande
9.	186	7,800	5,600	Balu Sitaram Kolekar
10.	187	15,800	15,800	(i) Gulab Shivram Kolekar, (ii) Lala Shivram Kolekar, (iii) Bajabai Shivram Kolekar, (iv) Lahu Kisan Kolekar, (v) Sangeeta Pandit Khengale, (vi) Surekha Ankush Kolekar, (vii) Onkar Ankush Kolekar, (viii) Anuja Ankush Kolekar and (ix) Prachi Ankush Kolekar
11.	190	2,800	2,800	(i) Sushila Namdev Raundhal, (ii) Jijabai Bhagwant Kolekar, (iii) Dnyaneshwar Shrirang Kolekar, (iv) Navnath Shrirang Kolekar, (v) Mira Baban Kanhurkar, and (vi) Savitribai Shrirang Kolekar
12.	191	6,800	1,300	(i) Archana Kundalik Kolekar, (ii) Vidya Kundalik Kolekar, and (iii) Jayesh Kundalik Kolekar
			1,300	Madhukar Anandrao Kolekar
			1,300	Rajendra Ananta Kolekar
			1,300	Baban Ananta Kolekar
			1,600	(i) Madhukar Ananta Kolekar, (ii) Rajendra Ananta Kolekar, (iii) Baban Ananta Kolekar, (iv) Archana Kundalik Kolekar, (v) Vidya Kundalik Kolekar, and (vi) Jayesh Kundalik Kolekar
13.	195	10,700	10,700	(i) Sushila Namdev Raundhal, (ii) Jijabai Bhagwant Kolekar, (iii) Dnyaneshwar Shrirang Kolekar, (iv) Navnath Shrirang Kolekar, (v) Mira Baban Kanhurkar, and (vi) Savitribai Shrirang Kolekar
14.	196	54,780	16,060	(i) Akash Prakash Borhade, and (ii) Vikas Prakash Borhade
			18,260	(i