Mumbai Housing and Area Development Board

A Regional unit of

(Maharashtra Housing And Area Development Authority)

म्हाडा MHADA

Tender Notice

Tenders are invited for supply of following as per tender specification :-

Tender No.	Name of Work	Estimated cost Without GST	Tender Start date
1	Replacement of Lifts by dismantling existing lifts and Supply, Installation, Testing & Commissioning of 22 New Lifts (Two Lifts in Each Building) in Building Nos. 1 to 11 allotted to Mill Workers, at Kon, Panvel, District Raigad	9,29,53,993/-	13/07/2026 at 10.00 A.M.

The complete bidding process will be Online. All further notifications / information and detailed terms and conditions regarding this tender notice hereafter will be published online on website **https://mhada.gov.in/mr/tenders** Corrigendum / Addition if any will be published on the website only.

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MHADA - Leading Housing Authority in the Nation
CPRO/A/531

Sd/-
Executive Engineer
Electrical Division / Mumbai Board
MHADA

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT, my client, intending to purchase the land bearing S. No. 81, Area admeasuring 0.42.00 H.R. out of 1.69.2 H.R. and S.No. 6, Hissa No. 3, Area admeasuring 0.05.62 H.R. out of 0.15.00 H.R. lying being and situated at village: Chandip, Tal: Vasai, Dist: Palghar belonging to Mrs. Manjula Sina Tare (Budhibai Sina Tare), Mrs. Manisha Mangesh Wajhe (Kamubai Rama Madhvi), Mr. Sharad Sina Tare, Ananta Sina Tare, Mrs. Pooja Prashant Gharat, Mr. Prasad Ravindra Tare, Mrs. Bharati Bhalchandra Gharat. Any persons having any lawful right, title, interest Claim or demand in or to said under mentioned plot or to any part thereof by way of sale, allotment, exchange, gift, lease, tenancy, license, mortgage, charge, lien, trust, inheritance, bequest, easement, possession, hypothecation, maintenance, development rights, Decree or Order of any Court of Law, agreement, or otherwise howsoever in respect of the said plot, are hereby requested to make the same known in writing together with notarial certified true copies of all documentary proof in support thereof, to the undersigned, within Fourteen days (14) days from the date of Publication hereof, or otherwise the same, if any, shall be deemed to have been waived given up and/or abandoned.

Adv. Prachi Pratap Shah
2nd, Floor KT's Empire Building Above SBI, Station Road Vasai (W)401202
Vasai Date: 11.07.2026

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

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 28/07/2026 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.

Sr. No.	Name of Branch and Name Address of Borrowers/Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price / EMD / Auction Tick Size Amt. (Rs. In lakhs)
1	**Branch :** ARB Nashik **A/c :** M/s. Deshmukh Solar Energy Private Limited Ledger O/s = Rs. 1019.00 Lakh **Address :** 26/A, Deshmukh Solar Energy Private Limited, Opp. Panchavati Police Station, Panchavati Nashik-422003	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 Google coordinates of the property (lattitudes and longitudes) : 20.032213, 73.876676 North : Gat No. 104 & Remaining area; South : Gat No. 87; East : Gat No. 103; West : Adgaon Shiv Date of Demand Notice : 03.09.2025; Date of Possession : 17.02.2026; Type of Possession : Physical **Boundary :** • 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	**228.36** **22.84** **0.50**

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 28/07/2026 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. 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 27/07/2026 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 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 / 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 : 11/07/2026
Place : Nashik

Sd/-
Authorised Officer, Bank of India

यूनियन बैंक ऑफ इंडिया — भारत सरकार का उपक्रम | Union Bank of India — A Government of India Undertaking

REGIONAL OFFICE, MUMBAI-BORIVALI

2nd floor, Roop Nagar CHSL, Upstairs SKODA car Showroom, Opp. PVR Milap Theater, Near Namaha Hospital S. V. Road, Kandivali West, Mumbai-400067

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) Rule, 2002

NOTICE is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is" "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder: -

Sr. No.	Branch, BM Name & Mobile No.	Name of the Borrower & Description of Property	1) Reserve Price (R.P.) / 2) Earnest Money	a) Mode of Payment of E.M.D. / B) Extension of Bid & Bid Incremental Amt.	Debt Due / Contact Person & Mobile No.	Encumbrance Possession : Symbolic / Physical
1	**Tarapur (30272) Mr. Ashish 8839127220**	Mr. Videshi Prasad rajbhar Mr. Mukesh Prasad Ms. Divya G. Chhuchhar Flat no. 105, D WING, 1ST FLOOR, Bldg no. E1, Sector no. 06, NAND DHAM COMPLEX, Adm. about 451.40 sq.ft. i.e., 41.93 sq.mtr. (Carpet Area) "constructed on land bearing Survey no. 1, Hissa no. 5B, Survey no.1 Paiki, Survay no. 4, Hissa no. 2, situated at village parnali, Taluka Palghar, District Palghar To the North : E, H Wing To the South : C Wing To the East : Open Plot To the West : Garden/Road	**Rs. 14,04,000/-** **Rs. 1,40,400/-**	The amount can be credited to A/c. No. **302721980050000**, IFSC Code **UBIN0930270** or through DD in favour of Union Bank of India, Tarapur Branch.	**Rs. 14,69,906.84 as on 31.03.2026** and Further interest and costs thereon **Authorised Officer(s) :** Ms. Dharmistha Leuva-9723814489	**Not Known to AO** **Physical Possession**
2	**Bolinj (41000) Mr. Pradeep 7413050077**	Mr. Bharat Dattatray Kolge Mrs. Surekha Bharat Kolge Flat No. 203, 2nd floor, F Wing, building no. 2 in the building known as Vijay Residency bearing survey no. 118, hissa No. 7, Near St. Joseph High School, Fatherwadi Road, Gokhivare, Vasai East, Palghar-401208 (420 sq.fts. Built-up area)	**Rs. 19,55,000/-** **Rs. 1,95,500/-**	The amount can be credited to A/c. No. **410001980050000**, IFSC Code **UBIN0541001** or through DD in favour of Union Bank of India, Bolinj Branch	**Rs. 16,14,867.09 as on 31.03.2026** and Further interest and costs thereon **Authorised Officer(s) :** Ms. Dharmistha Leuva-9723814489	**Not Known to AO** **Physical Possession**
3	**Palghar (57130) Mr. Abhishek 8888037888**	Mr. Aliasgar Sadriwala (Borrower) Mrs. Lubaina Aliasgar Sadriwala (Borrower) Mr. Dilip Shankar Salunkhe (Guarantor) Flat no. 205 area adm. 340 sq.ft. i.e. 31.58 Sq.mtr. (Build-up) on the 2nd floor in the building known as OM SAI NAGAR constructed on all that piece or parcel of land bearing S.No. 79, Hissa No. 1B Part & 2 Part situated at village Palghar taluka and dist. Palghar. Within local limit of Palghar municipal council and within sub registration and registration dis. Palghar. On the North : Police Colony On the South : S T Depot On the East : Majid On the West : Railway Station	**Rs. 12,48,500/-** **Rs. 1,24,850/-**	The amount can be credited to A/c. No. **571301980050000**, IFSC Code **UBIN0557137** or through DD in favour of Union Bank of India, Palghar Branch.	**Rs. 13,86,396.39 as on 31.03.2026** and Further interest and costs thereon **Authorised Officer(s) :** Ms. Dharmistha Leuva-9723814489	**Not Known to AO** **Physical Possession**
4	**Gokhivare (61380) Mr.Dhananjay 9709746216**	Mr. Aliahemad Nabihussain Ansari (Borrower) Mrs. Raushan Khatun (Borrower) Flat No. 02, Ground Floor, F Wing, having carpet area 299 sq.fts. I.e. 27.77 sqmtr. in the building known as "Reliable Township" bearing survey no. 178,179 Hissa No. 1, 2 Village Rajavali, Taluka Vasai, Dist-Palghar-401208 On the North : Trinity High School On the South : Open Plot On the East : Residential Chawls On the West : Bhoidapada Rajavali Road	**Rs. 14,58,000/-** **Rs. 1,45,800/-**	The amount can be credited to A/c. No. **613801980050000**, IFSC Code **UBIN0561380** or through DD in favour of Union Bank of India, Gokhivare, Vasai Branch	**Rs. 12,49,940.62 as on 31.03.2026** and Further interest and costs thereon **Authorised Officer :** Ms. Dharmistha Leuva-9723814489	**Not Known to AO** **Physical Possession**

Date and Time of Auction : 28.07.2026 at 12:00 Noon to 05:00 PM with unlimited extension of 10 Minutes i. e. the end time of e-auction will be extended by 10 Minutes each time if bid is made within the last 10 minutes before closure of auction.
Date & Time of inspection of property for intending purchasers : any time During working hours from 11.00 a. m. to 5.00 p. m.)
Details of encumbrances over the Property, as known to the Bank : Not Known to Bank.
The Refundable **EMD 10%** of Reserve Price shall be payable by interested bidding through NEFT / RTGS / Funds Transfer on or before end time of Auction in account mentioned above in Column above mentioned branch Through IFSC Code mentioned above of by DD / Pay order favoring **Union Bank of India**, Branch mentioned above. For auction related queries e-mail to **sarfaesi@unionbankofindia.com** or Contact : above mentioned **Authorised Officers** or to **RO-Borivali** Bidders are advised to visit the Bank's Website **Unionbankofindia.co.in** for detailed terms and conditions of e-auction sale and other details before submitting their Bids for taking part in the e-auction. Bidder may also visit the above-mentioned service Provider.
The terms and conditions of sale shall be strictly as per the Provisions of the Security Interest Rules (Enforcement) Rules, 2002, Please refer to the link provided in **https://baanknet.com**
Note : This may also be treated as notice U/s. 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date. If their outstanding dues are not repaid in full.
For Registration and Login 8c Bidding Rules visit **https://baanknet.com**.

Place : Mumbai
Date : 09.07.2026

Sd/-
Authorized Officer, Union Bank of India

LODHA

LODHA DEVELOPERS LIMITED

(Formerly known as Macrotech Developers Limited)
Regd. Off: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400001
Corp. Off: One Lodha Place, Near Lodha World Towers, Senapati Bapat Marg, Mumbai - 400 013
CIN: L45200MH1995PLC093041 **Website:** www.lodhagroup.com
Email: investor.relations@lodhagroup.com **Tel:** +91 22 6133 4400

NOTICE OF THE 31st ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the 31st Annual General Meeting ('AGM') of the Members of the Company will be held on Friday, August 14, 2026 at 3:30 pm (IST) through Video Conferencing ('VC') /Other Audio-Visual Means ('OAVM') in compliance with all the applicable provisions of the Companies Act, 2013 ('Act') and the Rules made thereunder and the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') read with General Circular No. 03/2025 dated September 22, 2025 and various circulars issued in this regard by the Ministry of Corporate Affairs ("MCA") from time to time and (hereinafter collectively referred to as "Circulars"), to transact the business, as set out in the Notice convening the 31st AGM of the Company. The deemed venue of the Meeting shall be One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai - 400 013.

The Notice of the 31st AGM along with the 5th Integrated Report for the financial year 2025-26 ('Integrated Report') was emailed on Friday, July 10, 2026 to those Members whose email-IDs are registered with Company / Registrar and Share Transfer Agent ('RTA') / Depository Participant(s) ('DPs'). The Notice of the 31st AGM and 5th Integrated Report is also available on the Company's website at www.lodhagroup.com, the Stock Exchanges websites i.e., BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and on the website of MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) ('MUFG') at https://instavote.linkintime.co.in/. The documents pertaining to the items of business to be transacted in the AGM shall be available for inspection as per the procedure provided in the Notice of the AGM.

Further, in accordance with Regulation 36 of the Listing Regulations, letter providing the weblink for accessing the Integrated Report is being sent to those Members who have not registered their email IDs.

Instruction for Remote e-voting and e-voting during the AGM

1. In compliance with the provisions of Section 108 and other applicable provisions, if any, of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations, as amended from time to time, the Company is providing the facility of remote e-voting to enable its Members to cast their vote by electronic means for the business to be transacted at the AGM and for this purpose, the Company has appointed MUFG to facilitate voting through electronic means.
2. A person whose name is recorded in the Register of Members / Register of Beneficial Owners maintained by the DP(s) as of the cut-off date i.e., Friday, August 7, 2026 ('cut-off date') shall only be entitled to avail the facility of remote e-voting provided by MUFG, either prior to the AGM or during the AGM.
3. The remote e-voting period will commence on Tuesday, August 11, 2026 at 9.00 a.m. (IST) and end on Thursday, August 13, 2026 at 5.00 p.m. (IST) and thereafter remote e-voting module shall be disabled for voting by MUFG. E-voting shall also be made available during the AGM and the members attending the meeting who have not cast their vote through remote e-voting shall be able to vote during the 31st AGM. Once the vote on a resolution is cast by the Member, the member shall not be allowed to change it subsequently.
4. Members who have acquired shares after sending the Integrated Report through electronic means but before the cut-off date are requested to obtain the User ID and Password by sending a request to MUFG at insta.vote@linkintime.co.in or to the Company at investor.relations@lodhagroup.com. However, if a member is already registered with MUFG for remote e-voting, then the members may use their existing User ID and Password and cast their vote.
5. The instructions for remote e-voting and e-voting during the AGM for Members holding shares in dematerialised mode, physical mode and for members who have not registered their email addresses has been provided in the Notice convening the AGM.
6. Members will be able to attend the AGM/OAVM or view the live webcast of the AGM at https://instameet.in.mpms.mufg.com/ by using their remote e-voting login credentials and select the 'EVEN' for attending the Company's AGM. The detailed Instructions for attending the AGM through VC/OAVM is mentioned in Notes to the Notice of AGM. Members are requested to carefully read all the Notes set out in the Notice of the AGM (being sent electronically) and instructions for joining the AGM, manner of casting vote through remote e-voting or through e-voting (InstaVote) at the AGM.
7. The Company has appointed Mr. Ashish Garg (Membership No. FCS 5181) of M/s GDR & Partners LLP, Company Secretaries to act as the Scrutiniser to scrutinize the entire e-voting process in a fair and transparent manner.
8. In case of any queries / grievances, please refer to the **Frequently Asked Questions ('FAQ')** and InstaVote e-voting manual available under Help section at https://instavote.linkintime.co.in/ or call on (022) 4918 6000 or send a request to Mr. Rajiv Ranjan, at enotices@in.mpms.mufg.com; Address- MUFG Intime India Private Limited, C-101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083.

Manner of Registration / Updating the email addresses

Members may note that as per the provisions of the SEBI Master Circular No. HO/38/13/(4)2026-MIRSD-POD/I/4298/2026 dated February 6, 2026, it is mandatory for all members holding shares in physical form to furnish PAN, Choice of Nomination, Contact details (Postal Address with PAN and Mobile Number), Bank A/c details and Specimen Signature for their corresponding folio numbers.

Members may register / update the details in the prescribed Form ISR-1 and other relevant forms with the RTA of the Company i.e., MUFG Intime India Private Limited ('MUFG Intime') which can be accessed from Company's website at www.lodhagroup.com or from the RTA's website at https://web.in.mpms.mufg.com/.

In accordance with the above circulars, dividends, in respect of physical folios wherein any of the above KYC details are not updated before the cut-off date, will be held back by the Company. Members may please note that the same will be released electronically only upon updating the KYC details.

Further, members holding shares in dematerialized mode who have not registered their email IDs are requested to get their email IDs registered/updated with their respective DPs.

Record Date and Payment of final dividend

The record date for the purpose of determining entitlement of members for the dividend for financial year 2025-26 is Friday, August 7, 2026 ('Record Date'). The dividend, if approved by the members will be paid within thirty days from the conclusion of the AGM to the members whose names appear in the Registrar of Members or Register of Beneficial Owners (as the case may be), as on the Record Date.

TDS on Dividend

Members may note that as per the Income Tax Act, 2025, dividend income is taxable in the hands of the Members and the Company is required to deduct tax at source (TDS) from dividend paid to the members at rates prescribed in the Income Tax Act, 2025. Members are requested to submit the relevant documents for TDS exemption/lower TDS deduction in accordance with the provisions of the Income Tax Act, 1961 at https://web.in.mpms.mufg.com/formsreg/submission-of-Form-121-41.html

For Lodha Developers Limited
Sd/-
Sanjyot Rangnekar
Company Secretary & Compliance Officer

Place: Mumbai
Date: July 10, 2026

POSSESSION NOTICE

Whereas, the authorized officer of **Jana Small Finance Bank Limited** under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued **demand notices** to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	**33979630000167**	**1) Ramesh Vasant Talawade (Borrower) 2) Vaishali Ramesh Talawade (Co-Borrower)**	**18.04.2026 Rs.3,01,969.3/-** (Rupees Three Lakhs One Thousand Nine Hundred Sixty Nine and Three Paisa Only) **as of 13.04.2026**	**Date: 09-07-2026 Time: 02:10 PM Symbolic Possession**
	Description of the Property: All that piece and parcel of the immovable property being situate at Grampanchayat House No.1167, Grampanchyat Takave (Bu), Mouje Kondivade, Po-Bhoyare, Tal-Maval, Dist. Pune-412106. Admeasuring area about 1048 Sq.ft. along With The Construction Consisting Groung Floor. **On or towards: Towards East by:** Property of Mr. Chandrakant Pawale, **Towards West by:** Property of Mr. Vithoba Kumbhar, **Towards South by:** Property of Mr. Ananta Chorghe, **Towards North by:** Property of Mr. Sadashiv Khursule			
2	**32189630000195 32189410000337**	**1) Amit Kalappa Chougule (Borrower) 2) Champabai Kalappa Chougule (Co-Borrower)**	**04.05.2026 Rs.12,97,127.53** (Rupees Twelve Lakhs Ninety Seven Thousand One Hundred Twenty Seven and Fifty Three Paisa Only) **as of 28.04.2026**	**Date: 09-07-2026 Time: 02:20 PM Symbolic Possession**
	Description of the Property: At the piece and parcel of the, City.Survey. No.473, Hissa No.02, Pujari Mala, Village-Ichalkaranji, Tal-Hatkanagale, Dist-Kolhapur-416115 Adm. East-West Side 26 Ft. X South-North Side 40 Ft.Total area is 1040 Sq.Ft. i.e. 96.65 Sq.Mtr. **On Or Towards: To Wards East by:** Property Of Shri. Kardi, **To Wards West by:** 15 Ft Road, **To Wards North by:** Remaining Property Of Owner, **To Wards South by:** Remaining Property Of Owner			

Whereas the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower's mentioned herein above in particular and to the Public in general that the authorised officer of **Jana Small Finance Bank Limited** has **taken symbolic possession** of the properties/ secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of **Jana Small Finance Bank Limited.**

Place: Maharashtra
Date: 10.07.2026

Sd/- Authorised Officer,
For Jana Small Finance Bank Limited

JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: Office No.704/705, Modi Plaza, Opp. Laxminarayan Theatre, Mukund Nagar, Satara Road, Pune-411037.

PUBLIC NOTICE

We are investigating the title of M/s. Saket Developers (the ***"Landowner"***) and Mr. Deepak Gandhi (the ***"Developer"***) to the freehold land bearing CTS No. 135/B (i.e., Survey No. 26/6(P) then, now Survey No.26/4, then CTS No.135, now CTS No.135/B) admeasuring 1,754.10 sq. meters situate, lying & being at Village Mulund (East), Taluka Kurla, Dist. Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District (***"Land"***) more particularly described in the SCHEDULE.

Vide Agreement for Sale dated 29th April, 1986, duly registered under Serial No. BDR-2986-1986, 1) Shri Ramchandra Shankar Patil, (2) Smt. Kalpana Bhaskar Patil, (3) Shri Prashant Ramchandra Patil, (4) Shri Vinod Ramchandra Patil, (5) Kumari Seema Ramchandra Patil, (6) Kumari Leena Ramchandra Patil, (7) Shri Laxman Shankar Patil, (8) Shri Ghanashyam Laxman Patil, (9) Shri Vivek Laxman Patil, (10) Shri Praful Laxman Patil, (11) Smt. Sandhya Liladhar Bhagat, (12) Kumari Sunanda Laxman Patil, (13) Smt.Bhagabai Mahadev Patil, (14) Shri Prakash Mahadev Patil, (15) Smt.Shalini Bhanudas Patil and (16) Kumari Ujjwala Mahadev Patil (the ***"Ramchandra Patil Family Branch"***) agreed to sell, transfer and convey the said Land, along with certain other land parcels, in favour of M/s. Saket Developers on the terms and conditions recorded therein. Further, vide Agreement dated 27th April, 2000, duly registered under Serial No. BBJ-4051-2000, and Rectification Deed dated 17th July, 2004 duly registered under Serial No.BDR-7-7835-2004, M/s. Saket Developers granted the development rights in respect of the said Land in favour of Shri Deepak Uttamchand Gandhi on the terms and conditions recorded therein.

Any person, authority, institution having a claim, demand, right, benefit or interest in respect of or against the aforesaid Land and/or any portion thereof including in any built-up areas constructed and/or to be constructed thereon, buildings, units, by way of sale, transfer, assignment, exchange, right, interest, share, lease, sub-lease, tenancy, sub-tenancy, license, lien, mortgage, charge, encumbrance, occupation, covenant, trust, easement, gift, inheritance, bequest, maintenance, possession, development rights, right of way, reservation, agreement, lis-pendens, family arrangement/ settlement, decree or order of any Court of Law, partnership or otherwise of whatsoever nature are hereby requested to give notice thereof in writing along with supporting documents to **Adv. Ananya Agarwal, Designated Partner of Innovent Legal LLP** having her office at **D-201, 2nd Floor, Tower-3, International Infotech Park, Vashi Station Complex, Navi Mumbai-400 703** within **15 days** from the date of publication hereof, failing which the claim and/or objection, if any, of such person or persons will be considered to have been waived released, relinquished and/or abandoned.

SCHEDULE ("*Land*")

All the piece and parcel of freehold land bearing CTS No. 135/B (i.e., Survey No. 26/6(P) then, now Survey No.26/4, then CTS No.135, now CTS No.135/B) admeasuring 1754.10 sq. meters. situate, lying & being at Village Mulund (East), Taluka Kurla, Dist. Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District and bounded as follows:

On or towards the North : CTS No.49
On or towards the South : CST No.136, 137A
On or towards the East : Eastern Express Highway
On or towards the West : CTS No.47

Dated this 11th day of July, 2026

For M/s. Innovent Legal LLP
Adv. Ananya Agarwal
Designated Partner

ICICI Bank | Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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.
This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Vishal Pandharinath Chaskar (Borrower) Mrs. Rashmi Vishal Chaskar (Co-Borrowers) Loan Account No- LBNMU00005853315/ LBMUM00005905327	Flat No 805, 8th Floor, Wing C, Building Known As Jal Elements, SR No 28, Hissa No 1, S No. 27, 27, 28 Hissa No 1, 2, 1 Village- Daighar, Thane- 421204. Admeasuring an area of 54.29 Sq Mtrs Of Rera Carpet Area Along With Enclosed Balcony Area Admeasuring 5.64 Sq Mtrs. Encumbrances of Builder Dues	Rs. 30,70,484/- As on July 05, 2026	Rs. 25,00, 000/- Rs. 2,50, 000/-	July 17, 2026 From 02:00 PM to 05:00 PM	August 03, 2026 From 11:00 AM Onward
2.	Mrs. Preeti Ritesh Tiwari (Borrower) Mr. Ritesh Ravindra Tiwari (Co-Borrowers) Loan Account No- LBTNE00005176808	Flat No-1006, 10th Floor, Wing C2, Building Name- Treetops, Survey No. 55/14 (Part), 26 (Part), 57 (Part), 58 (Part), Upper Thane, Near- Lodha Dham, Bhwandi, Kanjur Phata Thane- 421301. Admeasuring an area of 444 Sq. Ft. Carpet Area i.e. 41.25 Sq Mtr, 42 Sq. Ft. i.e. 3.90 Sq Mtr Ebvt Area and Total Net Area 486 Sq Feet i.e. 45.15 Sq Mtr, Carparking Space Allotted 1 Nos Encumbrances Builder of Dues	Rs. 66,75,081/- As on July 05, 2026	Rs. 30,00, 000/- Rs. 3,00, 000/-	July 17, 2026 From 11:00 AM to 02:00 PM	August 03, 2026 From 11:00 AM Onward
3.	Mrs. Anjum Hameed (Borrower) Mr. Syed Haroon Rasheed (Co-Borrowers) Loan Account No- LBMUM00002434206	Flat No. G-0306, 3rd Floor, Wing G, Morgana, Casa Rio Gold, Survey No. 102/7, 235/2, 102/7, 101/1, 235/2, 101/1, 235/2, 85/2pt, Village Nilje Ghesar, Kalyan Shil Road, Dombivali East, Thane- 421301., Admeasuring An Area of Admeasuring About 495 Sq Ft Equivalent to 46.00 Sq Mtr.+ One Four Wheeler Open Parking.	Rs. 35,33,296/- As on July 05, 2026	Rs. 27,50, 000/- Rs. 2,75, 000/-	July 18, 2026 From 11:00 AM to 02:00 PM	August 03, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till August 01, 2026 before 05:00 PM failing which, these secured assets will be sold as per schedule.
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400093 on or before August 01, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before August 01, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno