Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of **IIFL Home Finance Limited** (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) under the Securitisation 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, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has **taken possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IIFL HFL** for an amount as mentioned herein under with interest thereon."The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower clears the dues of the **"IIFL HFL"** together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by **"IIFL HFL"** and no further step shall be taken by **"IIFL HFL"** for transfer or sale of the secured assets.

Name of the Borrower (s) / Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Posse-ssion
Mr. Liyakat Mohd Abbas Sheikh Mrs. Sajida Liyakat Sheikh **(Prospect No IL11023354)**	All that piece and parcel of Flat No 306, Floor No. 3, FIORA K,Lodha Premiere Colony, Dombivali East, Kalyan-421203 Area Admeasuring (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 636.00, 424.00	**Rs.4640608/-** Rupees Forty Six Lakh Forty Thousand Six Hundred Eight Only	07-01-2026	13-07-2026

For, further details please contact to Authorised Officer at **Branch Office:** IIFL House, Sun Infotech Park Road No. 16V, Plot No.B-23 , Thane Industrial Area, Wagle Estate, Thane - 400604. or **Corporate Office:** IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place: Thane, Date: 16-07-2026 **Sd/- Authorised Officer, For IIFL Home Finance Ltd.**

U GRO Capital Limited

Registered Office Address: B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1	**1) SHREE SADGURU KRUPA MOTORS 2) PRASHANT RAMESH CHAUDHARI 3) PRADNYA PRASHANT CHOUDHARI LAN – UGPVLMS0000075342**	**Demand Notice date: 01-Jul-2026 Notice Amount: 23,71,137.00/-** (Rupees Twenty Three Lakh Seventy One Thousand One Hundred Thirty Seven Only) As on 01/07/2026

DESCRIPTION OF SECURED ASSET(S):- Flat No. 08, on the 2nd Floor, admeasuring area 480 Sq. Ft. Built up area, in the building known as "SHREE SADGURU SAMARTH KRUPA", in the Society known as "SHREE SADGURU KRUPA CO-OP. HSG. SOC. LTD.", Constructed on land bearing Survey No. 209, Hissa No. 1 Paiki, lying being and situated at Village Kalyan karpewadi east taluka kalyan, Tal. & Dist. Thane. 421306.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Date: 16.07.2026 **Sd/- (Authorized Officer)**
Place: MAHARASHTRA **For UGRO Capital Limited, authorised.officer@ugrocapital.com**

IDBI BANK

CIN: L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062.
M. No.: 7800552000/9430022540/9953581483
Email : rahul.kulkarni@idbi.co.in & Akash.saxena@idbi.co.in; www.idbibank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION See Proviso to Rule 8(6) or 9(1)
RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION IN BADLAPUR EAST

Sale of Immovable property mortgaged as security for availing financial assistance by RAM RAMCHANDRA BHATLE

The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offers in sealed covers for sale of the following property mortgaged as security for availing financial assistance by Ram Ramchandra Bhatle under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 read with proviso to rule 8(6) or 9(1), possession whereof has been taken by the AO, IDBI Bank Ltd on 26.09.2024.

1. Brief Description of Properties : Flat Number 1001, 10th Floor, Umiya Nakshatra CHSL, Badlapur (E), Pin Code: 421503. Carpet Area as per Agreement for sale: 76.08 sqmt.

2 The dues of IDBI Bank Ltd. Outstanding :
Ram Ramchandra Bhatle dues as on 01.06.2026 stands at Rs.81.47 Lakh (plus expenses, charges and further interest thereon with effect from 02.06.2026)

3

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date of E-Auction & Time
Rs. 49,40,000/-	Rs. 4,94,000/-	24.07.2026 (11:00 am - 4:00 pm) With prior appointment	03.08.2026 till 4.00 PM	04.08.2026 From 11.30 AM to 12.30 PM

Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062.

4 **Gist of the terms & conditions appearing in Bid Document:**

1. The sale of Secured Assets is on **"as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is **Rs.10,000/-**
3. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: **www.baanknet.com** and shall take place on **04.08.2026** at 11.30 am to 12.30 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.baanknet@psballiance.com, Phone no - 8291220220 (For Technical and Bidding Process).
4. Bidders are advised to go through the website: **www.baanknet.com** for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
5. Earnest Money Deposit (EMD) shall be remitted into the e wallet of the PSB Alliance portal after completion of one time user registration by the interested bidders and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc. in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062, on M. No.: 7800552000/9430022540/9953581483, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbi.bank.in
13. Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000 / 9430022540 / 9953581483, Email: rahul.kulkarni@idbi.co.in at the above address in person during 16.07.2026 to 03.08.2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc,.
14. Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place: Mumbai Sd/-
Date: 15.07.2026 Authorized Officer, IDBI Bank Ltd

SPICE ISLANDS APPARELS LTD.

(Formerly known as Spice Islands Apparels Limited)
CIN: L11040MH1988PLC050197
Regd. Unit 3043-3048, 3rd Floor, Bhandup Industrial Estate, Pannalal Silk Mills Compound,L.B.S. Marg, Bhandup (W), Mumbai - 400 078.
Phone: 8976047639 **Email Id:** sales@spiceislandsindia.com

NOTICE

Notice is hereby given that the 38th Annual General Meeting (AGM) of Spice Islands Industries limited will be held through Video Conferencing / Other Audio Visual Means (VC/OAVM) on Friday, August 07, 2026 at 11:30 a.m. to transact the business as mentioned in the Notice convening the said meeting, which is e-mailed to the Members of the Company. The Annual Report for the financial year 2025-26 of which the Notice of 38th AGM is a part has been sent in electronic mode to Members whose e-mail IDs are registered with the Company or with the Depository Participant(s). The requirements of sending physical copy of the Notice of the AGM and Annual Report to the Members have been dispensed with vide MCA / SEBI Circular(s) issued from time to time.

The Annual Report for the financial year 2025-26 of which the notice of the 38th AGM is a part is available on the Company's website www.spiceislandsapparelslimited.in. Members who have not received the Annual Report may download it from the Company's website or may request for a electronic copy of the same by writing to the Company at khedekar@spiceislandsindia.com.

Notice is further given pursuant to section 91 of the Companies Act, 2013 that the Company has fixed Friday, July 31, 2026 as the Record date for purpose of determining the members entitlement of dividend @ Re. 0.60/- per share (6%) that may be declared at the said AGM and dividend will be payable to only those Members whose names appear in the Register of Members on Friday, July 31, 2026 and to beneficial owners whose names are provided by National Securities Depository Ltd. (NSDL) and Central Depository Services (India) Ltd. (CDSL) as at the close of business hours on Friday, July 31, 2026.

The details pursuant to the provisions of Section 108 of the Companies Act, 2013 and the relevant Rules prescribed thereunder are as follows:

1. The business will be transacted through voting by electronic means.
2. Date & time of commencement of remote e-voting: Tuesday, August 04, 2026 (9.00 a.m.).
3. Date and time of end of remote e-voting: Thursday, August 06, 2026 (5.00 p.m.).
4. **Cut-off Date:** Friday, July 31, 2026 Any person, who acquires shares of the Company and becomes member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e. Friday, July 31, 2026 may obtain the User ID and Password in the manner mentioned in the Notice of AGM by sending request at enotices@in.mpms.mufg.com. However, if any shareholder is already registered with CDSL for remote e-voting, then he can use his existing User ID and password for casting his vote. If any shareholder forgets his password, he can reset his password by using "Forgot User Details / Password" or "Physical User / Reset Password" option available on www.evotingindia.com or contact CDSL at Toll Free No: 1800 21 09911.
5. E-voting by electronic mode shall not be allowed beyond 5.00 p.m. on Thursday, August 06, 2026.
6. The members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM thru VC/OAVM but shall not be entitled to cast their vote again.
7. Members of the Company holding shares either in physical form or in dematerialized form as on the cut-off date of July 31, 2026 only shall be entitled to avail the facility of remote e-voting as well as e-voting at the Annual General Meeting. The voting rights of the members shall be in proportion to their shares of the paid-up equity share capital of the Company.
8. The Company is also providing remote e-voting facility during the AGM to its members in respect of the business to be transacted during the 38th AGM. Members may follow the same procedure for e-voting during the 38th AGM as mentioned in the notice for remote e-voting. Only those Members, who will be present in the 38th AGM through VC/OAVM facility and have not cast their vote on the resolutions through remote evoting shall be eligible to vote through e-voting system in the 38th AGM.
9. The Annual Report for the financial year 2025-26 of which the Notice of the 38th AGM is a part is also available on the Company's website www.spiceislandsapparelslimited.in and on the website of Central Depository Services (India) Limited (CDSL) www.evotingindia.com.
10. The shareholders may contact the Company Secretary for any grievances connected with electronic voting : Ms. Arti Lalwani - Company Secretary & Compliance Officer of Spice Islands Industries limited, Unit 43-48, 3rd Floor, Bhandup Industrial Estate, Pannalal Silk Mills Compound, L.B.S. Marg, Bhandup (W), Mumbai-400 078, Mobile no. 8976047639 E-mail : khedekar@spiceislandsindia.com

For Spice Islands Industries limited
SD/-
(Arti Lalwani)
Company Secretary and Compliance Officer
Membership no. A59871

Date: July 16,2026
Place: Mumbai

PUBLIC NOTICE

IN THE COURT OF THE JUDGE, FAMILY COURT NO. 6, BANDRA, MUMBAI Petition No. A-706 of 2020 (CNR: MHFC01-001286-2020) The public at large is hereby informed and notified that Mrs. Smita Vijay Vipat (formerly Smita Rajmane) has been the ex-wife of Mr. Vijay Sharad Vipat since 07.01.2023, pursuant to the Judgment of Divorce passed by the Hon'ble Family Court No. 6, Bandra, Mumbai, in Petition No. A-706 of 2020, and the Decree of Divorce dated 28.02.2023. She has no legal right or authority to represent or introduce herself as the wife of Mr. Vijay Sharad Vipat or to act on his behalf in any personal, legal, financial, or other capacity. Any person dealing with her on the basis of any such representation shall do so at his or her own risk and responsibility.

Sd/-
Vijay Sharad Vipat
+91 8888075544
E-mail: Vijaychem@hotmail.com

PUBLIC NOTICE

Notice is hereby given that we are investigating the title of **Flat No.3002 on the 30th Floor, "A" Wing,** admeasuring 2064 sq. ft. Carpet Area along with right to use 4 (Four) Car Parking spaces bearing Nos.77, 77A, 78 & 78A on P4 Level in the Building known as "R A RESIDENCES" situated at Dr. B. A. Road, Dadar (East), Mumbai-400014 constructed on the plot of land bearing C.S No.12 Part of Matunga Division within the Registration District and Sub-District Mumbai City (hereinafter referred to as the "Said Premises") which is presently owned & Possessed by **VSS IRON AND MINERALS PRIVATE LIMITED.**

All persons having or claiming any right, title, interest, claim, demand or ownership in respect of the Said Premises or any part thereof, by way of inheritance, succession, sale, transfer, mortgage, lease, lien, charge, gift, possession, easement, attachment, court order, decree or otherwise howsoever, are hereby called upon to submit their claims in writing to the undersigned, along with duly certified copies of supporting documents, within 14 (fourteen) days from the date of publication of this notice. In the event no such claim or objection is received within the aforesaid period, it shall be presumed that no person has any right, title or interest in respect of the Said Premises, and any claim raised thereafter shall not be entertained and shall not be binding upon our Client(s) or the Said Premises.

Date : 16/07/2026
Place : Mumbai

Sd/-
MR. RAVINDRA KUMAR YADAV
Advocate, High Court.
C/o. Girish P. Jain & Co.
101-102, Peace Haven, N. M. Kale Marg, Off. Gokhale Road (South) Dadar (W), Mumbai – 400 028.

PUBLIC NOTICE

NOTICE is hereby given that I am investigating title of the following Property, owned by **MR. AMIT ASHOK ATAK** more particularly described in the Schedule hereunder.

Save and except loan with Axis Bank Ltd., any person having any other claim against the said Property by way of sale, exchange, mortgage, gift, trust, charges, maintenance, inheritance, possession, lease, lien or otherwise in any manner is hereby requested to make the same known in writing along with documentary evidence to the undersigned within **7 days** from this notice hereof failing which the claim of such person, if any, will be deemed to have been waived/ abandoned or given up and the same shall not be entertained thereafter.

SCHEDULE OF THE PROPERTY

ALL THAT (i) **Residential Flat No. 1501** admeasuring about **70.91 Sq. Mtrs. carpet area Plus Utility Area 2.82 Sq. Mtrs. aggregating to 73.73 Sq. Mtrs.** on the 15th Floor along with (ii) **1 (One) Stilt Car Parking Space** bearing no. 541 in the building known as **S2 Building** in the project known as **GODREJ PRIME** constructed on land bearing C. S. Nos. 52 (Part), 53 (Part) of Chembur Division situated at Shell Colony Road, Sahakar Nagar-2, Chembur, Mumbai 400 071 along with (iii)**Ten (10) fully paid up shares** of Rupees Fifty each bearing distinctive numbers 1731 to 1740 (both inclusive) in **Share Certificate No. 174** dated 28th March 2021 and (iii) Membership of the **"Prime Towers S1 to S9 Co-operative Housing Society Ltd"** bearing Registration No. MUM/TNA/MHADB/HSG/(TO)/TC/73/2020-2021.

Dated : 16th July, 2026 **Advocate Harshit Shah**
B101, Shanti Niketan, 322, Dr. Babasaheb Ambedkar Rd, Matunga (E), Mumbai 400019. I Email: hdshah22@gmail.com

ICICI Bank

Regd. Office: ICICI Bank Limited, Landmark, Race Course Circle, Vadodara- 390007
Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (E), Mumbai- 400051
Branch Office: ICICI Bank LTD, Pushpa Park, 2nd Floor Above Chroma Show Room, Nashik Pune Road, Bodhale Nagar, Nashik- 422006.

Notice for Disclosure of Legal Heirs of Deceased Borrower
PUBLIC NOTICE

Notice is hereby given that Home Loan LBNAS00003862601 (Credit facility) was granted to Mrs. VANITA PRASHANT GURAV along with the deceased Mr. PRASHANT ATMARAM GURAV by ICICI Bank Ltd. (The Bank). The said credit facility is secured by by Mrs. VANITA PRASHANT GURAV & Mr. PRASHANT ATMARAM GURAV by creation of the security interest by way of mortgage, with respect to the property situated at FLAT NO.A-17, 5TH FLOOR, RAMRAJYA SANKUL APARTMENT,WING A, C.T.S. NO.5360/1 AND 5360/A, NEAR SHANI CHOWK, PANCHAVATI, MAHARASHTRA NASHIK – 422002.

We would like to inform you that the demise of Mr. PRASHANT ATMARAM GURAV has come to our knowledge during field visits conducted by the Bank officials and by telephonic communications on the registered contact numbers. In this regard, letter dated JULY 10, 2026, was previously sent to the registered addresses of the Borrowers and the deceased Mr. PRASHANT ATMARAM GURAV.for providing information about the Legal Heirs of the Deceased Borrower. Therefore, this Notice is hereby given for sharing details of the Legal Heirs of the deceased Mr. PRASHANT ATMARAM GURAV. with supporting documents for updating the Bank's records, within <15> days of publication of this Notice.

You may submit the above-mentioned details to by visiting ICICI Bank LTD ,Pushpa Park, 2nd Floor Above Chroma Show Room ,Nashik Pune Road, Bodhale Nagar, Nashik 422006.

Date: July 16, 2026 Authorised Officer
Place: Nashik For ICICI Bank Ltd.

punjab national bank

...the name you can BANK upon!

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra(East), Mumbai-400051, **Email: zs8356@pnb.bank.in**

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), Guarantor (s) and Mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagers of Property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.12.2024. C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B)EMD (Rs. in Lacs) C) Bid Increase Amount (Rs. in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	**Stressed Asset Management Branch, Mumbai** **M/s. Pradhvi Multitrade Pvt. Ltd. (Borrower)** 12, Mata Ram Devi Niwas, N S Road, Mulund-W, Mumbai. 400080 **And** Unit AG-4A, W-18, Patra Shed Rajlaxmi commercial complex, Bhiwandi, Village Kalher, Kalyan, Thane 400086 **Rajpal Singh Daudhar (Guarantor Director)** Flat No R64, Gurunanak Nagar CHS, LBS Marg, Ghatkopar (W), Mumbai – 400086. **Ashish Kanodia (Director)** B/9/10 Ekta Apartment, 2nd Floor, LBS Marg, Mulund West, Mumbai – 400059. **Reynold Shirting Ltd., Guarantor** 143, Andheri Kurla Road, Shiv Shakti Industrial Estate, 3rd Phase, Opp Mittal Estate. Andheri (East), Mumbai – 400059. **Ms. Preeti Malik, Guarantor** Flat No. 1 Sati CHSL Plot No 12, Sector 6, Kopar Khairane, Navi Mumbai 400709. **Kalathil Ravindra Memon (Director Guarantor)** A-204, Satyam, Link Road, Borivali West, Mumbai-400709 **Anita Sandeep Shriya,** 17, Jaldarshan, 51, Napeansea Road, Mumbai-4000026	Office premises 1145/ 1146/ 1147, 1st floor, D wing, Oberoi estate, Chandivali, Andheri-East, Mumbai-400072 Area Admeasuring: As per Deed SBUA 1270 sq. ft. **M/s. Reynold Shirting Ltd.**	**A-19-04-2021 B-11.61 Cr plus further interest and charges from the date of NPA ie.08-07-2020 minus recoveries if any. C-11-08-2021 D- Physical Possession**	**A-190.50 B-19.05 C-1.00**	**04.08.2026 11:00AM to 04:00PM**	**Not Known**

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"**
2. 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.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com** on **04.08.2026 from 11.00 AM to 04:00 PM.**
4. Property is having society dues of **Rs. 48,07,664.00/- as on 31.03.2026**
5. In case the sale set aside by order of any court / tribunal / authority whatsoever, bank will not be liable to pay any interest / charges / costs / duties of any nature to the auction purchaser.
6. For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnb.bank.in.**

Sd/-
Authorized Officer,
Punjab National Bank,
Secured Creditor, Mob: 9871297247

Date: 16.07.2026
Place : Mumbai

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

GINI SILK MILLS LTD

Registered Office: 413, Jogani Industrial Estate, Opp. Kasturba - Hospital, J. R. Boricha Marg, Lower Parel (East), Mumbai, Maharashtra, India - 400011
CIN: L17300MH1981PLC024184
Website: www.ginitex.com | Telephone No: 022-40750601 | Email ID: accounts@ginitex.com

NOTICE

Transfer of equity share(s) of the Company to Demat Account of Investor Education and Protection Fund (IEPF) Authority.

Pursuant to Section 124 (6) of the Companies Act, 2013 read with Rule 6 of Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended from time to time, equity shares in respect of which dividend have not been claimed for seven consecutive years, shall be transferred by the Company to Investor Education and Protection Fund (IEPF).

In compliance with the said Rules, the Company has communicated individually to the concerned shareholders whose shares are liable to be transferred to IEPF to claim the said dividend.

In terms of IEPF Rules, the Company has also uploaded the details of such shareholders and shares due for transfer to the demat account of the IEPF Authority on its website at www.ginitex.com. Shareholders are requested to refer and verify the details of unclaimed dividend and shares liable to transferred to IEPF. The Shareholders are advised to claim such dividends by **October 14, 2026.**

The shareholders may please note that no claim shall lie against the Company in respect of the shares and dividend so transferred. The shareholders may however claim the same by making an application to IEPF Authority in Form IEPF-5 as per the procedure prescribed in the said Rules.

In case of any queries on the subject matter and rules, Shareholder may contact the Company's Registrar & Share Transfer Agent, **Bigshare Services Pvt. Ltd.**, Office No S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Center, Mahakali Caves Road, Andheri (East) Mumbai - 400093. Tel. No.:022 62638236, email: investor@bigshareonline.com, website: www.bigshareonline.com.

For **GINI SILK MILLS LIMITED**
Sd/-
DEEPAK HARLALKA
MANAGING DIRECTOR
DIN: 00170335

Date : 15.07.2026
Place : Mumbai

EDELWEISS ASSET RECONSTRUCTION CO. LTD.

CIN - U67100MH2007PLC174759
Edelweiss House, Off C.S.T Road, Kalina, Mumbai - 400 098.

APPENDIX- IV-A
[See proviso to Rule 8(6) and 9(1)]
E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Notice is hereby given to the public in general and in particular to the Borrower (through Official Liquidator of Bombay High Court), Mortgagor(s) and Guarantor(s) respectively & collectively referred to as the "Security Providers") that, Kotak Mahindra Bank ("Assignor Bank") has assigned the debts of M/s Indage Vineyards Private Limited (Under Liquidation) (hereinafter referred as the "Borrower") together with underlying securities in favour of Edelweiss Asset Reconstruction Company Limited acting in its capacity as Trustee of EARC Trust SC 308 ("EARC/Secured Creditor) vide assignment agreement dated March 20, 2018. Pursuant to the said assignment EARC stepped into the shoes of Assignor Bank.

Further, notice is hereby given to the public in general and in particular to the Borrower (through Official Liquidator of Bombay High Court) Mortgagor(s) and Guarantor(s) that the property described herein below ("Secured Asset"), mortgaged/charged to ("EARC/Secured Creditor"), 13(4) notice of which has been issued by the Authorised officer of EARC on June 06, 2025, **will be sold on " As is where is", "As is what is", "Whatever there is" and "No recourse" basis by way of E-Auction on August 4, 2026 at 12:00 PM to 1:00 PM** with unlimited extension of 5 Minutes each through E-Auction Agency M/s e-Procurement Technologies Limited (Auction Tiger), on their website/portal https://edelweissarc.auctiontiger.net for the recovery of Rs.61,99,11,241/- (Rupees Sixty-One Crore Ninety-Nine Lakhs Eleven Thousand Two Hundred and Forty-One Only) as on 30thJune 2026 together with further interest, cost and expenses thereon due to EARC from **M/s Indage Vineyards Private Limited (Under High Court Liquidation) ("Borrower"), M/s Indage Vintners Limited (Under High Court Liquidation) (Corporate Guarantor), Indage Engineering Private Limited (Corporate Guarantor), Indage Investment Private Limited (Corporate Guarantor), Mr. Ranjit Sham Chougule (Personal Guarantor) legal heirs of Mr. Sham Ganpat Chougule (Personal Guarantor) viz. Mr. Ranjit Sham Chougule, Ms. Aruna Sham Chougule and Mr. Vikrant S. Chougule.**

The Reserve Price and Earnest Money Deposit of the Secured Asset shall be as follows:

Description of the property	Reserve price	Earnest Money Deposit
All that piece and parcel of the land lying at Village Yedgaon (Bhorawadi) Taluka, Junnar District Pune bearing the following survey number:	Rs. 39,00,00,000/-	Rs. 3,90,00,000/-

Old Survey No.	New Survey No.	Hissa No.	Hectare-Are
201	1	7	0.33
201		12	0.70
201	1	13	1.01
202	2	-	6.86*
203	8	-	8.33
206	5	-	4.94
		Total	22.17

EARC has sold area admg. 1.25 hectare in Survey no. 202 and the same has been adjusted from the area stated in the table above.

OTHER IMPORTANT DETAILS

Site Inspection	17th July 2026 to 31st July (with 1 day prior intimation to the officers mentioned below)
EMD amount payment	By or before 3rd August 2026
Increment in Bidding	Rs. 5,00,000/-
Last Date of submission of bid document	By or before 3rd August 2026
Date and Time of E-Auction	4th August 2026 from 12PM to 1PM
Bank details	Account holder Name : EARC Trust SC 308 Bank Account Number : 000405115993 Bank Name : ICICI Bank Ltd Branch : Nariman Point, Mumbai IFSC Code : ICIC0000004
Officer Contact Details	**Ms. Jyoti Sharma - +91-9970676535 Ms. Sangeeta Kadam: +91-98196 16384**

For detailed terms and conditions of the e-auction sale, please refer to the link on EARC's website viz. **https://www.edelweissarc.in/PropertySale.** For further information, you may contact the above mentioned officials of EARC, **E-mail: JyotiV.Sharma@edelweissarc.in and Sangeeta.Kadam@edelweissarc.in**

Date: 16.07.2026 **Sd/-Authorized Officer**
Place: MUMBAI **For Edelweiss Asset Reconstruction Company Limited Acting in its capacity as Trustee of EARC Trust SC 308**

The Mogaveera Co-operative Bank Ltd.

ESTD 1946

Regd. & Administrative Office :
5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058
Contact for Details : 9833220680 / 9819132445 / 9821872846 / 8451980198 / 9702362456, Email - recovery@mogaveerabank.com

PUBLIC NOTICE FOR SALE

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/mortgagor(s) mentioned herein-under, the public and all concerned including the concerned borrower(s)/mortgagor(s), their legal heirs/representatives, as the case may be are hereby informed that the Sealed Offers/Tenders along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit are invited by the Bank for sale of the following Immovable Property on **"as is where is basis" and on "as is what is basis",** in terms of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.

Description of Immovable Asset/s/Properties	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Inspection of the Property	Date and time of opening the tenders :	Name of the Borrower/ Mortgagor	Outstanding Loan Amount :	Name & Address of the Secured Creditors :	Date, time and place of Submission of Tenders/Offers :
Flat No. A/104, 1st Floor, Om Sai Siddhi CHS Ltd., Banacha Pada, Dandekar Colony, Panchpakhadi, Thane (West)-400602 admeasuring 670 sq.ft. (BUA).	Rs. 62,00,000/-	Rs. 5,00,000/-	27/07/2026 From 11 a.m to 4 p.m.	29/07/2026 From 11 a.m. onwards	Mr. Prakash Krishna Lihe & Mrs. Ranjana Prakash Lihe - Borrower & Mortgagor	Rs. 69,95,756.82 (Rupees Sixty Nine Lakhs Ninety Five Thousand Seven Hundred Fifty Six and Eighty Two Paise Only) as on 31/03/2021 with further interest from 01/04/2021. (HSG/204)	**The Mogaveera Co-operative Bank Ltd.** 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (W), Mumbai-400058 Contact nos. - 9833220680/ 9819132445/9821872846/ 8451980198/9702362456	Sealed Tenders/Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 28/07/2026 upto 4 p.m at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.

1. The purchaser shall bear all the applicable Stamp Duty/additional Stamp Duty, Registration Charges, Transfer Charges, fees etc., and also all the statutory/non-statutory dues, Taxes, assessment charges, fees etc., and rates both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only and its registration with the respective Sub-registrar office shall be the sole responsibility of the Auction buyer.
2. The Authorised Officer Reserves the right to accept or reject any bids and/or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice & without assigning any reason.
3. Mortgagor/borrower may bring prospective bidder/offerer and may also remain present while opening the tender on the date mentioned herein-above.
4. Intending bidders should inspect the property on specified date for inspection before submitting their bids. Bidders are advised to get themselves satisfied about the title of the properties as well as about any dues in arrears in respect of the said properties before participating in the auction.
5. The successful bidders/offerers should deposit 25% of the bid amount immediately i.e on the same day or not later than next working day and balance 75% within 15 days of acceptance of bid.
6. If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of acceptance of bid, the deposited amount shall be forfeited.
7. **Tenders quoted below the "Reserve Price" will not be considered.**

STATUTORY NOTICE UNDER RULE 8(6) of the Security Interest (Enforcement) Rules, 2002 : This publication is an intimation to the Borrowers/Guarantors/Mortgagors, as contemplated in the Act & Rule 8(6) & 9 of the Security Interest (Enforcement) Rules, 2002 about holding of Auction/ Sale by inviting sealed tenders from the public in general for sale of secured asset/s on above mentioned date/s.

NOTE : THE ABOVE SAID MORTGAGED PROPERTY/IES IS/ARE IN THE CUSTODY OF AUTHORISED OFFICER, WHO IS THE ONLY PERSON AUTHORISED TO DEAL FOR AUCTION/SALE OF THE SAME. THE PUBLIC/INTENDING BIDDERS ARE HEREBY CAUTIONED NOT TO DEAL THROUGH ANY OTHER UNAUTHORISED PERSONS/AGENTS.

Date : 15/07/2026
Place : Mumbai **Authorised Officer**