ICICI Bank Zonal 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. Ali Mohammad Ansar Shaikh (Borrower) Mrs. Ziqra Ali Mohammad Shaikh (Co-Borrower) Loan No. LBTNE00005505529	Flat No. 6. 1st Floor. B Wing, "Sai Hill Nagar Co-Operative Housing Society Ltd", Building No. A, Survey No. 4, Hissa No. 4 (Part), Village Chandansar, Virar East, Tal- Vasai, Palghar- 401305., Admeasuring An Area of Admeasuring About 545 Sq Fts Builtup Area Equivalent To 60.631 Sq Mtrs Builtup Area	Rs. 31,13,689/- As on July 02, 2026	Rs. 24,00, 000/- / Rs. 2,40, 000/-	July 15, 2026 From 11:00 AM To 02:00 PM	July 29, 2026 From 11:00 AM Onward
2.	Mr. Rahul Champalal Jain (Borrower) Mrs. Sapna Rahul Jain (Co-Borrower) Loan No. LBVRR00004444384/ LBVRR00004447203	Office No, 101, 1st Floor, "Ali Plaza", Near Dongarpada , Talav S.No 13E, Village Virar (West), Thane- 401303. Admeasuring An Area of Admeasuring An Area of 585 Sq.ft i.e. 54,368 Sq.mtrs Super Built Up Area	Rs. 23,31,887/- As on July 02, 2026	Rs. 33,00, 000/- / Rs. 3,30, 000/-	July 15, 2026 From 02:00 PM To 05:00 PM	July 29, 2026 From 11:00 AM Onward
3.	Mr. Gajendra Vaishnav (Borrower) Mrs. Pinku Gajendra Vaishnav (Co-Borrowers) Loan Account No. LBMUM00005533128/ LBMUM00006227269	Shop No. 24 & 25, Ground Floor, B- Wing, Ankur Building, Ganpati Krupa CHSL, New Survey No. 5, Hissa No. 5, Near Bhayander Railway Station, Cabin Road, Village: Khari, Bhayander (East), Thane- 401105. Admeasuring An Area of About 260 Sq Fts Builtup Area Ie. Admeasuring Area 24.16 Sq Mtrs Builtup Area	Rs. 75,69,642/- As on July 02, 2026	Rs. 27,00, 000/- / Rs. 2,70, 000/-	July 16, 2026 From 11:00 AM To 02:00 PM	July 29, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link- https://BidDeaLin) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ notices are given a last chance to pay the total dues with further interest till July 28, 2026 before 05:00 PM failing which, this secured asset 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 July 28, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before July 28, 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 the documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400093 on or before July 28, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai.
For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/9833699013/9004392416.
Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited, 3. Matex Net Pvt. Ltd, 4. Finvin Estate Deal Technologies Pvt Ltd, 5. Girnarsoft Pvt Ltd, 6. Hecta Prop Tech Pvt Ltd, 7. Arca Emart Pvt Ltd, 8. Novel Asset Service Pvt Ltd, 9. Nobroker Technologies Solutions Pvt Ltd, 10. Navodayan Proptech Private Limited., have also been engaged for facilitating the sale of this property.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/h4p4s

Date : July 10, 2026
Place: Mumbai

Authorized Officer,
ICICI Bank Limited

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
TESTAMENTARY AND INTESTATE JURISDICTION
PETITION NO. 1837 OF 2026

Petition for Letters of Administration with Will of the Property and Credits of Late Tarulata Yashvant Desai also known as Tarulata Yashwant Desai, Hindu, Indian, Inhabitant of Mumbai, married, Occ- housewife, who was residing at the time of her death at 603, Roop Nagar, S V Road, Kandivali West, Greater Mumbai, Mumbai Suburban, Maharashtra- 400067

...Deceased

Kashish Rajendrakumar Panchal
Aged: 39 years, Hindu Indian
inhabitant of Mumbai, Occ: Professional,
Residing at 1303/1304, Roop Nagar, S V Road, Opposite Majhitia Nagar, Kandivali (West), Mumbai, Maharashtra ;- 400 067
being the sole legatee named under the last Will and Testament of the deceased abovenamed,

...Petitioner

CITATION

To,
Mukund Bapubhai Desai
(Address and Whereabouts Not Known)

You claim to have any interest in the Estate above named deceased you are hereby cited to come and see the proceedings of the Grant of Letter of Administration with will Annexed.
In case you intend to oppose the Grant of Letter of Administration will annexed you should file in the Office of the Prothonotary and Senior Master a Caveat within 14 days from the service of the Citation upon you.
You are hereby informed that the free legal services from the State Legal Services Authorities, High Court Legal Services Committees, District Legal Services Authorities and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/Committees.
WITNESS **SHRI RAVINDRA V. GHUGE**, Acting Chief Justice at Bombay, aforesaid this 1st day of JULY, 2026

Sd/-
For Prothonotary and Senior Master
Sd/-
SEALER
This 02nd day of JULY, 2026.
KARAN PHALGUN GANDHI
Advocate for the Petitioner

Seal

PUBLIC NOTICE

Notice is hereby given that I am investigating title of the following Property owned by **(1) MR. RAJIV BAZAZ and (2) MR. RAHUL BAZAZ** more particularly described in the Schedule hereunder.
Any person having any claim against the said Property by way of sale, exchange, mortgage, gift, trust, charges, maintenance, inheritance, possession, lease, lien or otherwise is hereby requested to make the same known in writing along with documentary evidence to the undersigned within **14 days** from this notice failing which the claim of such person/s will be deemed to have been waived/ abandoned or given up and the same shall not be entertained thereafter.

Schedule of the Property

All that Premises being **(i) Unit No.1003** on the 10th Floor admeasuring **656.36 sq. ft. Carpet area equivalent to 61 sq. mtrs,** along with exclusive right to use **One (1) Car Parking Space** in the **B Wing** of the building known as **Trade World** constructed on Plot bearing C. S. No. 448 of Lower Parel Division situated at Senapati Bapat Marg, Lower Parel, Mumbai- 400013 **(iiTwenty (20)** fully paid up shares of Rupees Fifty each bearing distinctive numbers 1821 to 1840 (both inclusive) in **Share Certificate No. 092** dated 1st April 2024, issued by **"Trade World Premise Co-operative Housing Society Ltd.'** having registration no. MUM/WGS/GNL/(C)/8524/2003. **Dtd : 10th July, 2026**

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

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PUBLIC ANNOUNCEMENT

"Proposed facility of producing Water Based Polymer Emulsions (synthetic organic chemical) at Plot No. L-29, Additional MIDC Mahad, Tal. Mahad, Dist. Raigad, Maharashtra by Speciality Industrial Polymers & Coatings Pvt. Ltd." has been accorded Environmental Clearance by State Level Environment Impact Assessment Authority, Maharashtra vide EC Identification No. EC24B2412MH5749520N, File I No.SIA/MH / IND3/491244/2024 dated 5th July 2026.
Copy of the said environmental clearance is available with Maharashtra Pollution Control Board and on website of the Ministry at https://parivesh.nic.in.
Date. 09.07.2026
Place: Mahad

PUBLIC NOTICE

We, M/S ORBIT VENTURES AND CO. hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance of Redevelopment of Chakravarti Ashok Cooperative Housing Society at Plot bearing CTS No. 155, 162, 165 & 166 (PT) of village Sahar, J.B. Nagar, Andheri (East), Mumbai, Maharashtra vide letter dated 5th July 2026 bearing file No. CC26C3B01MH5457753N. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at http://parivesh.nic.in.

M/s. ORBIT VENTURES AND CO.

बैंक ऑफ़ बड़ौदा
Bank of Baroda

Bank of Baroda, Mumbai Metro East Region, 1st Floor, A-Wing, Devdarshan Building, Station Road, Bhandup (W), Mumbai-400078, India.
Telephone/ : 022 6841 2509/ 2500/ 2501.
E-mail: recovery.mmr@bankofbaroda.com; Web: www.bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s)/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr./ Lot No.	Name & Address of Borrower/s /Guarantor/s /Mortgagor/s	Detailed description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)	Property Inspection date and Time
1	Borrower/s: Mr. Amit Ramvilas Pathak Mr. Sujit Ramvilas Pathak Shop-19 Oswal Park, Bldg No 03, Near Jain Temple, Jesal Park, Bhayander (East), Thane - 401105	Residential Flat No 301, admeasuring 656 Sq. Ft., built up on 3rd Floor, C Wing, Building No. 1, known as Parshwa Co-op. Society Ltd., Swapnalok Residency, situated at Survey No. 456, Village- Umroli, Taluka- Palghar, District- Thane- 401501 Encumbrances Known to Bank - NIL	Rs. 10,65,010.39/- as on 31.03.2025 Plus unapplied Interest from date of NPA and other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 13,28,400/- (2) Rs. 1,32,840/- (3) Rs. 10,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Rahul Yadav +91 9650399932 (GHODBA)
2	Borrower/s: Mr. Dhananjay Dattatray Koli S/O Dattatraya Dharma Koli, Matru Pitru Chaya Bunglow Mahagiri Koliwada, Thane PIN - 400601	Residential Flat no 102, admeasuring 705 Sq. ft. build up on 1st floor, G wing, Building No. 10, Sai Moreshwar Complex, Phase No. 2, situated on Survey No. 152, Village Vanjarpada, Neral East, Taluka - Karjat, District Raigad - 410 101 Encumbrances Known to Bank – NIL	Rs. 27,38,805/- as on 31.03.2025 Plus unapplied Interest from date of NPA and other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 19,89,000/- (2) Rs. 1,98,900/- (3) Rs. 20,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Vinod Maheshwari +91 99307 90424 (THANA)
3	Borrower/s: Mr. Dhananjay Dattatray Koli, S/O Dattatraya Dharma Koli, Matru Pitru Chhaya Bungalow Mahagiri Koliwada, Thane PIN- 400601	Residential Flat no 301, admeasuring 508 Sq. ft. build up on 3rd floor, G wing, Building No. 10, Sai Moreshwar Complex, Phase No. 2, situated on Survey No. 152, Village Vanjarpada, Neral East, Taluka- Karjat, District Raigad - 410101 Encumbrances Known to Bank - NIL	Rs. 19,72,931/- as on 31.03.2025 Plus unapplied Interest from date of NPA And other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 14,31,000/- (2) Rs. 1,43,100/- (3) Rs. 10,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Vinod Maheshwari +91 99307 90424 (THANA)
4	Borrower/s: Mr. Ayub Khudbuddin Mulla, North Shivajinagar Vadar Colony, Sangli Willingdon College Sangli Miraj- 416415	Residential Flat No. 302 adm. 610 sq. ft. buildup on 3rd Floor, 'A' Wing, Building Known as Vrundavan Residency, Ramkrushna Nagar, Near Silverline Residency, Plot No. 7 & 8, Survey No. 92, Vill - Dhomate Taluka - Karjat, Dist. Raigad, Neral (west)- 410101, Maharashtra, India. Encumbrances Known to Bank - NIL	Rs. 26,87,173/- as on 31.03.2025 Plus unapplied Interest from date of NPA And other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 25,69,500/- (2) Rs.2,56,950/- (3) Rs. 20,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Phape Bhushan J +91 99302 37604 (VJDOME)
5	Borrower/s: Mr. Ayub Khudbuddin Mulla, North Shivajinagar Vadar Colony, Sangli Willingdon College Sangli Miraj- 416415	Residential Flat No. 304 adm. 585 sq. ft. buildup on 3rd Floor, 'A' Wing, Building Known as Vrundavan Residency, Ramkrushna Nagar, Near Silverline Residency, Plot No. 7 & 8, Survey No. 92, Vill - Dhomate Taluka - Karjat, Dist. Raigad, Neral(west) - 410101, Maharashtra, India. Encumbrances Known to Bank - NIL	Rs. 26,87,201/- as on 31.03.2025 Plus unapplied Interest from date of NPA And other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 24,64,200/- (2) Rs. 2,46,420/- (3) Rs. 20,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Phape Bhushan J +91 99302 37604 (VJDOME)
6	Borrower/s: Mr. Ayub Khudbuddin Mulla, North Shivajinagar Vadar Colony, Sangli Willingdon College Sangli Miraj- 416415	Residential Flat No. 308 adm. 610 sq. ft. buildup on 3rd Floor, 'A' Wing, Building Known as Vrundavan Residency Ramkrushna Nagar, Near Silverline Residency, Plot No. 7 & 8 , Survey No. 92, Vill – Dhomate, Taluka - Karjat, Dist. Raigad ,Neral (west) - 410101., Maharashtra, India. Encumbrances Known to Bank – NIL	Rs. 26,87,538/- as on 31.03.2025 Plus unapplied Interest from date of NPA And other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 25,69,500/- (2) Rs. 2,56,950/- (3) Rs. 25,000/-	Symbolic	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Phape Bhushan J +91 99302 37604 (VJDOME)
7	Borrower/s: M/s. AK Creations C-16/55 Ashapura Compound Society-B, Subhash Nagar, JMM Road, Asalfa, Ghatkopar West -400084 Partners: 1. Mr. Kalpesh Bhanushali Flat No. 601/602, Alexandria Bldg, Sky Line Oasis Society Kirol Road, Vidhyvihar, Mumbai 400084 2. Mr. Amjad Khan A-36 Tardeo Chawl NSS Road, Shivpuri Hill No. 2, Narayan Nagar Near Hemedi Masgid, Ghatkopar West - 400086 3. Mr. Kanji Kataria B 202, 2nd floor Kahan Jash Residency, Old Maneklal Estate LBS Marg, Ghatkopar West, Mumbai - 400086 Guarantors : 1. Mr. Kalpesh Bhanushali Flat No. 601/602, Alexandria Bldg., Sky Line Oasis Society Kirol Road, Vidhyvihar, Mumbai 400084 2. Mr. Amjad Khan A-36 Tardeo Chawl NSS Road, Shivpuri Hill No. 2, Narayan Nagar Near Hemedi Masgid, Ghatkopar West - 400086 3. Mr. Kanji Kataria B 202, 2nd floor Kahan Jash Residency, Old Maneklal Estate LBS Marg, Ghatkopar West, Mumbai - 400086 4. Mrs. Pravati Shankarlal Bhanushali Flat No. 601/602, Alexandria Bldg Sky Line Oasis Society, Kirol Road, Vidhyvihar, Mumbai - 400084 5. Mrs. Priti S. Bhanushali Flat No. 601/602, Alexandria Bldg Sky Line Oasis Society, Kirol Road, Vidhyvihar, Mumbai – 400084 6. Mrs. Rupal Hiren Bhanushal Flat No. 602, 6th floor, Satyam Ornate Plot No. 117, Sector No. 8, Airoli, Navi Mumbai - 400078 7. Mrs. Darshana Dinesh Kataria, Room No. 6, Caroline House, Ground Floor, Dsouza wadi, Wagle Estate, Thane – 400604	1. Residential Flat No. 205, adm. 1065 sq. ft build up on 2nd floor, building no. 1, situated on survey no. 1/10, green acre CHSL in village vakdi, situated on survey no. 1/10, Vill-Vakadi, Taluka- Panvel, Dist.- Raigad -410206 2. Residential Flat No. 103, admeasuring 580 sq. Ft build up on 1st Floor, situated on survey 1/10 ,Wing B, building No. 10, Green Acre CHSL, in village Vakdi, Taluka- Panvel, Dist. Raigad, PIN-410206, 3. Residential Flat No. 003, Wing D-4, admeasuring 720 Sq. Ft, build up on Ground Floor, situated on survey no. 26/1, Building Royal Meadows in Village koproli, Taluka- Panvel, Dist - Raigad -410206 Encumbrances Known to Bank – NIL	Rs. 1,80,08,673.50/- as on 31.03.2025 Plus unapplied Interest from date of NPA And other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 41,49,000/- (2) Rs. 4,14,900/- (3) Rs. 40,000/- (1) Rs. 22,55,400/- (2) Rs. 2,25,540/- (3) Rs. 20,000/- (1) Rs. 27,99,450/- (2) Rs. 2,79,945/- (3) Rs. 25,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Ms Kamble Priyali P +91 98205 54336 (VJLOUI)
8	Borrower/s: Mr. Mahendra J Bhanushali Mr. Jaidrath J Bhanushali Flat no 401, 4th Floor Shiva Krupa CHS Ltd, Ramchandra Nagar, Dombivli (East), Taluka- Kalyan, District- Thane, 421204 Guarantors: Mrs. Saraswati J Bhanushali Mrs. Shakti Mahendra Bhanushali Flat no. 401, 4th Floor Shiva Krupa CHS Ltd, Ramchandra Nagar, Dombivli (East), Taluka- Kalyan, District- Thane, 421204	Flat No. 401, admeasuring 715 Sq. ft. build up on 4th Floor, Shiva Krupa CHS Ltd, Ramchandra Nagar, situated on Survey No. 84(2(P) of Village- G B Pathare, Dombivli East, Taluka - Kalyan, District Thane-421204 Encumbrances Known to Bank – NIL	Rs. 45,38,559.77/- as on 31.03.2025 Plus unapplied Interest from date of NPA And other charges thereon	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 43,38,000/- (2) Rs. 4,33,800/- (3) Rs. 30,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr Gampa Satya Krishna +91 9930257610 (VJMANP)
9	Borrower/s: Mr. Satish Balkrishna Bhashte Room No. 1, Bhalchandra Gharat Chawl, Shankar Mandir Bhopar Village, Taluka Bhiwandi, Thane – 421302 Guarantor: Popat Vitthoba Gundage Shiv Shambhu Chawl, Room No 19, Kolshet Road Behind Jotiba Mandir, Thane - 400607	Flat No. 410, Adm. built up area 485 Sq feet, 4th Floor, D-wing, Shivshakti Apartment, Survey No. 37/1/2, 37/7, 37/8, Riddhi Siddhi Nagar, Village - Adivli Dhokali, Taluka- Ambernath, District - Thane, PinCode-421306 Encumbrances Known to Bank - NIL	Rs. 10,20,021.55/- as on 15.04.2023 Plus unapplied Interest from date of NPA and other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 12,96,405/- (2) Rs. 1,29,640/- (3) Rs. 10,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Tupsakhare Ankush Balasaheb +91 99304 42782 (MAHULH)
10	Borrower/s: M/s. Pandav Furniture Mart Rushikesh Sharad Pandav (Prop.) Aai Niwas Navutkarsh Society Gerse Road Vashind East, Taluka Shahpur, Dist Thane - 421301. Guarantor: Mr. Sanjay Baburao Suralake Omkar Apartment, Block No. 24 Second floor Shivaji Nagar, Vashind West, Taluka Shahpur, Dist Thane - 421601	1. Commercial Gala No. 1A, Adm. built up area of the shop is 370 Sq feet and Mezzanine floor is 160 Sq feet, Ground Floor, Gram panchayat House No. 320, Prabha Keshav Apartment, Survey No. 83A/9, Plot No. 2, near New Ideal School Vashind, Taluka – Shahpur, District - Thane-421601. 2. Flat No. 301, Adm. built up area 594 Sq feet and carpet area 495 sq ft, 3rd Floor, D-wing, Building No. 2, Samarth Apartment, Shree Samarth Complex, Village - Vashind, Taluka - Shahpur, District - Thane 421601.	Rs. 40,97,513.16/- as on 29.04.2023 Plus unapplied Interest from date of NPA and other charges thereon	28.07.2026 2:00 pm to 6.00 pm	1) Rs. 25,51,500/- (2) Rs. 2,55,150/- (3) Rs. 20,000/- (1) Rs. 16,03,800/- (2) Rs. 1,60,380/- (3) Rs. 10,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Mr. Kumar Devesh +91 75006 75041 (VASHID)
11	Borrower/s: M/s. Mahalsburry India Private Limited Ground Flr, G 65, G 66 Dadar Manish Market Co Op Soc Ltd, Senapati Bapat Marg, Dadar West, Mumbai - 400028 Guarantors: 1. Mr. Vasant N Khuman, Director A - 6, 1st floor, Room No 107, Tulsiwadi Navnirman CHS, S.K Rathod Marg Opp. Race Course Mahalaxmi (West), Tulsiwadi Mumbai 400034 2. Mr. Deepak Vaji Helvje, Director R/O - DMA 123, Tulsiwadi Zoppadpati Approach Road, Near Race Course Tardeo, Mumbai - 400034	1. Commercial Shop No. G 65, Adm. 120 Sq ft built up area and 178 Sq ft super built up area, Gr Floor in the Society Known as "Dadar Manish Market Co Op Society Ltd " Plot Bearing CS No 1390 (Part) and 1/1392 (Part) of lower Parel division situated at Senapati Bapat Marg Dadar West Mumbai- 400028 2. Commercial Shop No G 66, Adm. 115 sq ft built up area and 171 Sq feet super built up area, Gr Floor in the Society Known As "Dadar Manish Market Co Op Society Ltd " Plot Bearing CS No 1390 (Part) And 1/1392 (Part) of lower Parel division situated at Senapati Bapat Marg Dadar West, Mumbai-400028 Encumbrances Known to Bank - NIL	Rs. 3,99,78,413.94/- as on 29.11.2023 Plus unapplied Interest from date of NPA and other charges thereon.	28.07.2026 2:00 pm to 6.00 pm	(1) Rs. 1,49,22,630/- (2) Rs. 14,92,263/- (3) Rs. 1,00,000/- (1) Rs. 1,43,35,380/- (2) Rs. 14,33,538/- (3) Rs. 1,00,000/-	Physical	23.07.2026 2:00 Pm – 6.00 pm Contact Person Ms. Richa Srivastava +91 9930298378 (VJBHND)

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal Baanknet.com. Also, prospective bidders may contact the Authorised officer on Tel No. 022-68412509 & Mobile no. +91 97179 39990.

Date: 10.07.2026
Place: Mumbai

Sd/- Authorized Officer
Bank of Baroda

बैंक ऑफ इंडिया
Bank of India BOI

Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M.G. Road, Fort, Mumbai 400 001
Tel 022-22673529 **E-mail:** SARM.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of **Bank of India,** will be held on **"as is Where is" "as is what is", and "whatever there is"** basis on **28.07.2026,** for recovery of respective dues as detailed here under against the secured assets mortgaged / charged to **Bank of India** from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR

1. E-auction 28.07.2026

(Rs. In Lakh)

Sr. No.	Names of the Account / Borrower / Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment	O/s. Dues (Excluding Int., Penal Int. & Exp.)	Corsai Security Interest/ Asset Id	Date/ Time of on-site Inspection of Property	Contact No.
(1)	**M/s. Wold Gold Junction P. Ltd. Mr. Bhuvan Khimji & Mrs. Aradhana Khimji.**	Flat No. 51, Shaan Apartment CHSL, Swatitrayaveeer Saverkar Road, Kashinath Dhuru Marg, Prabhadevi, Dadar West, Mumbai-400 028. Carpet area 694.06 Sq. Ft. **(Symbolic Possession with Bank)**	254.86/25.48	1.00	984.30	200009606073	**23.07.2026** 11.30 a.m. to 1.00 p.m.	8828182459
(2)	**Vibrant Fab Mr. Nirmal Manubhai Desai & Mr. Hitesh Manubhai Desai.**	Shop No. G-7, Ground Floor, Jeans World, Plot No. 3, Survey No. 69, Ulhasnagar, Thane-421 005. (Carpet area 366 Sq. Ft. **Physical Possession**)	18.74/1.87	.10	1257.47	200009640970	24.7.2026 / 12.30 p.m. to2.30 p.m.	
(3)		Shop No. G-8, Ground Floor, Jeans World, Plot No. 3, Survey No. 69, Ulhasnagar, Thane-421 005. (Carpet area 366 Sq. Ft. **Physical Possession**).	18.74/1.87	.10	1257.47	200009641113	24.7.2026 / 12.30 p.m. to 2.30 p.m.	8828182459
(4)		Shop No. G-9, Ground Floor, Jeans World, Plot No. 3, Survey No. 69, Ulhasnagar, Thane-421 005. (Carpet area 366 Sq. Ft. **Physical Possession**)	18.74/1.87	.10	1257.47	200009641360	24.7.2026 / 12.30 p.m. to2.30 p.m.	
(5)		Shop No. G-10, Ground Floor, Jeans World, Plot No. 3, Survey No. 69, Ulhasnagar, Thane-421 005. (Carpet area 366 Sq. Ft. **Physical Possession**)	18.74/1.87	.10	1257.47	200009641496	24.7.2026 / 12.30 p.m. to2.30 p.m.	8828182459
(6)		Office Premises No. A-404, 4th Floor, 55, Corporate Avenue, CTS No.183, & 183/1 to 6 Village Tungwe, Taluka Kurla, New Saki Vihar Road, Powai, Kurla West, Mumbai-400 072. (Carpet area 605 Sq. Ft. **Physical Possession**)	133.70/13.37	1.00	1257.47	400020993372	22.7.2026 / 11.30 a.m. to 1.30 p.m.	8828182459

Terms and Conditions of the E-auction are as under:
E-Auction is being held on **"AS IS WHERE IS"** basis, **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"** and will be conducted **"On Line"**.
The auction sale will be "online E-auction / Bidding through website :- URL: **https://BAANKNET.com** on
2.E-auction **28.07.2026** (between 11:00 A. M. and 05:00 P. M. with unlimited extensions of 10 minutes each)
. E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites : **https://www.bankofindia.co.in**
Bidder may visit URL: **https://BAANKNET.com,** where **"Guidelines"** for Bidders are available with educational videos. Bidders are requested to complete all registration and EMD related formalities within the given time limit only. Bidders have to complete following formalities well in advance:-
- **Step 1:** Bidder / Purchaser Registration : Bidder to Register on e-Auction portal **URL: https://BAANKNET.com** using his Mobile No. and E-mail ID. (PDF(Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- **Step 2 :** KYC Verification : Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- **Step 3 :** Transfer of EMD amount to his global EMD wallet: Online / Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit : **https://BAANKNET.com** for registration and bidding guidelines
- Helpline Details / Contact Person Details of : **BAANKNET**

Name	Team	Number	E-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com support.ebkray@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID support. BAANKNET@psballiance.com and support.ebkray@procure247.com
2. To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims / rights / dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer / secured creditor shall not be responsible in any way for any third party claims / rights / dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
3. Earnest money deposit (EMD) shall be deposited through RTGS / NEFT / Fund Transfer to the bank account as guided and mentioned in : **https://BAANKNET.com** portal before participating in the bid online.
4. The KYC documents are **1.** Proof of Identification (KYC) viz. Voter ID Card / Driving License / Passport **2.** Current Address Proof for communication **3.** PAN Card of the bidder **4.** Valid e-mail ID/contact number of the bidder etc.
5. Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
6. Prospective bidders may avail online training on e-auction from : **https://BAANKNET.com** portal.
7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bid price to be submitted shall be above the reserve rice and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand Only) for Reserve Price up to Rs. 20.00 Lakhs / Rs. 25,000/- (Rupees Twenty Five Thousand Only) For Reserve Price above 20.00 – up to 50.00 Lakhs/ Rs. 50,000/- (Rs. Fifty Thousand Only) For Reserve Price above 50.00- Up to 1.00 Crore / Rs. 1.00 (Rs. One Lakh Only) For Reserve Price above 1.00 Crore –up to 5.00 Crore / Rs. 5.00 Lakhs (Rs. Five Lakhs Only) for Reserve price above Rs. 5.00 Crore –up to Rs.10.00 Crore / and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs. 10.00 Crore.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of that property / amount.
13. The prospective qualified bidders may avail online training on e-auction from : **https://BAANKNET.com** portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse / failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statut