

This is to inform to the general public that, the proposed construction of 'Redevelopment project at plot bearing F.P. No. 206 & 207, TPS-III, L. J. Road, Mahim, Mumbai, Maharashtra has been accorded Environmental Clearance from Environment & Climate Change Department, Mantralaya, Govt. of Maharashtra vide EC Identification no. EC25C3801MH5938474N and file no. SIAM/MH/INFRA/2/549208/2025; dated: 16/07/2026. Copy of the said Environmental Clearance letter is available with the Maharashtra Pollution Control Board and may also be seen at website at <http://parivesh.nic.in> Sd/- M/s. Aventa Properties LLP 3 A/B, Rajabhadur Mansion, 20, Ambalal Doshi Marg, Mumbai - 400023, Maharashtra

PUBLIC NOTICE

Notice is hereby given that our clients intend to purchase the premises described in the below mentioned Schedule from **IMRAN AHMED NOOR MOHD BARMARE** and **SALMA IMRAN AHMED BARMARE**, who have represented to our clients inter-alia that they are the owners of the said premises. Any person/s having any claim /objection against or in the said Premises or any part thereof by the way of inheritance, share, sale, mortgage, transfer, development, lease, sub-lease, tenancy, sub-tenancy lien, license, charge, trust, maintenance, judgment/decree, order, allotment, easement, gift, devise, bequest, exchange, possession, occupation, encumbrance, Agreement, Deed of Conveyance or otherwise whatsoever, is/are hereby required to make the same known in writing to the undersigned at their office at "Judicare Law Associates", 303, 3rd Floor, Yusuf Building, Flora Fountain Fort, Mumbai 400 001, within 14 (Fourteen) days from the date hereof with documentary proof in support of such claim/objection, otherwise it will be deemed that there are no claims/objections and/or that the same are waived/abandoned.

THE SCHEDULE ABOVE REFERRED TO

Residential premises bearing Flat No. 4805 admeasuring about 69.67 sq. mtrs. on the 48th habitable floor of Piramal Aranya – Wing – B- Arav with 1 covered car parking space on Fifth podium (P5) bearing identification number 262 in the building known as 'PIRAMAL ARANYA' in Piramal Aranya Arav Cooperative Housing Society Limited situated at Rambhau Bhogle Marg, Byculia (East), Mazgaon, Mumbai - 400 010. Place: Mumbai Date: 21.07.2026

(Judicare Law Associates) Advocates & Consultants

Public Notice

Notice is hereby given that the Mr. Kumar Kisan Randhavi and 6 Others are the owners of Land bearing Survey No. 217, Hissa No. 2 and area admeasuring about 0-24-00 H-R-Sq.Mtrs, Assessment Rs. 0-45 Ps. being, lying and situate at Village Lonad, Taluka Bhiwandi, Dist. Thane and they have agreed to sell an area of 0-18-80 H-R-Sq.Mtrs out of the above mentioned land area to my Client and my client has instructed me to investigate the title of the above mentioned land to the said Owners. All Persons having any claim, right, title or interest in the said property by way of sale, mortgage, charge, lien, gift, use, trust, possession, inheritance or whatsoever are hereby requested to make the same known in writing with supportive proofs to the undersigned at our below mentioned office address, within Fourteen (14) days from the date hereof, otherwise the investigation and the said purchase transaction shall be completed by our client, without any reference to such claim/s and the same if any shall be considered as waived.

Office Address:- 1)Gala No. 1, Signature/- First Flr, Suresh Smruti Bldg. Adv. Ganesh K. Kathe Beside Kharbao Police B.A., L.L.B., M.B.A. (9822102435) Chowky, Kharbao, Tal. Bhiwandi, Dist. Thane. 2)Shop No. 96, 2nd Flr, Haridhara Complex, Anjur Phata, Bhiwandi - 421302, Dist. Thane

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PHYSICAL POSSESSION NOTICE



Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604.

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Mamta Prashant Patil/ LBPCD00005454246	Plot No. 86, Municipal Corporation No. 11188/ 104, Survey No. 40/ 1, Mouje And Taluka Pachora, Near Old Anturli Road, Maharashtra, Jalgaon- 425001/ 16 July, 2026	January 18, 2025 Rs. 11,40,378.96/-	Jalgaon

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: July 21, 2026 Place: Jalgaon

Sincerely Authorised Officer For ICICI Bank Ltd.

State Bank of India

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

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is where is", "As is What is" and Whatever there is" basis on **05.08.2026 in between 11.00 am to 04.00 pm** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Name of Borrower	Outstanding Dues for Recovery of which Property/ies is/are being sold	Description of the immovable properties	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)	Date & Time for inspection of the properties
Mr. Asif Tayyab Lakdawala	Rs 1,84,53,415/- + intt. & charges w.e.f. 02.04.2023 Demand Notice Date: 03.04.2023	Property ID: SBIN200039686161 Flat No 303, 3rd floor, Unity Heights, A- Wing, S.V Road, Near Dominos, Malad (W), Mumbai-400064. Admeasuring 620 Sq. Ft. (Carpet area) owned Mr. Asif Tayyab Lakdawala	Rs. 1,51,00,000/- (Rupees one Crores Fifty-One Lakhs Only)	Rs. 15,10,000/- (Rupees Fifteen Lakh Ten Thousand Only)	01.08.2026 (From 02:00 to 04.00 p

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>. The interested bidders who require assistance in creating Login ID & Password/uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website www.sbi.co.in , <https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanknet.com>

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

Enquiry: Shri. Rambhau Taktewale, Authorised Officer, Mobile No. 9561064635, Ms. Snigdha Rani Nayak, City Case Officer, Mobile No.9004084430 Date: 20.07.2026 Place: Mumbai

AUTHORISED OFFICER STATE BANK OF INDIA



GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihuh Housing Finance Limited/herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on the dates as mentioned herein below. The borrowers 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 secured Creditor the amount and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1	ANAJI KAILASH JHA, KIRAN KAILASH JHA, KAILASH RAMCHANDRA JHA	All That Flat No. 702, Admeasuring Area 270.35 Sq. Ft. Carpet Area I.E. 25.12 Sq. Mtrs. On The 7th Floor, In The Building Known As "Ambrosia -14 (Building No. 1, 1st Floor B1), Constructed On Gut No. 831/19/B, Old Survey No. 831/19/Lying Being And Situated At Village – Mahim, Tal. Palghar & Dist. Palghar, (Herein After Referred To As "Said Flat") And Boundaries Of The Plot: Not Mentioned In The Documents.	15/07/2026	11/05/2026	Loan No. HL.00491100000005048392 Rs. 1179119/- (Rupees Eleven Lakh Seventy Nine Thousand One Hundred Nineteen Only) payable as on 11/05/2026 along with interest @ 11.85 p.a. till the realization.
2	SUNITA KARAN NAYAK, KARAN BISWANATH NAYAK	All That Piece And Parcel Of The Flat No. 104, On The First Floor, D Wing, Area Admeasuring 342 Sq. Ft. I.E. 31.78 Sq. Mtr (Built Up), On The Building Known As "Torana Apartment", Constructed On Land Bearing Survey No. 11, Hissa No. 13, Plot No. 10, Lying Being Situated At Village Peshal, Tal. And Dist. Palghar.	15/07/2026	11/05/2026	Loan No. HL.00491100000005056355 Rs. 1700366/- (Rupees Seventeen Lakh Three Hundred Sixty Six Only) payable as on 11/05/2026 along with interest @ 13.00 p.a. till the realization.
3	GANESH UTTAM SAWANT, NISHA GANESH SAWANT	All That Premises Of Flat No. 104, Area Admeasuring 487 Sq. Ft. (Built Area) On 01st Floor, In The Building Known As "Om Krishna Co-Operative Housing Society Ltd.", Constructed On Land Bearing City Survey No. 764 To 770 Lying Being Situated At Village Kalwa, Tal. & Dist. Thane And Within The Limits Of Registration District Thane And Sub-Registration District Thane (Hereinafter For The Sake Of Brevity Called And Referred To As The "Said Property"). And Boundaries Of The Plot East- Flat No. 105/Prayag Apartment West- Internal Road North-Internal Road South Flat No. 101/Open Plot	16/07/2026	09/07/2025	Loan No. LAP05712000000005012762 Rs. 180317/- (Rupees One Lakh Eighty Thousand Three Hundred Seventeen Only) payable as on 09/07/2025 along with interest @ 15.35 p.a. till the realization. Loan No. HF0116420100417 Rs. 2663899/- (Rupees Twenty Six Lakh Sixty Three Thousand Eight Hundred Ninety Only) payable as on 09/07/2025 along with interest @ 12.85 p.a. till the realization.
4	SANDIP NARAYAN JADHAV, SWATI SANDIP JADHAV	All That Piece And Parcel Of The Flat Bearing No. 404, On 4th Floor, Admeasuring 26.321 Sq. Mtrs. Carpet Area, In The Building No. 2, Known As "Jp Synergy Phase -1", Constructed On Land Bearing Survey No. 131/1b, C.T.S. 9466, Lying Being And Situated At Village Ambermath, Taluka Ambermath And District Thane. And Boundaries Of The Plot: Not Mentioned In The Documents.	18/07/2026	11/05/2026	Loan No. LAP05692000000005013891 Rs. 89131/- (Rupees Eight Lakh Ninety One Thousand One Hundred Thirty One Only) payable as on 11/05/2026 along with interest @ 13.85 p.a. till the realization. Loan No. HL.0056920000000005013327 Rs. 1452715/- (Rupees Fourteen Lakh Fifty Two Thousand Seven Hundred Fifteen Only) payable as on 11/05/2026 along with interest @ 11.85 p.a. till the realization.

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Free Press Journal shall be prevail

Date: 21.07.2026, Place: MUMBAI

Sd/- Authorised Officer, Grihuh Housing Finance Limited



ABHYUDAYA CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Recovery Dept., Shram Safalya CHS Ltd., G. D. Ambekar Marg, Parel village, Mumbai – 400012.

Tel. No. 8591948712/8169452713/19, 8291220220, 020-24434198, 24491098 Email : recovery@abhyudaya.bank.in, support.baanknet@psballiance.com

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 under Rule 8 (6) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the Public in general and in particular to the Borrowers, Mortgagors and Guarantors that the below described immovable property Mortgaged to Abhyudaya Co-operative Bank Limited (Secured Creditors), The Physical Possession of the Secured Assets has been taken by the Authorized officer of Abhyudaya Co-op. Bank Ltd and will be sold on the basis of "As is where is", "As is What is", "Whatever there is" and "Without Recourse" as on dated 12.08.2026 in between 11.00 a.m to 4.00 p.m for recovery of the Bank dues as per the brief particulars given hereunder

Sr. No.	Borrowers Name	Amount Outstanding	Description of properties and Area	Reserve Price Rs.	Earnest Money Deposit Rs.	Bid Incremental Rs.	Date & Time of E-Auction
1	R.K. Painting Contractors	Rs. 62.32 Lakh + Further interest from 01.07.2026	Flat No.102, adm. 34.20 sq.mtr. carpet area, on 1st Floor, F Wing, in Building The Pearl CHS Ltd. S.No. 137/0, 138/0/140/1 Village-Vichumbe,Tal-Panvel, Dist.Raigad-410206 owned by Mr. Ranjeet Ramakant Das & Mr. Sujit Ramakant Das(Now Deceased)	Rs. 33,00,000/-	Rs.3,30,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
2	M/s.VKE Plumbing Pvt.Ltd.	Rs. 1576.80 Lakh + Further interest from 01.07.2026	1) Shop No.7, adm. area 14.86 sq.mtrs. carpet. Ground Floor in the Building E-5 known as Highland Park E-5 Commercial Premises CHS Ltd., constructed on a Plot of land bearing Survey No.147, Hissa No.1 (part) [CTS No.469/1] lying and situated at Nahur, Near Mulund Colony, Mulund (W), Mumbai 400 082 owned by M/s.VKE Plumbing Pvt.Ltd.	Rs.88,13,000/-	Rs.8,81,300/-	Rs.20,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
3	Mrs.Vaishali Ravindra Mhatre (Borrower & owner) Mr.Ravindra Gajanan Mhatre (Co-Borrower)	Rs. 28.45 Lakh + Further interest from 01.07.2026	Flat No.102, adm. 346.60 sq.ft. Carpet area + 98.80 sq.ft. Terrace = 445.40 sq.ft., 1st Floor, Ekvira Vishwa, Survey No.475, Hissa No.4, Plot No.02, Chinchpada, Pen, Raigad – 402 107 together with furniture, fixture and fittings thereon both present and future owned by Mrs.Vaishali Ravindra Mhatre	Rs. 17,60,000/-	Rs. 1,76,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
4	Mr.Sanjay Kailashnath Gupta, Prop. of M/s. Shree Kailash Engg. Works	Rs. 404.88 Lakh + Further interest from 01.07.2026	1) Flat No.703, adm. 750 sq.ft.(built-up area) on 7th Floor, Bldg.No.A-8, Yodigham A-8 Perth CHS Ltd., constructed on Land bearing Survey No.24, Hissa No.2, Village Gauprida, Taluka Kalyan, District Thane, together with furniture, fixture and fittings both present and future thereon owned by Mr.Ajay Kailashnath Gupta and Mr.Kailashnath Bhagwandas Gupta. 2)Flat No.707, adm.750 sq.ft.(built-up area) on 7th Floor,Bldg.No.A-7, Yodigham A-7 Kingston CHS Ltd., constructed on Land bearing Survey No.24, Hissa No.2, Village Gauprida, Taluka Kalyan, District Thane, together with furniture, fixture and fittings both present and future thereon owned by Mr. Sanjay Kailashnath Gupta and Mrs. Tetradevi Kailashnath Gupta.	Rs.54,00,000/-	Rs.5,40,000/-	Rs.20,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
5	Mr. Bhende Gaurav Dattatray (Borrower & Owner) Mrs. Bhende Rohini Dattatray (Co-Borrower) Mrs. Bhende Pooja Gaurav (Co-Borrower)	Rs.29.30 Lakh + Further interest from 01.07.2026	Flat No. 102, (adm. 39.55 Sq. Mtr. Carpet area) on First Floor, Shree Ganesh Apartment, Survey No.41, Hissa No. 3+4A, C.T.S. No.1079, Plot No. 7, Majee Chinchavali Shekin, Khopoli, Tal - Khalapur, Dist – Raigad - 410203 Owned By Mr. Bhende Gaurav Dattatray	Rs.18,50,000/-	Rs.1,85,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
6	Mr.Yogesh Nanjappa Gowda (Borrower & owner) Mrs.Arचना M. (Co-borrower)	Rs. 32.45 Lakh + Further interest from 01.07.2026	Flat No.18, adm. about 28.60 sq.mtrs. carpet area, 3rd Floor, A-3 Wing, Ruby Building, Shreeji Aura Complex, Dahivali, Tal.Karjat, Dist.Raigad – 410 201 owned by Mr.Yogesh Nanjappa Gowda	Rs.19,60,000/-	Rs.1,96,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
7	Mr.Govind Sheshacharya Ayachit (Borrower & Owner) Mrs. Maya Govind Ayachit (Co-Borrower & Co-Owner)	Rs. 26.86 Lakh + Further interest from 01.07.2026	Flat No. 28 in 4th floor in the "A-4" Wing of Ruby Building in the residential complex Known as "Shreeji Aura Complex" (admeasuring about 29.73 Sq. mtrs. Carpet area + 02.02 sq. mtrs Flower Bed area) constructed on all that piece and parcel of land bearing Plot No. 1,2,3 & 4 of Gut No. 106/0 situated at revenue Village Dahivali Turle Need in the Taluka - Karjat, Dist – Raigad 410201, together with furniture, fixtures and fittings, thereon, both present and future, jointly belonging to & owned by Mr. Govind Sheshacharya Ayachit & Mrs. Maya Govind Ayachit	Rs.27,36,000/-	Rs.2,73,600/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m
8	Mr.Shailendra Deoprabhakhar Dwivedi (Borrower & Owner) Mrs.Babita Shailendra Dwivedi (Co-borrower)	Rs. 21.20 Lakh + Further interest from 01.07.2026	Flat No.2, (adm.28.34 sq.mtr. carpet area), Ground Floor, Plot No.3, Manokamna CHS Ltd., Survey No.123, Hissa No.14, Village – Kolhke (Peth), Taluka – Panvel, Dist,Raigad – 410 206 owned by Mr. Shailendra Deoprabhakhar Dwivedi.	Rs. 14,70,000/-	Rs.1,47,000/-	Rs.10,000/-	12.08.2026 at 11.00 a.m to 4.00 p.m

Statutory notice as per rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules 2002.

This Notice also be considered as a 15 days' Notice to the Borrowers, Mortgagors & Guarantors of the said loan to pay the outstanding dues on or before the date of Sale, failing which the secured assets will be sold on the above Auction date.

The above mentioned properties will be sold by Online E-Auction through website : <https://baanknet.com> from 12.08.2026 from 11.00 a.m to 4.00 p.m. and last date & time for deposit of EMD amount will be 12.08.2026 upto 2.00 p.m. The Sale Notice containing the General Terms and Conditions of Sale is available in (<https://baanknet.com>) & our Bank's website <http://www.abhyudaya.bank.in/english/ender.aspx>. The intending purchasers may inspect the property for sale between 10.00 a.m. to 5.00 p.m. on 04.08.2026. Bank has not appointed any agent/ broker for sale. Enquiries, if any, of/and/or terms and conditions for sale can be obtained from the undersigned. The Bank reserves its rights to reject any or all the offers received without assigning any reason.

Date: 21.07.2026 Place: Mumbai.

Sd/- Jyoti D Duraphe Authorised officer Abhyudaya Co-op Bank Ltd.



Zonal Stressed Assets Recovery Branch, Ahmedabad Zone, 4th Floor, Bank of Baroda Towers, Nr. Law Garden, Ellisbridge, Ahmedabad-380006 Ph. 079-26473154 Email: armahm@bankofbaroda.co.in

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation 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(s) and Guarantor (s) that the below described immovable properties mortgaged/ charge/hypothecated to Bank of Baroda, the Secured Creditor, the **Constructive possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "As is what is" and "Whatever there is" on 18.08.2026 for recovery of below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr. No.	Name & address of Borrower/s/Guarantor/s	Total dues	Description of Properties	Reserve Price EMD & Bid Increase Amount.
1	M/s Heliios Tubealloys Pvt. Ltd. (Formerly known as M/s SLS Tubes Pvt Ltd.) having its registered office located at SLS House, Plot No. 53 B, Opp. Gen Co. Op. Bank, Navrangpura Crossroads, Ushanpura, Ahmedabad, Also at: B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad –380004 Directors/Guarantors: 1. Mr. Shantil Premchand Shangvi (Director/Guarantor), 2. Mrs. Dardmiben Shangvi (Guarantor) Both residing at B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad –380004 3. Mr. Mahesh Shantil Shangvi (Director/Guarantor), 4. Mrs. Manjulaben Shantil Shangvi (Guarantor) Both residing at B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad – 380004 Also at: Flat No. 243 (New No. 2403), 24th Floor, Siddhesh Darshan, Girgaon Main Road, 10th Khetwadi Lane, Nr. Reliance Hospital, Mumbai - 400004 5. M/s SLS Industries Pvt. Ltd. (Corporate Guarantor), 6. M/s Optima Stainless Pvt. Ltd. (Corporate Guarantor) Both having office at Usha Apartments, Navrangpura, Ahmedabad – 380009, Also at: B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad –380004	Rs. 1,54,45,96,185.39 (Rupees One Hundred Fifty Four Crore Forty Five Lakhs Ninety Six Thousand One Hundred Eighty Five and Thirty Nine Paise Only) as on 17.07.2026. (With reference to Demand Notice under section 13(2) Dated: 08.01.2014)	All that immovable property bearing Flat No. 243 (New No. 2403) on 24th Floor of Siddhesh Darshan, admeasuring 843.56 Sq. Ft Carpet Area (as per Sale Deed), Girgaon Main Road, (10th Khetwadi Lane, Near Reliance Hospital) Mumbai-400004, constructed on C.T.S. No. 1071, situated at Village-Girgaon, Division-Khetwadi, Sub-Register Assurance, Mumbai standing in the name of Mrs. Manjulaben Shantil Shangvi, Common Boundaries as per Mortgage Deed: East: Lift, West: Open Land, North: Staircase, South: Open Land Encumbrance known to the Bank: Nil	Reserve Price: Rs.4,05,00,000/- EMD : Rs. 40,50,000/- Bid Inc.: Rs. 2,00,000/-

Date of e-Auction: 18.08.2026, Time of E-auction: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) Property Inspection date & Time: 06.08.2026 11:00 AM to 02:00 PM Status of Possession: Constructive

Note: Property mentioned above is in Constructive (Symbolic) possession and prospective bidders are advised to refer additional terms & conditions of property under Symbolic Possession.

Additional Terms & Conditions for Properties under Constructive (Symbolic) Possession:

- Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible or duty bound for handing over of physical possession.
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after E-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited. (for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction> and online auction portal <https://Baanknet.com>. Also, prospective bidders may contact the Authorised officer Mr. Ashutoshkumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9711393810. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFAESI ACT, STATUTORY - 15 - DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower s/ is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 17.07.2026 | Place : Ahmedabad

Sd/- Authorized Officer, BANK OF BARODA

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. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower/s, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with Rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower/s/Co-Borrower/s/Guarantor/s/Mortgagors as mentioned in column NO.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date</
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