PUBLIC NOTICE

TAKE NOTICE THAT, our client, Ms. Preeta Sudhanshu Sukhtankar (**"Owner"**) has misplaced the original Agreement of Transfer dated 12th July 1981 (**"Misplaced Document"**) with respect to the Scheduled Property, the details of which are more particularly enumerated in **SCHEDULE – I** hereunder written. The Owner is the lawful Owner of the **"Scheduled Property"** (more particularly described in **SCHEDULE – II** hereunder written). Accordingly, the Owner has lodged an Online Complaint for loss of the Misplaced Document bearing Complaint ID No. 95502/2026 dated 15th July 2026.

THE PUBLIC AT LARGE is accordingly put to **NOTICE** to not enter into any transaction with any person / entity claiming any right or title or interest in respect of the Scheduled Property by virtue of the Misplaced Document being in their custody or otherwise; failing which such transaction shall be considered void, null and void ab initio and have no legal validity. In the event any person/entity has any knowledge of any transaction with respect to the Scheduled Property and/or with respect to the Misplaced Document, then such person should intimate the undersigned within **14 (Fourteen) days** of the publication of this Public Notice; failing which it shall be assumed that the Misplaced Document has not been handed over to any party/person in furtherance of creating any right to the Scheduled Property.

SCHEDULE – I

(Details of the Misplaced Document)

Original Unregistered Agreement of Transfer dated 12th July 1981 executed by and between Mr. Samuel P. George (as the 'Transferor' therein) of the One Part and Sara Services and Engineers (Pvt.) Ltd. (as the 'Transferee' therein) of the Other Part.

SCHEDULE – II

(Scheduled Property)

Flat No. 12, admeasuring 428.25 (Four Hundred and Twenty-Eight point Twenty-Five) square feet equivalent to 39.80 (Thirty-Nine point Eighty) square meters on the 01st Floor, in the Lily Villa Building, Sherly Lily Premises Co-operative Society Limited, situated on all the piece and parcel of freehold land bearing C.T.S. No. C/1129 admeasuring 843.70 (Eight Hundred and Forty-Three point Seventy) square meters, of Village Bandra, Taluka Andheri, Mumbai Suburban District situated at Sherly, Near St. Anne's Church, Bandra (West), Mumbai – 400 050 in the Registration District and Sub - District of Mumbai City and Mumbai Suburban together with 05 (Five) fully paid-up shares of Rs.50/- (Rupees Fifty only) each, aggregating to Rs.250/- (Rupees Two Hundred and Fifty only) bearing distinctive Nos. 21 to 25 (both inclusive) evidenced by Share Certificate bearing No. 5 dated 01st January 1980 issued by Sherly Lily Premises Co-operative Society Limited.

Dated this 24th day of July 2026

Sd/-
Advocate Ajit N Makhijani
M M Legal Associates
Advocates & Consultants
Chamber: Landmark Pllatinum, Office No. 1101,11th Floor,
Junction of 34th Road & S. V. Road,Bandra (West),
Mumbai – 400 050, India
Phone:+91 8454881007 / +91 8454841007
E-mail: ajit.mnla@gmail.com

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the rights of **KEYSTONE REALTORS LIMITED**, a company deemed existing under the provisions of Companies Act, 2013, and **RAJ DOSHI EXPORTS PRIVATE LIMITED**, a company deemed existing under the provisions of the Companies Act, 2013, to sell the property more particularly described in the SCHEDULE hereunder written (**"said Property"**). KEYSTONE REALTORS LIMITED and RAJ DOSHI EXPORTS PRIVATE LIMITED have represented to our clients that they have availed a construction finance facility from **Axis Bank Limited**, with **Axis Trustee Services Limited** acting as the **Security Trustee**, and that a mortgage has been created in respect of the said Property in favour of **Axis Trustee Services Limited**, in its capacity as the Security Trustee, to secure the said construction finance facility.

Any person(s)/ entity(ies) including, but not limited to, an individual, Hindu undivided family (HUF), company(ies), bank(s), financial institution(s), non-banking financial institution(s), firm(s), association(s) of persons or a body(ies) of individuals, whether incorporated or not, lender(s) and/or creditor(s) having any benefits, title, claims, objections, demands or rights or interest whatsoever in respect of the Property and/ or any portion/ part thereof by way of inheritance, sale, transfer, share, mortgage, pledge, charge, allotment, lease, sub-lease, lien, license, assignment, tenancy, gift, release, exchange, encumbrance, family arrangement/settlement / partition, bequest, succession, maintenance, easement, trust, possession, family, decree or order of any court of law, contracts/agreements, development rights, partnership, right of way, lis pendens, reservation, acquisition, contracts / agreements, memorandum of understanding, agreement for sale, power of attorney, option, allotment, right of first refusal, pre-emption or any liability or any commitment or otherwise howsoever is hereby required to intimate the same in writing, along with supporting documents, to the undersigned at the address mentioned below within FOURTEEN (14) DAYS from the date of publication of this notice, failing which, the rights, titles, claims, objections, benefits, entitlement, demands and/ or interest, if any, of such person(s)/entity(ies) shall be deemed to be knowingly and willingly waived or abandoned.

SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO:

1) Flat No. B-2504 admeasuring 1,314 square feet carpet area situate on the 25th floor in 'B' wing;
2) Flat No. B-3101 admeasuring 837 square feet carpet area situate on the 31st floor in 'B' wing along with

In the project called **Rustomjee 180 Bayview**, Matunga West, Wing B, on plot no. 231, G North, Mumbai 400 016

Dated this 24th day of July, 2026

Sd/-
Bilawala & Co
Advocates and Solicitors
for the Purchasers
Karim Chambers, 2nd floor,
Ambalal Doshi Marg, Fort, Mumbai 400 023

Rameshwar Media

Bandhan Bank

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Jyotiram Vasantrao Jadhav Sangeeta Jyotiram Jadhav 20004060002495	All That Piece And Parcel Of N.A Property Bearing Survey No 65/1, Plot No 43, At And Within The Limits Of Nagar Parishad Pandharpur, Tal Pandharpur Dist. Solapur With Construction Thereon Present And Future. Owned By Jyotiram Vasantrao Jadhav And Same Bounded As Under: North: Plot No 46, East: Plot No 44, West: Plot No 42, South: Road	November 24, 2025	July 20, 2026	Rs.73,18,376.34
Sanjay Prabhakar Londhe Smita Sanjay Londhe 20004060002633	All That Piece And Parcel Of Non Agricultural Use For Residential Purposes Bearing Southern Side Of Plot No. 13 Admeasuring 150.00 Sq. Mts., Out Of S. No. 28/2/3/1 Which Is Situated At And Within The Limits Of Village Bhosare, Tal. Madha, Dist. Solapur And It Is Owned And Possessed By Mr. Sanjay Prabhakar Londhe. Owned By Sanjay Prabhakar Londhe And Same Bounded As Under: North: Remaining Portion Of Plot No. 13, East: Land Out Of S. No. 28/2/3/1, West: Internal Road, South: Plot No. 12	September 17, 2025	July 22, 2026	Rs.11,97,058.50

Place: Solapur
Date: July 24, 2026

Authorised Officer
Bandhan Bank Limited

Government of Goa

Captain of Ports Department,
D. B. Road Panaji-Goa

TENDER NOTICE

(E-TENDER MODE ONLY)

Sr. No.	Name of Work & Location	Earnest Money Deposit (Rs.)	Cost of Tender Document (Rs.)	Tender Proc fee (Rs.)	Last Date of online Application
1	Ref. : COP/TS/F-34/PMU/26-27/2816, Dated : 23/07/2026				
	Appointment of Project Management Unit (PMU) Support to the Captain of Ports Department, Government of Goa for Maritime Development Projects for the State of Goa.	2,69,495/-	4,000/-	6,000/-	19-08-2026
2	Ref No : COP/TS/F-33/PAS/26-27/2815, Dated : 23/07/2026				
	Request For Proposal For Empanelment of Consultants to Provide Transaction Advisory Services For the Captain of Ports Department, Government of Goa.	1,00,000/-	4,000/-	6,000/-	24-08-2026
3	Ref No : COP/TS/F-35/PMC-ARC/26-27/2817, Dated: 23/07/2026				
	Request For Proposal For Empanelment of consultants for preparation of project reports, master plans, providing transaction advisory services and project management support for various port and maritime infrastructure projects in Goa.	1,00,000/-	4,000/-	6,000/-	24-08-2026

For detailed Tender Notice and participation in the e-tender please visit website https://eprocure.goa.gov.in

Sd/-
Captain of Ports

DI/Advt/994/2026

Bank of India

Relationship beyond banking | बैंक ऑफ़ इंडिया रिश्तों की बात्तचीत

Nashik Zonal Office : Plot No. G 1, Trimbakeshwar Road, Satpur Industrial Area, Satpur, Nashik-422007, Maharashtra

E-Auction and 15 Days Sale Notice of movable & Immovable Assets Charged to the Bank on 11/08/2026 Between 11.00 AM To 05.00 PM (IST)

E-auction Sale notice for Sale of movable & Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable & immovable properties mortgaged/charged to the Secured Creditor, the Symbolic/Physical possession of which has been taken by the Authorized Officer of Bank of India (secured creditor), will be sold on **"As is where is"**, **"As is what is"** and "Whatever there is" basis on the below mentioned date for recovery of the sum due to the secured creditor from the Borrower(s) and Guarantor(s) as mentioned below.

Sr. No.	Name of Branch and Name Address of Borrowers/Guarantors and Outstanding Amount	Brief Description of Property	Reserve Price / EMD / Auction Tick Size Amt. (Rs. In lakhs)
1	**Branch : ARB, Nasik** **A/c :** Mr. Sachin Waman Sapkale & Mrs. Harshali Bholenath Sonwane **Ledger O/S =Rs.45.85 lakh** **Address :** Flat no.08, Shree Ganesh Classic Apartment, Gat no.5/1, Samarth Nagar, pimprala Shivar, Behind Ashbhuja Devi Mandir, Jalgaon-425001	Property: All that part and parcel of the property consisting of flat no.1&2, R.K. Height, plot no.6, Gat no.111, near Khote Nagar Rickshaw stand, Village Nimkheda, Taluka and District Jalgaon-425001, property owned by Mr. Sachin Waman Sapkale & Mrs. Harshali Bholenath Sonwane Google coordinates of the property(latitudes and longitudes) : 21.018386, 75.527355 **Boundary :** For flat no.1 | North : Balcony | South : ---------- | East : Flat no.2 | West : Balcony For flat no.2 | North : Balcony | South : Balcony | East : Shop | West : Flat no.1 Date of Demand Notice : 05.05.2025 | Date of Possession : 07.07.2026 | Type of possession : Physical • EMD amount to be paid in favour of : Bank Of India, ARB Nasik, Account Number : 083790200000033, IFSC : BKID0000837 • Name/E-mail ID/Contact No. of Authorised officer :- Mr. Rohit Raj/ARB.Nasik@bankofindia.bank.in/ 9525539994	44.08 4.41 0.10

Terms and Condition :

(1) E-Auction is being held on AS IS WHERE IS, AS IS WHAT IT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS with all the known and not known encumbrances and the Bank is not responsible for title, condition or any other fact affecting the asset. The details shown above are as per records available with the Bank. The auction bidder should satisfy himself about actual measuring and position of assets. The actual measures and position of asset may differ and authorized officer may not be held responsible for that. Auction sale / bidding would be only through "Online Electronic Bidding" process through PSB Alliance eAuction Portal the website **https://www.baanknet.com** (2) EMD Amount be directly paid to PSB Alliance eAuction Portal vide generated challan and Payment Gatway. EMD E wallet should reflect the EMD Amount before start of E-Auction process in order to participate in bidding. (3) Date and time of Auction on 11.08.2026 between 11.00 AM to 5.00 PM (IST). Unlimited extension of 10 Minutes each. (4) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-. (5) The intending bidders should hold a valid email ID and register their names at portal **https://www.baanknet.com** and get their User ID and password free of cost from PSB Alliance eAuction Portal whereupon they would be allowed to participate in online e-auction. (6) Prospective bidders may avail online help on E-Auction from PSB Alliance eAuction Portal through email **support.baanknet@psballiance.com** and call centre number +91 8291220220. (7) Earnest Money Deposit (EMD) 10% of reserve price shall be payable through RTGS / NEFT / UPI Application to credit the same to PSB Alliance eAuction Portal vide generated challan. (8) The BID Forms should be uploaded online along with acceptance of terms and conditions of this notice and EMD remittance details (UTR No.), the copy of PAN card issued by Income Tax Department and bidders identity proof and proof of residence i.e. passport, election commission card, ration card, driving license etc. on or before last date of submission. (9) EMD amount shall be adjusted in case of the highest / successful bidder, otherwise refunded to E wallet on of finalization of sale. The EMD shall not carry any interest. (10) Interested parties can inspect the assets at site tentatively upto 10.08.2026 between 11.00 AM to 4.00 PM. For inspection of assets please contact Respective Branch. (11) The highest / successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately/latest by the next working day to concerned branch mentioned against the name of the bid price by the officer and the balance 75% of the sale price to be deposited on or before 15th day of the sale or within such an extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable be forfeited and assets shall be put to re-auction and the defaulting bidder shall have no claim right in respect of asset / amount. (12) The highest bidder shall be declared to be the successful bidder / purchaser of the assets mentioned herein provided otherwise he is legally qualified to bid. (13) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above asset/s. Bank/Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders. (14) The purchaser shall bear the applicable stamp duties/additional stamp duty / transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, assessment charges, fees etc. owing to anybody. (15) The intending bidders should make their own independent inquiries regarding the encumbrances, title of the asset/s put on auction and claims / rights / dues / effecting the asset, before submitting bid. The asset is being sold with all the existing and future encumbrances whether known or unknown to bank. The authorized officer / Secured creditor shall not be responsible in any way for any third party claims / right / dues. (16) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. (17) Any disputes/differences arising out of sale of the asset offered for sale shall be subject to the exclusive jurisdiction of the Courts/Tribunals at Aurangabad. (18) Bidders should visit **https://www.baanknet.com** for registration and bidding guidelines. (19) In the event of inconsistency or discrepancy between English version and Marathi version of the notice the English version shall prevail.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) and 9(1) OF THE SARFAESI ACT, 2002

The borrower / guarantors / mortgagors are hereby notified to pay the sum as mentioned above along with interest, other charges and ancillary expenses before the date of e-Auction, failing which the asset will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Special Instruction / Caution

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 24/07/2026
Place : Nashik

Sd/-
Authorised Officer, Bank of India

E & E ENTERPRISES LIMITED

(Formerly Known as THE SWASTIK SAFE DEPOSIT AND INVESTMENTS LIMITED)

CIN: L82990MH1940PLC003151

Regd. Office: 1st Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013

E: complianceofficer,swastik@piramal.com **W:** www.eeenterprisesltd.in

NOTICE OF 85TH ANNUAL GENERAL MEETING
E-VOTING AND RECORD DATE

NOTICE is hereby given that the 85th Annual General Meeting ('AGM') of the Members of E & E Enterprises Limited (formerly known as The Swastik Safe Deposit and Investments Limited) will be held on Tuesday, August 18, 2026 at 11.00 a.m. at 1st Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400 013, to transact the business set out in the Notice dated July 10, 2026, The Notice of AGM along with Annual Report for the financial year 2025-26 has been sent through electronic mode on 23rd July, 2026, to those Members whose email address are registered with Depository Participants ("DPs") and MUFG Intime India Private Limited (formerly known as Link Intime india Private Limited), Registrar and Share Transfer Agent of the Company ("RTA").

Additionally, in accordance with Regulation 36 of SEBI Listing Regulations, the Company has also send a letter to those members whose email addresses are not registered with RTA/DP, providing the weblink of Company's website from where the Annual Report for Financial Year 2025-26 can be accessed.

The Notice of the AGM along with the Annual Report for the financial year 2025-26 are available on website of the Company at https://www.eeenterprisesltd.in/investors, website of BSE Ltd at www.bseindia.com and on the website of NSDL at www.evoting.nsdl.com.

The Company shall send a physical copy of the Annual Report to those members who request for the same at complianceofficer.swastik@piramal.com mentioning their Folio No./DP ID and Client ID.

A member entitled to attend and vote at the AGM, is entitled to appoint a proxy or proxies to attend and vote instead of himself on a poll and a proxy need not be a member of the Company.

The Company has fixed Tuesday, August 11, 2026 as Record Date for the purpose of the 85th AGM and for determining the names of members eligible for dividend of @ Re. 1/- (Rupee one only) per equity share (i.e. 10%) of the face value of Rs.10/- (Rupees Ten only) each for the financial year ended March 31, 2026 that may be declared at the AGM of the Company.

Remote e-voting:

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, and pursuant to regulation 44 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 and Secretarial Standards on General Meetings issued by The Institute of Company Secretaries of India, each as amended from time to time:

- The Company is pleased to offer e-voting facility to its Members, to exercise their right to vote on the resolutions proposed to be passed at the 85th AGM. Members may cast their vote through remote e-voting logging on to e-voting website of the National Se curities Depository Ltd. (NSDL) at https://www.evoting.nsdl.com.
- The remote e-voting will commence on Saturday, August 15, 2026, at 9.00 a.m. (IST) and end on Monday, August 17, 2026, at 5.00 p.m. (IST). During this period, shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date i.e. Tuesday, August 11, 2026 may cast their vote electronically. The voting rights of shareholders shall be in proportion to their shares in the paid up equity share capital of the Company as on this cut-off date. The e-voting module shall be disabled by NSDL for voting after Monday, August 17, 2026, at 5.00 p.m. (IST).
- Persons becoming Members of the Company after dispatch of the Notice of the AGM but on or before Tuesday, August 11, 2026 (cut-off date) may obtain the login ID and password by sending a request to evoting@nsdl.co.in or to investor.helpdesk@in.mpms.mufg.com. Members already registered with NSDL for remote e-voting can however use their existing User ID and password for this purpose.
- The Board of Directors of the Company has appointed Mr. Bhaskar Upadhyay, Partner, N. L. Bhatia & Associates, Practicing Company Secretaries as Scrutinizer for conducting the e-voting and ballot process in a fair and transparent manner.
- The members would be able to cast their votes at the meeting through ballot paper if they have not availed the remote e-voting facility. If the vote is cast through remote e-voting facility then the members would not be permitted to exercise their voting right at the AGM, however they are entitled to attend the AGM.
- The results shall be declared within the stipulated time under applicable laws. The Result declared along with the Scrutinizer's Report shall be placed on the Company's website at https://www.eeenterprisesltd.in and on the website of NSDL and communicated to Stock Exchanges where the shares of the Company are listed.
- In case of any queries or issues regarding e-voting, a member may contact evoting@nsdl.com, Phone: 1800-222-990 or (ii) Mr. Ashok Sherugar, AVP-TG Group, Email ashok.sherugar@in.mpms.mufg.com Phone No.: 022 – 49186000 who will also address grievances connected with voting by electronic means.

The Securities and Exchange Board of India has directed the payment of dividend through electronic mode. Members are requested to update their bank account details with the Company / RTA / Depository Participant as the case may be, on or before Tuesday, August 11, 2026.

For **E & E Enterprises Limited**
(formerly known as The Swastik Safe Deposit and Investments Limited)
Sd/-
Sunil Adukia
Director
(DIN: 00020049)

Place: Mumbai
Date: July 23, 2026

MUMBAI DEBTS RECOVERY TRIBUNAL NO-3

MINISTRY OF FINANCE, GOVERNMENT OF INDIA,
SECTOR 30A, NEXT TO RAGHULEELA MALL,
NEAR VASHI RAILWAY STATION, VASHI, NAVI MUMBAI-400703

RECOVERY PROCEEDING NO 130 OF 2023

IDBI Bank Certificate Holder

Vs

MR. RAEES HUSAIN SAYED & Ors Certificate Debtor

NOTICE FOR SETTLING THE SALE PROCLAMATION

CD 1. MR. RAEES HUSAIN SAYED

CD 2. MRS. REHENA RAEES SAYED

BOTH HAVING ADD. AT-
A- 12, KHERANI MANSION,
MUKUND PATIL LANE,
ANDHERI (W), MUMBAI-400 058.

AND-
FLAT NO. 131, A-WING, 13TH FLOOR,
OSHIWARA SANDIPANI CHS LTD.,
LINK ROAD, ANAND NAGAR,
BDH-MEGAMALL, JOGESHWARI (W),
Mumbai-400102.

Whereas the Hon'ble Presiding Officer has issued Recovery Certificate in O.A. No. 130 of 2023 to you to the Applicant Bank(s)/Financial Institution (s) a sum of **Rs. 77,66,954/-(Rupees. Seventy-seven Lakhs Sixty-Six Thousand Nine Hundred Fifty-Four Only)** with cost and interest, and

Whereas you the CDs have not paid the amount and the undersigned has attached the under-mentioned property and ordered its sale.

Therefore, you are hereby informed that the 05/08/2026 has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are hereby called upon to participate in the settlement of the terms of proclamation and to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said properties or any portion thereof.

SCHEDULE OF IMMOVABLE PROPERTY

FLAT NO. 131, 13TH FLOOR, AMEASURING 350 SQ. FT AREA "A" WING, OSHIWARA SANDIPANI TEACHERS (SHISHAK) CO-OP HSG SOCIETY LTD., LINK ROAD, NEAR ANAND NAGAR BIT POLICE CHOWKI, CTS NO. 1A (PART) OSHIWARA JOGESHWARI (W), MUMBAI -

Given under my hand and the seal of the Tribunal on 07/07/2026

SEAL

(Mukesh Chand Meena)
Recovery Officer-I
Debts Recovery Tribunal-3

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56,5th Floor Free Press House Nariman Point, Mumbai -400021 Tel: -022-61884700
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor i.e. **Pegasus Assets Reconstruction Private Limited** acting in its capacity as Trustee of **Pegasus Group Thirty Five Trust 2 ("Pegasus")**, having been assigned the debts of the below mentioned Borrower(s) along with underlying security interest by the Dombivli Nagari Sahakari Bank Limited ("DNS") vide Assignment Agreement dated **31.12.2020** under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on **"As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown dues on 18.08.2026.**

The Authorized Officer of Pegasus took physical possession of the below described secured assets on **05.03.2026** under the provisions of the SARFAESI Act and Rules thereunder.

THE DETAILS OF AUCTION ARE AS FOLLOWS:

Name of the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s):	**1. M/s Harshal Agency (Partnership Firm) (Borrower)** **2. Mr. Sachin Balkrishna Sawant (Partner & Mortgagor)** **3. Mrs. Sanchita Sachin Sawant (Partner)** **4. Mrs. Priyanka Subhash Jadhav (Guarantor)** **5. Mr. Jayant Shashikant Parandkar (Guarantor)**
Outstanding Dues for which the secured assets are being sold:	**Rs.56,08,751.81** (Rupees Fifty Six Lakhs Eight Thousand Seven Hundred Fifty One and Paise Eighty One Only) as on 20.04.2024 along with further interest at the contractual rate and costs, charges and expenses from 21.04.2024 till the date of payment and/or realization being the aggregate amount due and payable as per notice under section 13 (2) of SARFAESI Act. **Rs. 78,24,813.64** (Rupees Seventy Eight Lakhs Twenty Four Thousand Eight Hundred Thirteen and Paise Sixty Four only) as on 12.05.2026 along with further interest at the contractual rate and costs, charges and expenses w.e.f. 13.05.2026 till the date of payment and/or realisation.
Details of Secured Asset being Immovable Property which is being sold	ALL THAT PIECES AND PARCEL OF Shop No.3, area adm. 250 sq.fts. (Built-up) on ground floor, in the building known as 'New Yashoda Co-operative Housing Society Ltd., constructed on land bearing C.T.S. No.738, 742 to 747 Village-25, Village Kulgaon, Badlapur, Tal. Ambernath, Dist. Thane, within the Sub-registration District Ulhasnagar-2 & 4 and Registration Dist. Thane & within the limits of Kulgaon Badlapur Municipal Council Kulgaon.
CERSAI ID:	**Asset ID: 20000742723** **Security Interest ID: 40000743916**
Reserve Price below which the Secured Asset will not be sold (in Rs.):	**Rs.20,25,000/-** (Rupees Twenty Lakhs and Twenty Five Thousand Only)
Earnest Money Deposit (EMD):	**Rs.2,02,500/-** (Rupees Two Lakhs Two Thousand and Five Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	**Not Known**
Inspection of Property:	**31.07.2026 – 1.00 PM to 3.00 PM**
Contact Person and Phone No:	**Mr. Viral Doshi – 9870893185** **Mr. Paresh Karande – 9594313111** **Ms. Heena Vichare – 9004103652**
Last date for submission of Bid:	**14.08.2026 till 4.00 PM**
Time and Venue of Bid Opening:	E-Auction/Bidding through website (**https://sarfaesi.auctiontiger.net**) on **18.08.2026 from 11.00 am to 12.00 noon.**

This publication is also a Fifteen (15) days' notice to the aforementioned Borrowers/Co-Borrowers/Mortgagors/Guarantors under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. **http://www.pegasus-arc.com/assets-to-auction.html** or website **https://sarfaesi.auctiontiger.net** or contact service provider E Procurement Technologies Ltd, Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, Email: vijay.shetty@auctiontiger.net, ramprasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

AUTHORISED OFFICER
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group Thirty Five Trust 2)

Place: Thane
Date: 24.07.2026

Arcil

Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office : The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.
Website : https://auction.arcil.co.in; **CIN - U65999MH2002PLC134884**

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged / charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts **("ARCIL")** (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e - auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co - Borrowers / Guarantors / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 01.06.2018 respectively	Possession Type and Date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower : **1. RAJENDRA YASHVANT SHINDE** **2. PRITI RAJENDRA SHINDE**	**Loan Account No. HHLVSH00402441 in** **Sammaan Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Limited)**	**Arcil - CPS - II - Trust**	**Rs. 27,14,023/- (Rupees Twenty Seven Lakh Fourteen Thousand Twenty Three only) as on 31.07.2018 + further Interest thereon + Legal Expenses**	**Physical possession on 10.01.2024**	**Will be arranged on request**	**Free Hold - 25.69 sq. mtrs. (carpet area)**	**Rs. 1,54,000/- (Rupees One Lakh Fifty Four Thousand only)**	**Rs. 15,40,000/- (Rupees Fifteen Lakh Forty Thousand only)**	**On 13.08.2026 Between 05:15 P.M.**

Description of the Secured Asset being auctioned :
The Residential Premises bearing Flat No 1203, having carpet area 25.69 sq. Mtrs. (subject to fluctuation of area not more than 5%), 12th Floor, Wing - R4, Panvelkar Estate Standford constructed on Gut No. 42, Hissa No. 1, admeasuring 0 hectare 79 are 0 prati, lying and situated in the Revenue Village Mankivali, Taluka Ambernath, District Thane, within the limits of Registration District Thane, Sub - Registration District Ambernath and also within the limits of Kulgaon, Badlapur Municipal council and is bounded as follows :-
East : Gut No. 42/2; West : Road; North : Gajendra Bharat Gadage Plot and South : Manubai Anant Khade Plot.

Pending Litigations known to ARCIL	**Nil**	**Encumbrances / Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount :**	**As mentioned in the BID document**
Demand Draft to be made in name of :	**ARCIL - CPS - II - TRUST**	**Payable at par**	
RTGS details	**ARCIL - CPS - II - TRUST, Trust Account No. – 57500001169088, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, IFSC Code : HDFC0000542.**		
Name of Contact person & number	**Santosh Khopade – 0124-6910910; +91 70654 51024 (auctionhelpline@sammaancapital.com).**		

Terms and Conditions :

1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the "AO" may accept / reject / modify / cancel the bid / offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
4. The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc, that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law.
5. The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third - party claims / rights / dues.
6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
7. The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.

Place : THANE
Date : 13.07.2026