

Possession Notice

Whereas, IFL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI Act) and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower/co-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below, And whereas subsequently, IFL-HFL has vide Assignment Agreement dated **30-11-2025/29-09-2025** assigned all its rights, title and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by IFL-HFL, Bank to borrower/guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil - Trust -2026 -015/ Arcil - Trust -2026 -010 and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities advanced by them. The borrower/ guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with rule 8 of the said Rules on "AS IS WHERE IS" and "WHATEVER THERE IS BASIS" on the date mentioned below.

Name of the Borrower (s)/Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (IN Rs.)	Date of Demand Notice	Date of Possession
Mr. Sachin Sambhaji Tapase Mrs. Minakshi Sachin Tapase (Prospect No. 833999)	All that piece and parcel of Flat No 002 On Ground Floor, Wing E Bkg No 22 Etemia Square, At Village Dhakke Vengon, Tal Karjat, Dist Raigad, Raigad, Maharashtra, India - 410201 Area Admeasuring (In Sq. Ft.): Property Type: Carpet Area, Super_Build_Up_Area Property Area: 288.00, 415.00	Rs. 1395464.67/Rupees Thirteen Lakh Ninety Five Thousand Four Hundred and Sixty Four Rupees and Sixty Seven Paise Only	25-04-2026	03/09/2026
Mr. Vijay Vishnu Gaikwad Mr. Rohit Vijay Gaikwad Mrs. Kavita Vijay Gaikwad (Prospect No. 852786)	All that piece and parcel of Flat No 107, Floor No.1, Building No. 2, Survey No. 489/1 to 29, Sai Krupa Valley, Neral, Karjat, Raigad, 410101, Maharashtra, India Area Admeasuring (In Sq. Ft.): Property Type: Carpet Area, Super_Build_Up_Area Property Area: 257.00, 480.00	Rs. 2191169/- Rupees Twenty One Lakh Ninety One Thousand One Hundred and Sixty Nine Only	25-04-2026	03/09/2026

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFESI Act, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. The borrower's/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property.

Place: Thane, Date: 07-09-2026 Sd/- Authorised Officer, Asset Reconstruction Company (India) Ltd (In capacity as Trustee)

ASSET RECONSTRUCTION COMPANY (INDIA) LTD. CIN No.-U65999MH2002PLC134884
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai-400028. Tel: +91 2266581300, Website: www.arcil.co.in

Stressed Assets Recovery Branch, Thane (11697)

1st Floor, Kerom Building, Plot No. A-112, Road No. 22 Circle, Wagle Industrial Estate, Thane (West)-400604. Email- sbi.11697@sbi.co.in

OSBI State Bank of India

Stressed Assets Recovery Branch, Thane (11697)
1st Floor, Kerom Building, Plot No. A-112, Road No. 22 Circle, Wagle Industrial Estate, Thane (West)-400604. Email- sbi.11697@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES | Appendix - IV-A [See Proviso To Rule 8(6)]

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 property 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 12.10.2026, for recovery of **Rs.97,91,557/- (Rupees Ninety Seven Lakhs Ninety One Thousand Five Hundred Fifty Seven Only)** as on 12.07.2024 with further interest incidental expenses and costs there on due to the secured creditor from Mr. Rupesh Maruti Gaikwad and Mrs. Annappurna Rupesh Gaikwad.

The reserve price will be **Rs. 98,00,000/- (Rupees Ninety Eight Lakh only)** and the earnest money deposit will be **Rs. 9,80,000/- (Rupees Nine Lakh Eighty Thousand only).**

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The Bidders should get themselves registered on (https://baanknet.com) by providing requisite KYC documents and registration fee as per the practice followed by M/PSB Alliance Private Limited well before the auction date.

Date & Time of public E-Auction 12.10.2026 from 10.00AM to 4.00PM with unlimited extensions clause of 10 minutes each.

Detail of Property/ Property ID No	Reserve Price	Earnest Money Deposit	Bid Increase Amount
Flat No.603, 6th Floor, Building No. E, Jalasa CHSL, Dhaval Hills, Survey No. 292, Majiwade, Pokharan Road No.2, Gavandnagar, Upan, Thane West- 400610 admeasuring 55 Sq.Mtr carpet area in the name of Mr. Rupesh Maruti Gaikwad & Mrs.Annappurna Rupesh Gaikwad Property ID No- SBIN200066165879	Rs. 98,00,000/-	Rs. 9,80,000/-	1,00,000/-

Date :- 21.09.2026
Time of inspection:- 11.00AM to 2.00PM

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>, or contact to **MR. CHANDRAKUMAR D KAMBLE, CLO Mob. No. 7875551566 & MR. AMIT M SATHE, CO Mob.No. 9384937001**

Date : 05.09.2026 Chandrakumar D Kamble
Place : Thane Chief Manager & Authorised Officer , State Bank of India

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. Thus EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFESI Act and Rules there under.

Notice of 15/30 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name as on INR-2026	Total Outstanding Dues in INR as on 04-09-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	'627258803/ HDFC Bank Ltd	1.SINHA JAYANTA (Borrower) 2. SINHA ESHITA (Co-Borrower)	EARC TRUST- SC 469	₹ 39,08,320.88/-	₹ 19,94,000/-	₹ 1,99,400/-	28/09/2026 at 11:00AM	Physical
Property Description: Flat – 701, floor – 7, Anant Amnd, Type B1, S NO 67/4/5/6/4, 67/5/6/1, 67/6/2/68,68/1, Joveli, Badapur [E]Dist ThanePin Code-421503 City :THANE State :Maharashtra Pincode-421503. Note: The earlier auction conducted in Selling Bank Auction, May 24 failed due to want of bidders.								
2	'641846532/ HDFC Bank Ltd	1.YADAV JYUT LAGAN (Borrower) 2. YADAV RIITA JYUT (Co-Borrower)	EARC TRUST- SC 469	₹ 46,26,026.22/-	₹ 16,53,000/-	₹ 1,65,300/-	28/09/2026 at 12:00 NOON	Physical
Property Description: Orchid Building, Wing-F, Ews-3 Part, 7/ Codename-Golden Dham, Flat-7/10, Floor-7, S No 27pt & 139/2p, Sector-10, OffSajga Midc Road, Village Khoni, Dombivli-East-421202, Area Of Flat Admeasuring Carpet Area 380 Sq.Ft (35.30 Sq Mtrs). Note: The earlier auction conducted in Selling Bank Auction, Nov 24 failed due to want of bidders.								
3	'639699230/'635279/ 315/ HDFC Bank Ltd	1.GOUTAM JAYNARAYAN (Borrower) 2. GAUTAM MANISHA (Co-Borrower)	EARC TRUST- SC 469	₹ 2928929.65/-	₹ 15,64,000/-	₹ 1,56,400/-	28/09/2026 at 1:00 PM	Physical
Property Description:- Manish Complex- C Wing, Flat No-303, 3rd Floor, Sn 11/6, Tarapur Road, Pashal, Opp Mseb Colony, Boisar-401501. Area Of Flat-42.75 Sq Mtrs Carpet. Note: The earlier auction conducted in Selling Bank Auction, July 24 failed due to want of bidders.								
4	'630579625/ HDFC Bank Ltd	1.SHARMA SAVITA SHATRUDDHAN (Borrower) 2.Pratik Dnyaneshwar Said (Co-Borrower)	EARC TRUST- SC 469	₹ 51,28,708.89/-	₹ 13,24,000/-	₹ 1,32,400/-	28/09/2026 at 2:00 PM	Physical
Property Description: Swapnotsav Building, Flat-B-301, Floor-Third, Near Tehsildar Office, S No 284-286, Village Shah Pur, Dist Thane 421601. Note: The earlier auction conducted in Selling Bank Auction, Jul 24,16.9 lacs (2 Times) failed due to want of bidders.								
5	'616691319/'616344/ 034/ HDFC Bank Ltd	1.NIVADUNGE PANDURANG H (Borrower) 2. NIVADUNGE VASANTEE P (Co-Borrower)	EARC TRUST- SC 469	₹ 1595244.08/-	₹ 12,10,000/-	₹ 1,21,000/-	28/09/2026 at 3:00 PM	Physical
Property Description: Flat-301, Floor-3, Prithvi Complex, Building No-17, Prithvi-16, Sea Shell Building, S No 738/742-753,846-849, Shirgaon, Chunaribati, Satpal Road, Dhanisar Village, Palghar [W]-410404, Area Of Flat Admeasuring 507.98 Sq.Ft. i.e. 47.21 Sq Mtrs (39.33 Sq.Mtrs Carpet Area). Note: The earlier auction conducted in Selling Bank Auction, Jul 24 failed due to want of bidders.								
6	'642480131/'643749/ 730/ HDFC Bank Ltd	1.KOCHREKAR DIPALI LAXMAN (Borrower)	EARC TRUST- SC 469	₹ 2395011.39/-	₹ 11,30,000/-	₹ 1,13,000/-	28/09/2026 at 4:00 PM	Physical
Property Description:- Chintamani Habitat Type – J, Flat No. C – 201, Floor 2, S No 109/1, 36 Near Iti Village-Shahapurin Code-421601. Area Of Flat Admeasuring Carpet Area Of 30.87 Sq. Mtrs. Note: The earlier auction conducted in Selling Bank Auction, Nov 22 failed due to want of bidders.								
7	'612255509/ HDFC Bank Ltd	1.PATIL VIKRAM SURAJING (Borrower)	EARC TRUST- SC 469	₹ 19,66,976.93/-	₹ 10,64,000/-	₹ 1,06,400/-	29/09/2026 at 11:00AM	Physical
Property Description:- Royale City, Bldg F3, Flat-402, Floor-41, S No 183, Village Kalambe, Shahapur, District Thane- 421601. Area Of Flat Admeasuring Carpet Area 21.990 Sq.Mtrs. Note: The earlier auction conducted in Selling Bank Auction, Jan 25 failed due to want of bidders.								
8	'615737000/'642651/ 333/'643715318/ HDFC Bank Ltd	1.TRIVEDI KAVITA PRASHANT (Borrower)	EARC TRUST- SC 469	₹ 886323.13/-	₹ 5,48,000/-	₹ 54800/-	29/09/2026 at 12:00 NOON	Physical
Property Description:- Dharti Park- Type B, Wing F, Flat No. 305, 3rd Floor, Plot No.85, Near Tata Housing, Behind Shrinivas Park, Village Maan, Boisar [E]-401501. Area Of Flat Admeasuring Carpet Area Approximately 230 Sq.Ft. Note: The earlier auction conducted in Selling Bank Auction, Mar 25 failed due to want of bidders.								
9	'627152402/'628763/ 563/ HDFC Bank Ltd	1.KHARAT SWAPNIL VIKRAM (Borrower) 2.ATHAWALE VAISHALI GAUTAM (Co borrower) 3. PARAB RAKHI RAMESH (Co borrower)	EARC TRUST- SC 469	₹ 2,620,577.52/-	₹ 15,00,000/-	₹ 1,50,000/-	29-09-2026 at 2:00 PM	Physical
Property Description: Flat-601, Floor-6th , Anant Bldg, Sarvodaya Nagar, Bldg No 14, Wing-A, S No 1281p/129/1is6, Village Chikholi, Jambhulpada, Near Guardian Dental College, Am Bernath [W]- 421501, Area Of Flat 461 Sq Ft Carpet. Note: The earlier auction conducted in August' 26 failed due to want of bidders.								
10	623809975,625386/ 273/ HDFC Bank Limited	1. MR. GHADI ASHOK LAXMAN (BORROWER) 2. M/S APG ENTERPRISES (CO-BORROWER)	EARC TRUST- SC 469	₹ 2,481,655.58 /-	₹ 8,00,000 /-	₹ 80,000.00/-	30-09-2026 at 1:00 PM	Physical
Property Description - Flat No 204,2nd Floor, Pentagon Enclave, Type 2(Penta-1) Plot 1, S No 38/6, Next To Food Hub, Nashik Highway, Asangan (W) Shahapur, Dist Thane 421601. Note: Earlier auction held on August' 2026 failed due to want of bidders.								
11	'LBPV0000287750/ 2.LB- MUM00005388457/ ICICI BANK LIMIT-ED	1.SACHIN BADRIPRASAD PANDEY (Borrower) 2.DAS APARNA (Co borrower)	EARC TRUST SC - 511	₹ 15,643,614.27/-	₹ 1,01,00,000/-	₹ 10,10,000/-	13-10-2026 at 12:00:00 NOON	Physical
Property Description: Shop No 07, Janak House Co Op Hsg Society Ltd, Ground Floor, Sheikh Mistri Road, Opp Indian Oil Depot, Wadala (East), Situated Lying And Being At Antop Hill, Matunga Division In The Registration District And Subdistrict Of Mumbai City And Mumbai Suburban Bearing Cadastral Survey No – 75 (Part 81, 86 & 88 , Mumbai - 400074 City Mumbai Suburban State :Maharashtra Pincode-400074.								
12	LBMU0000502140/ 12/ ICICI BANK LIMITED	1.MANISH BHOGILAL SHAH (Borrower) 2. SONAL MANISHKUMAR SHAH (Co-Borrower)	EARC TRUST SC - 511	₹ 43991597.7/-	₹ 2,05,00,000/-	₹ 20,50,000/-	13/10/2026 at 1:00 PM	Physical
Property Description:- Flat No. 403, 4th Floor, Jy Synergy, Phase 1 Building No 1, 1b Near Jy Synergy Near, Ga Nagar, Ambemath, East 01, Thane – 421501.								

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

- EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
- EMD Payments made through RTGS shall be to : **Name of the Account No, EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No. : 000405158602, Name of the Bank - ICICI BANK; IFSC Code : IFSC ICICI0000004**
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, Off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in)
- Contact Person with Phone No. Customer care : 1800 266 6540
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Date: 07-09-2026, Place: MAHARASHTRA Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited

Edelweiss
Asset Reconstruction

Tyger Home Finance Private Limited

Registered Office : Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellisbridge, Ahmedabad, Gujarat – 380 006 Corporate Office : 1004/5, 10th Floor, C-Wing, One BKC, C-66, G-66, G-66, Bandra Kurla Complex, Bandra (E), Mumbai-400051. Maharashtra, India, CIN: U65999GJ2017PTC098960, Website : www.tygerhomefinance.in

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorised Officer of the **Tyger Home Finance Pvt Ltd**, (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THFPL") under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice/date of receipt of the said notice(s).

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies 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 on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Tyger Home Finance Pvt Ltd (Adani Housing Finance Private Ltd.), for the amount and interest thereon as per loan agreement. The borrower's attention is invited to provisions of Sub-section (8) and (9) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan A/C No / Old Loan A/C No	Name of the Borrower/ Co Borrower / Guarantor	Demand Notice date & Amount	Symbolic/ Physical Possession on
1	8020HL00104126 8020HL001201632 BOIAHL000017985	PRADIP VIKRAM GUPTA ROLIDEVI PRADIP GUPTA	12-Dec-25 & 773202 (647623 + 125579) as on 11-12-Dec-25	02-Sep-26 Physical possession

Mortgage Property: Flat No. 002, on Ground Floor in Wing B admeasuring 320 Square Feet i.e. 29.73 Square Meters in the building known as Siddhi Constructed on land bearing Gut No. 462, Hissa No. B Admeasuring 50 Gunthas together with 5000 Square Meters lying being and Situated at Village Umrola, Taluka & District - Palghar, Which is Bounded as Under :- East: C Wing, West: A Wing, North: Riddhi Building, South: Open Plot

Place: MAHARASHTRA Sd/- Authorized Officer
Date : 07.09.2026 For Tyger Home Finance Private Limited

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: "CHOLA CREST", C54 & 55, Super B-4, Thiru.V.Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for the Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, r/w rule 9(1) of Security Interest (Enforcement) Rules, 2002. (Rule 8 & 9)

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Cholamandalam Investment and Finance Company Limited the same shall be referred herein after as Cholamandalam Investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://bankauctions.in/>

Loan Account No. TL01BV000059087, Name of Borrower, Co-Borrower, Mortgagors: 1. M/s. Shrutika Roadlines (Borrower), Shop No. 11 & 12, Ground Floor, Saibaba Ashirwad CHS Ltd, and Plot No. 140/141, Sector 1E, Navi Mumbai - 410 218. 2. Mr. Deepak Balshiram Ghule, (Co Borrower) & 3. Mrs. Vaishali Deepak Ghule, (Co-Borrower) Both are residing at: Yashraj Complex, A/101, Plot No. 1/1-A, Near Gokul Dairy, Sector - 16, Kamathe Panvel, Raigarh - 410 206. Outstanding Amount: Rs.1,20,91,419/- as on 04.09.2026.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

Property 1: All the part and parcel of the Shop No. 11, admeasuring 12.70 sq. mtrs. of carpet area and built-up area 15.25 Sq.mtrs. on Ground Floor, in the building known as "Sai Baba Ashirwad", and Society known as "Sai Baba Ashirwad Co-Operative Housing Society Limited" constructed on Plot No. 140 & 141 adm. 451.21 Sq.mtrs. & 299.82 Sq.mtrs. respectively, Sector-1E, Village-Kalamboi, Navi Mumbai, Taluka-Panvel, District-Raigad and Bounded as:- North : Road, South : Road, East : Building, West : Building.

Reserve Price : Rs. 19,57,000/-, EMD : Rs. 1,95,700/-, Bid Increment Amount : Rs.1,00,000/-

Property 2: All the part and parcel of the Shop No. 12, admeasuring 11.91 sq. mtrs. of carpet area and built up area 14.23 Sq. mtrs. on Ground Floor, in the building known as "Sai Baba Ashirwad", and Society known as "Sai Baba Ashirwad Co-Operative Housing Society Limited" constructed on Plot No. 140 & 141 adm. 451.21 Sq.mtrs. & 299.82 Sq.mtrs. respectively, Sector-1E, Village-Kalamboi, Navi Mumbai, Taluka-Panvel, District-Raigad and Bounded as:- North : Road, South : Road, East : Building, West : Building.

Reserve Price : Rs. 18,24,000/-, EMD : Rs. 1,82,400/-, Bid Increment Amount : Rs.1,00,000/-

Property 3: All the part and parcel of the Office Room No. A-313, admeasuring 256 Sq.ft. (23.79 Square meters), on 3rd Floor, in "Steel Chamber Kalamboi Business & Office Premises Co-op. Society Ltd.", constructed on Plot No. 514, KW/C, at Kalamboi, Tahsil-Panvel and District-Raigad in registration Sub-District Panvel and District Raigad, Building comprised of G+3rd Floor and Bounded as:-North : MTNL Branch, South : Disma Complex, East : Road, West : Steel Market Road.

Reserve Price : Rs. 33,32,000/-, EMD : Rs. 3,33,200/-, Bid Increment Amount : Rs.1,00,000/-

E-Auction Date and Time : 28/09/2026 – 11 AM to 4 PM (with unlimited extension of 3 min each)
Last Date of Submission of EMD : 26/09/2026, Date of Inspection of Property : As per the appointment

- All interested participants / bidders are requested to visit the website <https://bankauctions.in> & www.foreclosureindia.com. For details: help, procedure and online training on e-auction, prospective bidders may contact **M/s. A. Closure**, (Contact Person: Mr. Nithesh Pawar, Ph. No. 8142000725, Email: nithesh@bankauctions.in).
- For further details on terms and conditions please visit: <https://bankauctions.in/> & <https://bankauctions.in/>

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) RULE 8 & 9 AND OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 07.09.2026 Authorized Officer
Place: Navi Mumbai Cholamandalam Investment and Finance Company Limited

Bank of India

Relationship beyond banking

Specialised Asset Recovery Management Branch

Mezzanine Floor, 70/80 M.G.Road, Fort, Mumbai 400 001, Tel 022-22673549
Contact Number:- 9819403549 E-mail: SARM.MumbaiSouth@bankofindia.bank.in

E-AUCTION FOR SALE OF MOVEABLE / 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)/ Corporate Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 22.09.2026, for recovery of respective dues plus interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No	Name of the Borrowers/ Guarantor and Amount outstanding	Description of the mortgaged properties/ Physical/ Symbolic Possession	Reserve Price (Rs.) EMD of the Property (Rs.)	Inspection Date/ Time and Area
1	M/s. Brandhouse Retails Ltd. Amount O/s – Rs. 86.91 Crores* Interest + Expenses/ Charges+ Society Dues	Office premises B2-501 & C-501, 5th Floor, Innova Building, Marathon NextGen, Lower Parel, Mumbai-400013 along with 16 Parking Physical Possession	33,21,00,000 3,32,01,000	18.09.2026 Timing 11:00AM to 02:00PM and 03:00 PM to 05:00 PM

Terms and Conditions of the E-auction are as under:

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be 22.09.2026 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only. Prospective bidders are requested to intimate the Bank at least one day in advance for inspection/visit of the property.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance 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 the claims/ rights/ dues/ affecting 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 Authorised 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.
- The date of on line E-auction for properties listed will be between 11:00 AM to 5:00 PM on 22.09.2026.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm.mumbai@bankofindia.bank.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 9819403549, to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of **Rs. 1,00,000/- (Rupees One Lakh only)** for properties listed above.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer 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 amount by the successful bidder 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 property/ amount.
- Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
- The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/ conditions prescribed under