

PUBLIC NOTICE

NOTICE IS HEREBY given under the instructions of my client, that my client is in the process of purchasing the property described in the Schedule below ("said Property"), free from all encumbrances, claims and demands and I am therefore investigating the title of Mr. S. Balakrishnan and Mrs. Chandra Balakrishnan to the said Property. All persons claiming or having any share, right, title, interest, demand or claim against or to the said Property or any part thereof, by way of mortgage, gift, sale, transfer, lease, sub-lease, assignment, license, tenancy, sub-tenancy, inheritance, covenants, lien, charge, trust, maintenance, easement, possession or otherwise howsoever are required to make the same known in writing along with the documentary evidence in that regard to the undersigned at his office at Plot No. 417, Vishwawinnet, D. K. Sandu Marg, Chembur, Mumbai 400071 and by email to the undersigned at amoltembe@gmail.com, within 14 days from the date of publication hereof. Otherwise, the transaction of purchase of the said Property will be completed without reference to such claim, and the same, if any, will be considered as waived.

SCHEDULE ABOVE REFERRED TO

Office No. 606 having carpet area of 275 square feet square feet being on the 6th floor of the 'B' Wing along with one parking space No. 36 in the tower parking in the compound of the building known as 'Raikar Chambers' of the Raikar Chambers Premises Co-operative Society Limited, standing on land bearing S. No. 17, Hissa No. 1 (part), S. No. 18, Hissa No. 1 (part) and bearing CTS Nos. 233, 234, 235, 238 (part), 239, 240, 240/1 to 7, 241/1 to 12, 241 (part), 243 (part), 243B, 244 (4-part), 244-A/2, 245 and 246 of village Deonar, which property is situate lying and being at Station Road, Govandi East in Greater Mumbai and in the Registration District and Sub-District of Mumbai Suburban along with 20 fully paid up shares bearing distinctive numbers 1941 to 1960 [both inclusive] of the aforesaid Society under Share Certificate No. 98. Mumbai Dated this 01ST DAY OF OCTOBER, 2026.

AMOL K. TEMBE
ADVOCATE HIGH COURT

PUBLIC NOTICE

NOTICE is hereby given that our clients propose to purchase Commercial Unit and the shares of the Co-Operative Society from MR. ABDUL WAHAB BHORA, the details whereof are described in the Schedule hereunder written: Any person having any right, title, interest, claim or demand of any nature whatsoever in respect of the said commercial Unit by way of sale, mortgage, inheritance, gift, exchange, lease, lien, charge, trust, maintenance, easement or otherwise howsoever is hereby required to make the same known in writing along with the documentary proof thereof to Lambay and Co., Advocates and Solicitors, 2nd Floor, Old Oriental Building, 65, M. G. Road, Fort, Mumbai - 400 023 within fourteen days from the date of publication hereof, failing which the negotiations shall be completed, without any reference to such claims and the claims if any, shall be deemed to have been given up or waived.

SCHEDULE OF THE PROPERTY

Commercial Unit No. 104, 1st Floor admeasuring 31.7 Sq.Mtrs. Carpet Area as per BMC assessment records in the building named Inez Tower "B" Co-Operative Housing Society Ltd., F.P. No. 840, Cadastral Survey No. 1457 of Mahim Division, T.P.S.III (Mahim), situated at G. Mori Road, Mahim West, Mumbai- 400 016, TOGETHER WITH Ten (10) fully paid-up shares of Rs. 50/- each issued under Share Certificate No.8 bearing distinctive nos.81 to 90 (both inclusive) of the said Society registered vide Registration No. MUW/ WGN/ HSG/ TC/9164/2012-2013 dated 05.09.2012.

Date : 1/10/2026 Lambay and Co. Sd/- Advocates and Solicitors A. R. Lambay

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the right, title, interest and share of Rudrakrish Hotels Private Limited, a company deemed incorporated under the provisions of Companies Act 2013, having CIN U55101MH12007PTC167314 and having its registered office at 1001, Mahir Co-operative Housing Society Limited Junction of 15th Road and Main Avenue Road, Santacruz (W), Mumbai-400054 ("Company") in and to the property more particularly described in the Schedule hereunder written ("Property"). All persons/entities having any direct and/or indirect claim and/or demand and/or objection and/or share and/or beneficial interest in respect of the right, title, interest of the Company to the Property or any part thereof, including by way of inheritance, mortgage, encumbrance, sale, agreement for sale, transfer, assignment, lease, sublease, license, sub-license, agreement to lease, development rights, development potential, lien, charge, trust, maintenance, easement, user, gift, is-pends, exchange, share, beneficiary/ies, possession, release, relinquishment, partition, power of attorney, will, bequest, family arrangement / settlement, allotment, order or award or decree of any court, statutory or adjudicating authority or otherwise howsoever ("Claims"), are hereby required to make the same known in writing to Khaitan & Co., Advocates, at One World Centre, Tower 1C, 13th floor, 841, Senapati Bapat Marg, Mumbai 400 013, with a copy addressed over email at mumbai@khaitanco.com (marked to the attention of Mr Rishabh Vora) along with copies of supporting documents on which such Claims / objection is made, within 14 (fourteen) days from the date of publication hereof, failing which, it shall be conclusively presumed that no such Claims exist and if such Claims exist, it shall be deemed that such person/s has/ have relinquished such Claims and/or waived any right to exercise such Claims and shall not be binding on the Company and/or our clients.

THE SCHEDULE ABOVE REFERRED TO (Description of the Property)

All that piece and parcel of land bearing Sub Plot No 11 of Plot No 66 of Town Planning Scheme No III at Santacruz, Bandra-1 Ward, corresponding to CTS No 282/2-A admeasuring 443.1 square meters (less area of 54.2 square meters handed over to MCGM for road widening), and corresponding / stated to form part of Final Plot No 66/11 of TPS Santacruz III (varied) together with the structure formerly known as 'Barkat Villa' (now demolished), situate at Mumbai City, Mumbai Suburban, and bounded as follows:

On or towards the East : By CTS No 282/3, Sub-Plot No 9 of Plot No 66
On or towards the West : By 7th Road
On or towards the North : By land bearing CTS No 282/1/A, Sub-Plot No 10 of Plot No 66
On or towards the South : By 3rd Road

Dated this 1st day of October, 2026

For Khaitan & Co
Sd/-
Rishabh Vora
Partner

Form No. 3 [See Regulation-13 (1)(a)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)
2nd floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005

Case No.: OA/648/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. Exh. No. 12

BANK OF BARODA
VS
MS AS ENTERPRISES

S/O S. ENTERPRISES, D/W/S/O-Amin
Shop No. 68, GROUND FLOOR, NAIK NAGAR, NEAR SION RAILWAY STATION, LBS MARG, MUMBAI-400 022 MAHARASHTRA

(2) AMRIN BANO SHAH
Shop No. 68, GROUND FLOOR, NAIK NAGAR, NEAR SION RAILWAY STATION, LBS MARG, MUMBAI-400 022 MAHARASHTRA

SUMMONS

WHEREAS, OA/648/2025 was listed before Hon'ble Presiding Officer/Registrar on 24/07/2026.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 2197451.8/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under-

- to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
- you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 11/11/2026 at 11:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 05/08/2026.

Signature of the Officer Authorised to issue summons.

SEAL

Registrar
Mumbai D.R.T-I
Mumbai.

Note : Strike out whichever is not applicable.

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the ownership right, title and interest of Webtech Industries (earlier known as Colortec Industries), a partnership firm registered under the Indian Partnership Act, 1932 having its address at 1601, Camron Heights, Opposite Lokhandwala Road, Andheri (West), Mumbai-400053, in respect of the premises more particularly described in the SCHEDULE written hereinbelow.

All persons/entities having any right, title, claim, benefit, demand or interest in respect of the under mentioned Premises or any part thereof by way of sale, transfer, exchange, let, lease, sub-lease, license, assignment, release, relinquishment, mortgage (equitable or otherwise), inheritance, bequest, succession, gift, lien, charge, maintenance, easement, trust, possession, family arrangement / settlement, decree or order of any court of law, caretaker basis, contracts / agreements, FSI consumption, TDR or encumbrance of otherwise of whatsoever nature, are hereby required to make the same known in writing, along with documentary evidence to the undersigned at the address / email ID mentioned below within 14 (fourteen) days from the date of the publication of the public notice, failing which, such claim or claims and/or objections, if any, shall be deemed to have been waived and/or abandoned. All claims and objections addressed in response to this public notice should quote No. R0672.

THE SCHEDULE REFERRED TO ABOVE

Description of the Premises

- Commercial unit/office No. 1403 admeasuring 1228 square feet (RERA Carpet Area) equivalent to 114.08 square meters along with appurtenant areas, if any, thereto, situated on the 14th floor in the building known as "The Presidential" (formerly called "The Wave"), together with 2 (two) car parking spaces in the automated car parking system in the basement, on project land bearing Plot No. 287 of T.P.S. III, C.T.S. No. F/737 and Plot No. 286, C.T.S. No. F/736, situate at Swami Vivekanand Road, Bandra (West), Mumbai - 400050, of village Bandra 'F', taluka Andheri, in the Registration District and Sub-district of Mumbai Suburban.
- Commercial unit/office No. 1404 admeasuring 1,849 square feet (RERA Carpet Area) equivalent to 171.77 square meters along with appurtenant areas, if any, thereto, situated on the 14th floor in the building known as "The Presidential" (formerly called "The Wave"), together with 2 (two) car parking spaces in the automated car parking system in the basement, on project land bearing Plot No. 287 of T.P.S. III, C.T.S. No. F/737 and Plot No. 286, C.T.S. No. F/736, situate at Swami Vivekanand Road, Bandra (West), Mumbai - 400 050, of Village Bandra 'F', Taluka Andheri, in the Registration District and Sub-district of Mumbai Suburban.

Dated this 1st day of October 2026.

Sajit Suvarna
Deputy Managing Partner
DSK Legal
Advocates and Solicitors
1701, 17th Floor Tower 2B,
One World Centre 841,
Senapati Bapat Marg
Mumbai - 400013, India
srs.publicnotice@dslegal.com

SEJAL GLASS LIMITED

CIN : L26100MH1998PLC117437

Regd. Off. : 03rd Floor, 173/174, Sejal Encasa, Opp. Bata Showroom, S. V. Road, Kandivali (West), Mumbai-400067
Website : www.sejalglass.co.in, Tel. : 022 28665100/69325100

SPECIAL WINDOW FOR TRANSFER AND DEMATERIALISATION OF PHYSICAL SHARES

Notice is hereby given that in continuation to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/CIR/2025/97 dated July 02, 2025, and pursuant to SEBI Circular No. HO/38/13/1(2)/2026-MIRSD-PoD/1/3750/2026 dated January 30, 2026, ("SEBI Circular") a special one-year window has been opened for transfer and dematerialization of physical shares, where the transfer deed was executed prior to April 01, 2019. The Special Window shall remain open from February 05, 2026 to February 04, 2027. Pursuant to the said Circular, investors having transfer deeds executed prior to April 01, 2019 including Fresh lodgement cases; and Transfer requests earlier rejected/returned/not attended due to deficiencies may submit their transfer and dematerialization requests during the special window.

Eligible investors may lodge/re-lodge their requests with the Company's Registrar to an issue and Share Transfer Agent, M/s. MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited). Kindly note that request(s) which are accompanied by original share certificate(s) along with transfer deed(s) and other supporting documents as per the SEBI Circular will only be considered under the Special Window. The securities so transferred shall be credited to the transferee only in dematerialized form and shall be subject to a lock-in period of one year from the date of registration of transfer, as per the SEBI Circular.

Shareholders who wish to avail the opportunity are requested to contact Registrar and Share Transfer Agent (RTA) of the Company- MUFG Intime India Private Limited, C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai-400083

For Sejal Glass Limited

Sd/-

Ashwin S. Shetty

Date : October 01, 2026 Vice President Operations & Company
Place : Mumbai Secretary-Compliance Officer

PUBLIC NOTICE

On behalf of my client i.e. M/S. KARTIK ENTERPRISES, THROUGH ITS PROPRIETOR, MRS. SHRADDHA BHAVESH SANGHRAJKA, the General Public is hereby informed that LATE MR. JITENDRA M. SHAH, the Owner of properties as mentioned in the first & second schedule hereunder written died on 19.07.2021.

On behalf of my client I hereby invite claims or objections from the heir or heirs or other claimants/objector or objectors for the transfer of the said shares and interest of the deceased member in the capital/properties within a period of Seven days from the date of publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased member in the said properties.

The claims/objections, if any, received by the Advocate for transfer of shares and interest of the deceased owner in the said properties shall not be entertained after the expiry of the seven days.

FIRST SCHEDULE OF PROPERTY

All that piece or parcel of land or ground together with building known as "The Palazzo" (comprising of the Basement, Ground, Stills, & 3 wings designated as Wing "A" Wing "B", Wing "C" respectively, Wing "A" comprising of 7 Upper Floor, Wing "B" shall comprising of 6 Upper Floor, Wing "C" shall comprising of 6 Upper Floor, standing thereon admeasuring about 1405.90 sq.meters or thereabouts now bearing CTS Nos. 1331/A & 1331/B (earlier bearing CTS Nos. 1331/1 to 13 of Village Eksar, I.C. Colony, Borivali (West), Mumbai - 400 060 and bounded as follows :-

On or towards the North : By I.C. Colony Road
On or towards the South : By Plot bearing CTS No. 1330;
On or towards the East : By Plot bearing CTS No. 1330;
On or towards the West : By Plot bearing CTS No. 1332;

SECOND SCHEDULE OF PROPERTY

The said 2 Units

Sr. Nos.	Flat No.	Wing	Area (Sq.ft Carpet Area)	Floor	No of Car Parking
1.	702	A	1010	7 th	2
2.	Shop No.6	-	240	Gr. Floor	N/A

All the above 2 units situated in the building more particularly described in the First Schedule above referred to.

Sd/-

P.S. Ghildiyal

B.L.S., L.L.B.

(Advocate High Court, Bombay)

Address: G-34, Shagun Arcade, Near Dindoshi Bus Depot,

Place : Mumbai Goregaon (East), Mumbai - 400 097
Date : 01.10.2026 9769690442. kpankaj.844@gmail.com

IARC

RESOLUTION / REFINANCING

International Asset Reconstruction Co. Pvt. Ltd.
Registered Office: Plot No. 246, 2nd Floor Okhla Industrial Estate Phase-III New Delhi-110020; Corporate Office: A-601, 602, 605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri Kurla Road, Andheri (East), Mumbai 400093; CIN No.: U74999012002PIC117525; E: iarc@iarc.co.in, Website: www.iarc.co.in

Intimation of Notice of E-Auction Sale of the Secured Asset under section 13(8) of SARFAESI Act, 2002 and under Rule 8 (6) and read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 ("Rules")

To		
1. Phoenix Travel Services Private Ltd. - Borrower 2-35, Vaibhav Co-op Housing Society Ltd. Samata Nagar, Kandivali (E), Mumbai - 400 101.	2. Mr. Jacob Panikulangara Joseph - Guarantor / Mortgage 2-35, Vaibhav Co-op Housing Society Ltd. Samata Nagar, Kandivali (E), Mumbai - 400 101.	Mr. Jacob Panikulangara Joseph, Sy. No. 628/1A & 628/1B, Kuttyal, Kunnuvara Village, Paravur Taluk, Ernakulam District, Kerala - 683 578
Phoenix Travel Services Private Ltd., Susee Building, 1st Road, 197, North Usman Road, T.Nagar, Chennai - 600 017	Mr. Jacob Panikulangara Joseph, Susee Building, 1st Road, 197, North Usman Road, T.Nagar, Chennai - 600 017.	3. Ms. Ann Joseph - Guarantor / Mortgage 2-35, Vaibhav Co-op Housing Society Ltd. Samata Nagar, Kandivali (E), Mumbai 400 101.
Phoenix Travel Services Private Ltd., 1 Floor, Terminus View at 1st Floor, Terminus View, 169, D.N.Road, Opp. C.S.T. Railway Station, Fort Mumbai - 400 001	Mr. Jacob Panikulangara Joseph, Phoenix Row House No.1, Gokul Vihar II, Thakore Complex, Kandivali (East), Mumbai - 400 101.	Ms. Ann Joseph, Susee Building, 1st Road, 197, North Usman Road, T.Nagar, Chennai - 600 017.
Ms. Ann Joseph, Phoenix Row House No.1, Gokul Vihar II, Thakore Complex, Kandivali (East), Mumbai - 400 101.	Ms. Ann Joseph, Sy. No. 628/1A & 628/1B, Kuttyal, Kunnuvara Village, Paravur Taluk, Ernakulam District, Kerala - 683 578	

Dear Sir / Madam,

- Bank of Baroda (BOB) advanced the financial facilities to Phoenix Travel Services Pvt. Ltd and the finance facilities were secured by the mortgage of the immovable properties and also backed by the personal guarantees.
- Due to the default in the repayment of the financial facilities, BOB initiated recovery proceedings before the Hon'ble DRT Mumbai for recovery of its dues.
- BOB assigned the debts of the borrower along with all the right, title and interest in the debts in our favour, vide deed of Assignment dated 7-2-2008 and is legally entitled to recover the dues outstanding and payable by you and also entitled to enforce the security interest with to sell the following property under SARFAESI:-
All that piece and parcel of land bearing Survey No. 628/1A - 1 Acre and 6 Cents; Survey No. 628/1B - 77.7 Cents; Survey No. 628/1B - 1 Acre and 4 Cents situated at Kunnuvara Village, Paravur Taluka, Ernakulam District, Kerala state, together with building, and all other improvements, fixtures and fittings both present and future (hereinafter referred to as Property)
- We issued Demand notice u/s 13(2) dated 16-02-2016 calling upon you to pay an amount of Rs.26,11,82,544.65/- as on 15-1-2016 together with further interest thereon from 16-1-2016 with contractual rate of interest till payment and / or realization and other charges and expenses as may be applicable, within 60 days from the date of receipt of the said notice.
- In view of the default committed, we are now proceeding with the sale of the aforesaid Property. The valuation of the aforesaid property was conducted.
- Post the valuation, we have now decided to sell the Mortgaged Properties situated at Ernakulam at a Reserve Price of Rs. 3,91,00,000/- (Rupees Three Crores Ninety One Lakhs Only) by public auction.
- You are liable to pay a sum of Rs.110,92,77,125/- as on 15-8-2026 with further interest thereon at the contractual rate from 16-8-2026 till payment or realization.
- Please treat this notice as issued under provisions of section 13(8) of SARFAESI and in compliance under rule 8(6) and in compliance of Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.
- This notice is published in view of the detailed notice's sent to you at all the last known addresses being returned with the reasons mentioned therein.
- The Borrower, mortgagors and guarantor may obtain the full set of said notices from the office of the undersigned if they so desire.

For INTERNATIONAL ASSET RECONSTRUCTION COMPANY PVT LTD
Authorized Officer - Siddharth Shah
Acting in its capacity as Trustee of IARC-BOB-0107 Trust
Place : Mumbai
Date : 01-10-2026

Annexure 1

Description of the Secured Assets put for sale
All that pieces and parcels of land admeasuring 1 Acre and 6 cents in Survey No.628/1A and 77.72 cents in Survey No.628/1B and 1 Acre and 4 cents in Survey No.628/1B at Kunnuvara Village, Taluka - Paravur, District - Ernakulam, State - Kerala together with building, and all other improvements, fixtures and fittings both present and future.

YES BANK YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch Office : 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Details of the Demand Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan A/c No.	Name of Borrowers, Co-Borrowers, Mortgagors & Guarantors	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice. NPA Date
1	AFH0225 02001032	Satish Daulat Tambe (Borrower & Mortgagor) Nalini Sharad Sakpal (Co-Borrower & Mortgagor)	Flat No.301, 3rd Floor, Area Admeasuring 40.47 Sq. Mtrs. Carpet Plus Balcony Area of 7.53 Sq. Mtrs. Carpet, Building Known as Shanita Apartment, Survey No.78, Hissa No.4, Village Rahatoli, Opp.Green Touch Project, Badlapur, Tal. Ambernath, Dist. Thane - 421 503, Owned by Satish Daulat Tambe and Nalini Sharad Sakpal	Rs. 14,53,370.84/-	09-09-2026 31-08-2026

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Date : 01.10.2026 Sd/- Authorized Officer
Place : Mumbai YES Bank Limited

Muthoot Homefin

CIN : U65922KL2011PLC029231
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, SenapatiBapat Marg, Tulse Pipe Road, Near Ruparel College, Dadar West, Mumbai- 400028.
Branch Office: Muthoot Homefin (I) Ltd 2nd Floor Anand Anex, Anand Talkies, opposite Thane Railway Station- 400603, Thane, Maharashtra, India

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

PUBLIC NOTICE FOR PRIVATE TREASY CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RPD)
1.	Sanjay Mangla Rajbhar/ Sunaitade/ Sanjay Rajbhar/ 002-00201984/ Mumbai - Thane	25-Mar-2019 Rs. 15,60,901/- Rupees Fifteen Lakh Sixty Thousand Nine Hundred One Only.	Flat No. 103, Adm. 485 Sq.ft.s., 1st Floor, 'B' Wing, Om Sai Ram Apartment, Off Vanegaon Station, Near Sartak Bunglow, Right To Muralni Bhonajyal, Vangaon West, Building No. 6, Survey No. 91, Village Vangaon, Tal. Dahanu, P. Palghar, Maharashtra - 401501. More Particularly Mentioned In The Sale Deed No 1257/2017 Dated 27.09.2017 Registered At Sub- Registrar Office Sub- Registrat Dahanu, Having Boundaries North: Open Plot South: A Wing (Bldg No.6)/ Om Sai Ram Bldg No.5 East: Open Plot West: Internal Road/ Open Plot	Rs. 6,50,000/- Rupees Six Lakh Fifty Thousand Only.	Rs. 65,000/- Rupees Sixty Five Thousand Only.

- The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis
- The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office.
- Last Date of Submission of Sealed Bid/ Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of "Muthoot Homefin (India) Ltd." along with KYC in on 20-Oct-2026 till 04:00 PM at Regional Office of the address mentioned herein above. Tenderers that are not filling up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of inspection of the Immovable Property is on 19-Oct-2026 between 01:00 PM. to 03:00 P.M.
- Date of Opening of the Bid/ Offer Auction Date for Property is 21-Oct-2026 at the above mentioned Branch Office address at 01:00 PM. by the Authorised Officer.
- The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes ares etc. if any & their Responsible to pay the sum would be that of the Successful auction purchase. The Intending bidder should make their own independent inquiries regarding the Encumbrance Title of property & also inspect & satisfy themselves.
- The Highest bidder shall be subject to approval of MHIL Ltd. Authorised Officer shall Reserve the right to accept all any of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
- The Borrower(s)/ Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.
- For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- Pawan Tiwari- 9082135452

Date: October 01, 2026, Sd/- Authorized Officer
Place: Palghar Muthoot Homefin (India) Limited

APPENDIX-IV-A- E-AUCTION PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES									
E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) AND IN EXERCISE OF THE POWERS CONFERRED UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002									
B.O. MUMBAI: 19/2, GF, Bata House, St. Sir Mhandas Vastani Rd, S B Singh Colony, J B Nagar, Andheri East, Mumbai, Maharashtra 400093. B.O. BORIVALI: 202 & 204-A, Second Floor Western Edge, Near We Highway, Magadhane, Borivali East, Mumbai, Maharashtra – 400096. B.O. THANE: Unit No. 102, 104, 105, 106, 1st Floor, Centurion Business Doraivali East, Wagdi Industrial Estate, S. G. Barve Marg, Borivali East, Mumbai – 400095. B.O. KOLHAPUR: 122000									