CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S.G.Highway, Makarba, Ahmedabad-380051 Gujarat. **Corporate Office:** 1st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai -400038. CIN: U67100GJ2015PTC083994

APPENDIX IV [SEE RULE 8(1)]
POSSESSION NOTICE (for immo able property)

WHEREAS the Authorized ficer of **CFM Asset Reconstruction Private Limited (CFMARC")** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter referred to as "the Act" and in exercise of powers conferred under section 13(12) read with rule 3 of the security Interest (Enforcement) Rules 2002 issued **Demand Notice dated 31.10.2025 u/s. 13(2) of the Act calling upon 1. M/s Lal Sai Enterprises 2. Prakash Sharwandas Punjabi 3. Sharvan Mohan Das Punjabi 4. Kavita Sharavan Kumar Punjabi and 5. Janvi Prakash Punjabi to repay the amount mentioned in the said notice being Rs. 30,34,275/- (Rupees Thirty Lakhs Thirty-Four Thousand Two Hundred and Seventy-Five Only) as on 31/10/2025** together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice.

CFMARC has acquired the entire Financial Assets along with underlying security interest of the borrower under the provisions of section 5 of the SARFAESI Act from the Assignor. The Assignor has assigned all the rights, title and interests of Borrower in favour of CFMARC acting in its capacity as trustee of the CFMARC 1773 vide registered Assignment Agreement dated 29.03.2025. By virtue of assignment of Financial Assets as per financial documents and the underlying securities, CFMARC has stepped into the shoes of Secured Creditor to the borrower and is entitled to recover outstanding dues and enforce the underlying security interest.

The Borrower & Guarantors having failed to repay the amount, notice is hereby given to the Borrower & Guarantors, and the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 **on this the 06th day of October 2026.**

The Borrower & Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the CFMARC for an amount of **Rs. 30,34,275 /- (Rupees Thirty Lakh Thirty-Four Thousand Two Hundred and Seventy-Five Only) as on 31/10/2025** together with further interest plus costs, charges and expenses etc. thereon.

The Borrower & Guarantors 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.

DETAILS OF SECURED ASSET

Commercial property situated at Flat No 201, 2nd Floor, Parivarthan Apartment, Cts No. 25755, Block C 23 & 24 Ulhasnagar 4, Dev Samaj Road, Ulhasnagar, Thane Dist Pin: 421004 **Bounded By :** North: - Dev Samaj Road, East: -Mangal Murti Cottage, South: - Rukmini Nivas Bungalow, West: - Devki Residency.

Place: Ulhasnagar **Sd/- Authorized Officer**
Date: 06.10.2026 **CFM Asset Reconstruction Pvt Ltd**
[Acting in its capacity as Trustee of CFMARC Trust-173]

PUBLIC NOTICE

IN THE HIGH COURT OF JUDICATURE AT BOMBAY ORDINARY ORIGINAL CIVIL JURISDICTION IN ITS COMMERCIAL DIVISION
Commercial Execution Application No. 135 of 2025
In
Commercial Arbitration Petition No. 319 of 2020

Aditya Birla Capital Limited ... Petitioner
Versus
M/s Resource Engineering and Ors. ... Respondents

1. Offers are invited by the undersigned in sealed envelope for a sale of flat no. 1003 described in Schedule - I on **"as is where is", "as is what is" and whatever there is" basis** in pursuance to the order dated 04th August, 2026 passed by the Hon'ble Bombay High Court (Coram : Abhay Ahuja, J) alongwith **Demand Draft / Pay Order of any Nationalized Bank in respect of the Earnest Money Deposit (EMD) for a sum of Rs.4,00,000/- (Rupees Four Lakhs Only) payable at Mumbai in favour of "The Court Receiver, High Court, Bombay".**

2. Inspection of the suit flat described in Schedule - I will be given **on 15th October, 2026 between 11.00 a.m. to 4.00 p.m.** to the intending offerors/ prospective purchasers upon production of his/ her original photo Identity Proof and contact number. Offers are required to be reached to the Office of the Court Receiver, High Court, Bombay on or before **26th October, 2026 by 4.30 p.m.,** in sealed envelope superscribed as **"Offer for purchase of Flat no. 1003 in Commercial Execution Application No. 135 of 2025 In Commercial Arbitration Petition No. 319 of 2020.**

3. Offers so received will be considered by the Hon'ble High Court on **30th October, 2026 at 3.00 p.m.** The offerors may remain present before the Hon'ble Court and may increase their offers, if they so desire.

4. A copy of the terms and conditions of sale of the said flat will be made available at the site at the time of inspection on payment of Rs.100/- (non-refundable and non-adjustable) and also in the Office of the Court Receiver during office hours on working days. The sale of the suit flat shall be subject to confirmation of the Hon'ble High Court, Bombay.

SCHEDULE - I
DESCRIPTION OF THE FLAT

Flat No. 1003, admeasuring carpet area of 66.70 sq. mtrs (Carpet) i.e. 717.95 sq. ft (as per Registered Agreement dated 07" September 2015). The flat is situated at 10th Floor, Building No. 04, Gaurav Excellency situated near GCC Club, Opposite Gaurav Avenue, Hatkesh, Mira Road (East), Pin – 400 107 in the registration and Sub District of Joint Sub - Registrar, Thane Taluka - 7/10, Mira Bhayander (East), Thane standing in name of Maya Arvind Saini.
Dated this 9th day of October, 2026

THE COURT RECEIVER
High Court, Bombay, Bank of India Building,
2nd Floor, M. G. Road, Fort, Mumbai – 400 023
Phone No. 022 20822219
Email : crcvr-bhc@nic.in

Sd/-
COURT RECEIVER,
HIGH COURT, BOMBAY

PUBLIC NOTICE

We are investigating the title of Mr. Shardul Vijay Parikh (**"Lessee/ Landlord"**) in respect of a plot of land admeasuring 788.47 sq mts bearing Plot No. 351 of the Dadar Matunga Estate and bearing New Survey No. 854 (Part) and C.S. No. 287A/10 of Matunga Division, 'F' North Ward No. 7463 (4) and Street No. 20 C along with a building standing thereon and known as "SHREERANG" and situated at Chandavarkar Road, Matunga (C.R) Mumbai- 400019 within the limits of Registration District and Sub-District of Mumbai and more particularly described in the Schedule hereunder written **("said Property").**

Any person/s having any claim on title in respect of the said Property, save and except the tenants/occupants occupying the various premises situated in the building SHREERANG standing thereon or any part thereof arising out of sale, exchange, mortgage, charge, gift, trust, maintenance, inheritance, possession, lease, tenancy, lien, license or beneficial right, interest under any trust, right of prescription or preemption or under any agreement or other disposition or under any decree, order or award passed by any Court or Authority etc., are hereby requested to make the same known in writing along with copies of relevant supporting documents to the undersigned at RH-6, Kalpataru CHSL, Plot Nos. 53-54-55, Sector-14, Vashi, Navi Mumbai 400703 within a period of **14 (fourteen) days** from the date of publication hereof, failing which the transaction with the Lessee/Landlord above named will be concluded and the claims of such person/s will be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFFERED TO

All that piece or parcel of land admeasuring 788.47 sq. mtrs bearing Plot No. 351 of the Dadar Matunga Estate and bearing New Survey No.854 (Part) and C.S. No. 287A/10 of Matunga Division, 'F' North Ward No. 7463 (4) and Street No. 20 C along with a building standing thereon and known as "SHREERANG" and situated at Chandavarkar Road, Matunga Mumbai 400019. within the limits of Registration District and Sub-District of Mumbai and bounded as follows that is to say-

On or towards the West : By Plot No.352
On or towards the South : By Chandavarkar Road
On or towards the North : By Plot No.353
On or towards the East : By Plot No.350

Sd/-
For **S. R. Rawell & Co.**
Advocates & Notary

Public Notice

Following property situated at village Narangi, Tal. Alibag, Dist. Raigad is the subject matter of this public notice. The description of the property is as follows.

Village Narangi, Tal. Alibag, Dist. Raigad

Sr. No.	Survey No.	Hissa No.	Area (H.R.)	Asst. (Rs. Ps.)
1	6	3/4 (Old Hissa No. 3)	0-43-16 (out of total area of 1-94-50)	0.7
2	7	-	0-7-73	77.3
3	8	-	0-4-57	45.7

My client Mr. Nileshanandan Kesarinandan Sahay and Mr. Brajeshnandan Kesarinandan Sahay both R/o Mumbai have filed Special Civil Suit No. 90/2026 before Civil Court Senior Division Alibag regarding the above said properties against Mrs. Urmila Ulhas Haldankar and others. My client has also registered notice of Lis Pendence before office of Sub Registrar Alibag which is duly registered at A.L.B. 7839/2026.

Take notice that nobody shall enter into any agreement for sale or Sale Deed or Leave and License Agreement or any other kind of agreement affecting the rights of my client regarding above said properties. If anyone enters into any kind of agreement stated above regarding above said properties, he/she shall be subject to the judgment and decree passed by Civil Court Senior Division Alibag in Special Civil Suit No. 90/2026.

Alibag **Sd/-**
Dt. 09/10/2026 **Adv. Mahesh Subas Mhatre**

PRAXIS PRAXIS HOME RETAIL LIMITED

Regd. Off.: 2nd Floor, Knowledge House, Shyam Nagar, Off Jogeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai- 400060
CIN: L52100MH2011PLC212866
Tel. - 022-4518 4399; Website: https://praxisretail.hometown.in/; E-mail : investorrelations@praxisretail.in

Special window for transfer and dematerialization of physical securities

Pursuant to Circular No. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026, ("SEBI Circular"), all shareholders of Praxis Home Retail Limited are hereby informed that, a special one-year window has been opened for transfer and dematerialization of physical shares, which were sold/purchased prior to April 01, 2019.The Special Window shall remain open from February 05, 2026 to February 04, 2027.

Pursuant to the SEBI 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 and Share Transfer Agent (RTA), M/s. MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) having their address at C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai-400083, Maharashtra, India and may contact RTA on 022 - 49186270 / 8108116767 and investor.helpdesk@in.mpms.mufg.com.

The securities 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.

The above information is also available on the Company's website at https://praxisretail.hometown.in/.

For Praxis Home Retail Limited
Charu Srivastava
Company Secretary and Compliance Officer
ACS-27108

Place: Mumbai
Date: October 08, 2026

NOTICE OF TRANSFER OF PROPERTY BY INHERITANCE

Taj Building Condominium has received applications cum requests to transfer the ownership of premises, described in the attached Schedule, through inheritance to Shri Mohit Lalvani.

The properties presently stand in name of late Sunder P Lalvani and others.

Notice is hereby given, that, any person, body corporate or otherwise has any objection to this transfer, kindly lodge your objection together with relevant papers/documents within 15 days of Publication of this Notice. Taj Building Condominium shall not entertain any claim, thereafter.

Schedule:

(10) Premise C-4, 1st Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001.
(20) Premise C-5, 1st Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001.
(30) Premise E-2, 3rd Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001
(40) Premise F-1, Terrace Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001.

These premises are situated in Taj Building, Plot City Survey No. 760, Dr, Dadabhoy Naoroji Road, Fort, Mumbai - 400001 as discribed above.

President
Taj Building Condominium
Taj Building, 210, Dr. D. Naoroji Road,
Fort, Mumbai 400001
Dated: 08.10.2026

EXH. - 20
REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE.
BOARD OF DRT
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II, MUMBAI MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P. No. 53/2023 **DATED: 11.09.2026**
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Punjab & Sind Bank]... **Certificate Holder**
V/s
Mr. Jayeshkumar Parmar & Ors.]...**Certificate Debtors**

CD-1: Mr. Jayeshkumar Parmar. As borrower, having his address at: Shop No.3, Premsagar General Stores, Pestom Sagar Road No.4, Chembur, Mumbai-400 089.
CD-2 : Mr. Premchand Parmar, Co-borrower of Mr. Jayeshkumar Parmar, having his address at: Shop No.3, Premsagar General Stores, Pestom Sagar Road No.4, Chembur, Mumbai-400 089.
CD-3 : Mr. Kailash Mohanlal Parmar, having his address at: New Premsagar Kirana & General Stores, Plot No. E249, Sector 2: Near Dyandeep School, Airoli, Navi Mumbai-400 071.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. **424 of 2018** for recovery of **Rs. 10,84,169.60/-** with interest and cost from the Certificate Debtors and a sum of **Rs. 28,63,525.28/- (As on 31.05.2026)** is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 10,84,169.60/- along with pendent-lite and further interest @ 9.70% p.a. from the date of filing of application till payment and/or realization from CDs.**

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **20.11.2026** between **02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) **by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankeauctions.com) of M/s. C-1 India Private Limited, having address at Udyog vihar, phase 2, Gulf Petrochem Building No. 301, Gurgaon, Haryana - 122015, India), Contact Person: Mr. Bhavik Pandya (Mobile +91 8866682937), Email address maharashtra@c1india.com & gujarata@c1india.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e auction.**

For further details contact: Shri Manish Jha, Chief Manager,
Mobile-9830194674.

The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

1. The reserve price below which the property shall not be sold is **Rs. 11,00,000/- (Rupees Eleven Lakhs only)**
2. The amount by which the bid is to be increased shall be **Rs. 20,000/- (Rupees Twenty Thousand only).** However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so on for reasons otherwise.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with **EMD amounting to Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only),** is payable by way of RTGS/NEFT, **in the Account No: 07185000700003, IFSC Code No: PSIB0000718, of the Punjab & Sind Bank, Sion Koliwada Branch.**
5. The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing **R.P.No. 53 of 2023** only) containing duly filled in and blue ink signed prescribed bid form giving complété details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS/NEFT details towards EMD Amount **of Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only)**, should be deposited with the undersigned not later than **5 p.m. on 17.11.2026.**
6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the undersigned their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation/attorney of the company together with complete KYU of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in **para 5 & 6** here in above. The last date for submission of online bid is **17.11.2026 by 4:00 P.M.** The physical inspection of the properties may be taken between 10:00 A.M. and 05:00 P.M. on **13.11.2026** at the property site.
8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
9. The successful bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD by next bank working day i.e. **by 4:00 P.M., in the said account as per details mentioned in para 4 above.**
10. The successful bidder shall also deposit the balance **75% of final bid amount on or before 15th day** from the date of auction sale of the property. If the 15th day is **Sunday or other Holiday,** then on the first bank working day after the 15th day **by prescribed mode as stated in para 4 above.**
11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- **through DD** in favour of **Registrar, DRT-II, Mumbai,** within 15 days from the date of auction sale of the property.
12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
13. The property is being sold on **"AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".**
14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Revenue assessed upon the property or part any thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value..
1.	2.	3.	4.	5.
1.	**Flat No. 110, 1st Floor, Green View Apartment, Banuman Nagar, Laxmiben Chedda Marg, Nallasopara (West), Palghar**	**Not available**	**Mortgaged Property**	**Not Available**

Given under my hand and seal on this 11th day of September, 2026.

SEAL

Sd/-
Bhavishya Kumar Azad
Recovery Officer
DRT-II, Mumbai

IN THE DEBTS RECOVERY TRIBUNAL NO.2, MUMBAI

3rd Floor, MTNL Bhavan, Strand Road, Apollo Bandar, Colaba Market, Colaba, Mumbai-400 005.
T.O.A.No. 61 of 2023 **Exh.** 12
Bank of India ... **Applicants**
Versus
M/s. Sitaram Enterprise,Prop. Mrs. Poonam Sanjay Mane ... Defendants
Notice in Transferred Case

Take notice that the case **O.A.No. 463/2022** pending between the above parties, was transferred from DRT- (II), Mumbai, to DRT-III Mumbai, as per change of jurisdiction vide Gazette Notification S.O.4719(E) dated 04-10-2022 but in view of Hon'ble Bombay High Court-Aurangabad Bench Stay Order dated 17-11-2022 to the said Gazette Notification, it was again transferred to DRT-II, Mumbai, and the said case **T.O.A.No.61/2023** is now on the file of this Tribunal.

Therefore, both the parties are hereby required to appear before the Registrar, either in person or through Advocate duly instructed on 25/11/26 at **11:00 a.m.**, to take appropriate steps in the matter so as to expedite its hearing & disposal, failing which appropriate orders will be passed in the matter.

Given under my hand and seal of this Tribunal on this 29/08/2026.

Sd/-
Registrar
DRT-2, Mumbai.

Seal

T.O.A.No. 61 of 2023
NAME AND ADDRESS OF DEFENDANT
1. M/S. SITARAM ENTERPRISE, A Proprietor Firm, Having its Address at Shop No. 5, Ground Floor, Shriram Jayaram CHSL, S.V. Road, Near Balbharti School, Kandivali (West), Mumbai - 400 067.
2. MRS. POONAM SANJAY MANE, **Prop. of M/s. Sitaram Enterprises**, Having its Address at Parnkuti Vikas Mandal, Room No. 21, Vadala Shivadi Cross Road, Opp. Sai Baba Mandir, Vadala (West), Mumbai - 400 031.

यूनियन बैंक Union Bank of India

Panchvati Branch

[Rule - 8 (1)]
POSSESSION NOTICE
(For Immovable Property)

Address: Shop No. 1, 2 & 3, Roopashree Apartment, Opp. Taxi Stand, Dindori Naka, Dindori Road, Nasik, Maharashtra-422003

Whereas,

The undersigned being the Authorized Officer of **Union Bank of India, Panchvati Branch, address at Shop No. 1, 2 & 3, Roopashree Apartment, Opp. Taxi stand, Dindori Naka, Dindori Road, Nasik, Maharashtra-422003** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated 05/05/2026** calling upon the **Borrower- Mrs. Kundala Subhash Mahajan and the Guarantors- Mr. Subhash Ramdas Mahajan; Mr. Subhash Ramdas Mahajan and Others (Legal heirs of Late Mrs. Kundala Subhash Mahajan)** to repay the amount mentioned in the notice being **Rs. 5,34,575.89 (Rupees Five Lakh Thirty Four Thousand Five Hundred Seventy Five and Paise Eighty Nine only)** within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **05th October 2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Union Bank of India** for an amount **Rs. 5,34,575.89 (Rupees Five Lakh Thirty Four Thousand Five Hundred Seventy Five and Paise Eighty Nine only)** and interest thereon.

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

- Description of the Immovable Property -

Simple Mortgage of immovable property described herein below:

Part A (Details of Plot): All the piece and parcel of the non-agricultural land & property i.e. S. No. 578/2/1/24, bearing Plot No. 24, area adm. 479.25 Sq. Mtrs. situated at Nasik, Tal. and Dist. Nasik, within limits of Nasik Municipal Corporation, Nasik **bounded as follows: East:** 6 Mtrs. Colony Road, **West:** Plot No. 7 out of Final Plot No. 74, **South:** Plot No. 23, **North:** Plot No. 1 out of Final Plot No. 74

Part B (Details of the properties owned by aforesaid Borrower/ Mortgagor):
On the above referred property bearing Flat No. 04, Area adm. 575.00 Sq. Ft, built up i.e. 53.44 Sq. Mtrs. on Stilt Floor from "Alok Apartment" along with 7.39% ownership in the common areas mentioned in the declaration of apartment situated at Mauje Nasik, Tal. & Dist. Nasik, within the limits of Nasik Municipal Corporation, Nasik bounded as per building Plan.

Sd/-
Date: 05.10.2026 **Chief Manager/Authorized Officer**
Place: Nasik **UNION BANK OF INDIA**

Tamilnad Mercantile Bank Ltd.

Mumbai Mandvi Branch,
#100/104, Goradia House,
1st Floor, Kazi Syed Street, Masjid Bunder, Mandvi, Mumbai-400003
E-mail : mumbai_mandvi@tmb.bank.in
CIN : L65110TN1921PLC001908
Mob No. 9821165681

TMB Tamilnad Mercantile Bank Ltd. Be a step ahead in life

TAMILNAD MERCANTILE BANK LTD., MANDVI BRANCH

To
The Borrower(s)/Guarantor(s)/Proprietor(s)/Mortgagor(s)

1. M/s Ekdant Enterprise
Rep..by its proprietor Mr. Anuj Chandresh Khimasia,
Regd. Office at 4th Floor, 401, Gurukurpa Building,
Kazi Sayed, Mandvi, Mumbai-400003
Also Branch Office at
 # 3-B, 3rd Floor, Avsar Premises Co-Operative Society Ltd.,
Plot No. 77/81, Kazi Sayed Street, Mandvi,
Masjid Bunder (West), Mumbai-400003.

2. Mr. Anuj Chandresh Khimasia
S/o Chandresh Khimasia,
R/o A/283, Khimasia Bungalow,
Near Diamond Garden, 5th Road,
Chembur, Mumbai-400071

3. Mrs. Mrunal Bajarang Mohite
W/o Anuj Chandresh Khimasia,
R/o A/283, Khimasia Bungalow,
Near Diamond Garden, 5th Road,
Chembur, Mumbai-400071

Also At :
C 602, Swarnapurti CHS,
New Tilak Nagar,
Tilak Nagar Station,
Chembur, Mumbai-400071

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged/charged to the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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)/Guarantor(s)/Proprietor(s)/Mortgagor(s). **1) M/s Ekdant Enterprises Rep.., by it's proprietor Mr. Anuj Chandresh Khimasia, 2) Mr. Anuj Chandresh Khimasia S/o Chandresh Khimasia and Mrs. Mrunal Bajarang Mohite, W/o Anuj Chandresh Khimasia** that the below described immovable property mortgaged/ charged to the Secured Creditor, **the constructive possession** of which has been taken by the Authorized Officer of **Tamilnad Mercantile Bank Limited, Mandvi Branch** will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.10.2026** for recovery of **Rs. 1,33,97,195.38 (Rupees One Crore Thirty Three Lakhs Ninety Seven Thousand One Hundred Ninety Five and Paise Thirty Eight Only) (For Cash Credit Account - Rs. 25,65,495, For Term Loan - Rs. 55,59,068.88, For Seasonal Cash Credit – Rs. 52,72,631.50) as on 30.09.2026** due to the **Tamilnad Mercantile Bank Limited, Mandvi** Branch with subsequent interest and expenses.

The Reserve price will be Rs. 24,90,000/- (Rupees Twenty Four Lakhs Ninety Thousand Only) and the earnest money deposit will be Rs. 2,49,000/- (Rupees Two Lakhs Fourty Nine Thousand Only) for Property No. 1.

The Reserve price will be Rs. 76,00,000/- (Rupees Seventy Six Lakhs Only) and the earnest money deposit will be Rs. 7,60,000/- (Rupees Seven Lakhs Sixty Thousand Only) for Property No. 2

Place of Submission of EMD and Auction :	**Tamilnad Mercantile Bank Ltd. Mandvi Branch, #100/104, Goradia House, 1st Floor, Kazi Syed Street, Masjid Bunder, Mandvi, Mumbai-400003 E-mail : mandvi@tmb.bank.in Mob. No. 9821165681**
Date and Time of Auction Sale	**29-10-2026 and 03:00 PM to 04:00 PM for Property No. 1 29-10-2026 and 04:00 PM to 05:00 PM for Property No. 2**
Upset Price	**Rs. 24,90,000/- (Rupees Twenty Four Lakhs Ninety Thousand Only) for Property No. 1 Rs. 76,00,000/- (Rupees Seventy Six Lakhs Only) for Property No. 2**

Description of the Properties to the sold

Property No. 1
All that the part and parcel of the commercial Office No. 401, 4th Floor in the building Known as RAM MILAN PREMISES Co-Operative Society Ltd situated at Guru Krupa Building, 133, Kazi Sayed Street, Mumbai-400003 admeasuring 183 Sq.Feet built up area consturied on the land bearing C. S. No. 300 and 301 of Mandvi Division, Municipal 'B' Ward in the Registration District of Mumbai standing in the name of Mr. Anuj Chandresh Khimasia S/o Chandresh Khimasia is being bounded by

Boundaries :
East :- Mathruchaya Building
South :- Kazi Sayed Street
West :- Mandvi Navjivan Prem Building
North :- Yogeshwar Building

Property No. 2
All that part and parcel of the office premises 3-B admeasuring 400 Sq. Feet in Carpet Area on 3rd Floor in Avsar Premises Co-operative Society Ltd. situated at Plot No.77/81, Kazi Sayed Street, Majid Bunder (W), Mumbai-400003 constructed on the land bearing C. T. S. No. 287 of Mandvi Division, Mumbai City standing in the name of the Mr. Anuj Chandresh Khimasia (Proprietor of M/s Ekdant Enterprises) is being bounded by

Boundaries :
East :- Sahakar Bhavan
South :- Kazi Sayed Street
West :- Tumbay Residential
North :- Sugar House

Authorised Officer
(R.SARAVANA KUMAR (P.A.No.996)
Tamilnad Mercantile Bank Ltd.,
(For Tamilnad Mandvi Branch)

Place :- Mandvi
Date :- 06-10-2026

punjab national bank ...the name you can BANK upon !

ARMB Mumbai City
U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001
Email: cs6041@pnb.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Property ID QR code
1	ARMB Mumbai City M/s DIVYA JYOT ENTERTAINMENT PVT.LTD. CTS No. 115, HUMAMALL, LBS Marg, Kanjurmarg Railway Station Road Mumbai – 400078 Mr. Tohid Furniturewala (Director/Guaranator) 1402 14th Floor, Z A Tower, Foodland Super Mkt. Raheja Lane, Yari Road. Andheri West, Mumbai – 400061 Mrs. Sunhera T. Furniturewala (Director/Guaranator) 1402 14th Floor, Z A Tower, Foodland Super Mkt. Raheja Lane, Yari Road. Andheri West, Mumbai - 400061	OWNER'S NAME: M/s DIVYA JYOT ENTERTAINMENT PVT.LTD. Immovable Property at Cinema Halls situated at the 2nd floor to 5th floor and certain portion of ground floor including common area terrace and parking space, consisting of area admeasuring 46488.59 sq ft built up area equivalent to 64790.14 sq. ft. super built-up area in the building known as 'H Citi Mall', situated at 115, B/1, LBS Marg, Kanjurmarg, Mumbai - 400078	A) 28.04.2014 B) Rs. 3,57,70,601/-as on 31.03.2014 + further interest & other Charges C) 06/09/2014 D) Symbolic	A) Rs. 117,60,00,000/- B) Rs. 11,76,00,000/- (27.10.2026) Up to 11:00 am C) Rs. 1,00,000/-	27.10.2026 From 11.00 AM to 04.00 PM	1) Assessment Tax Dues 2) Common Assessment Maintenance Dues 3) Other dues not known to us 4) Details of the encumbrances not known to us	

TERMS AND CONDITIONS

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com as per above.
5. For detailed term and conditions of the sale, please refer www.baanknet.com & www.pnbindia.in.
6. Contact Person Mr. Sushil Kumar - 8420194674, Mr. Rijvan Ali - Mob 7768941256
7. The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note : Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP, Bank will not bear any type of dues. Past/ present/ Future.

**15 DAYS STATUTORY SALE NOTICE UNDER RULE 8