# PHYSICAL POSSESSION NOTICE

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

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

| Sr. No. | Name of the Borrower(s)/ Loan Account Number | Description of Property/ Date of Physical Possession | Date of Demand Notice/ Amount in Demand Notice(Rs) | Name of Branch |
|---|---|---|---|---|
| 1. | Kailash Hanjarimal Trivedi/ Rima K Trivedi/ LBMUM00006103139 & LBPLG00006056698 & LBPLG00006056810 | Flat No 103 1st Floor A Wing, Building Type 1B Gayatri Park Complex, Haranwadi Naka, Palghar, Maharashtra, India Boisar 401502/ 06- October- 2026 | December 29, 2025 Rs. 18,26,282.99/- | Mumbai |

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

Date: October 10, 2026,
Place: Mumbai

Sincerely Authorised Officer,
For ICICI Bank Ltd.

# VASTU HOUSING FINANCE CORPORATION LTD

VASTU HOUSING FINANCE

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

## POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

| S N | Name of Borrower, Co-Borrower and LAN No. | Date & Amount of Demand Notice | Description of Property | Date & Type of Possession |
|---|---|---|---|---|
| 1 | Keshav Prasad Singh (Borrower), Alok Keshav Singh (Co Borrower), Bindu Keshav Singh(Co Borrower) HL0000000083299 | 17/Jun/26 Rs.2183867/- as on 16/Jun/26 | All that part and parcel of the Immovable property situated at, Flat No. 208, adm. 575 Sq. Ft, (Built up), on 02nd Floor, in Building known as "Hendar Apartment" constructed on all that piece and parcel of land bearing Survey no. 102, Hissa no. 8/2, area adm. 660 Sq. Mtrs, lying, being and situated at land Village Kalher, Taluka Bhiwandi, District Thane in Registration District Thane Sub-registration Bhiwandi., Thane, Maharashtra, 421302 Boundaries as follows: North – Riddhi Siddhi Apartment South – Internal Road East – Sai Ram Hotel West – Open Plot | Symbolic Possession Taken 05/10/2026 |
| 2 | All the legal heirs of borrower Shiv Kumar Teras Mallah (since deceased), namely Mr/Mrs. Istravati shiv Kumar Mallah (Wife) (Legal Heir of Late Shiv Kumar Teras Mallah), Suchita shiv Kumar Mallah (Daughter) (Legal Heir of Late Shiv Kumar Teras Mallah), Kashish Shiv Kumar Mallah (Duaghter) (Legal Heir of Late Shiv Kumar Teras Mallah), Anamika Shiv Kumar Mallah (Duaghter) (Legal Heir of Late Shiv Kumar Teras Mallah), co-borrower(s): Istravati Shiv Kumar Mallah LP0000000149772 | 26/Jun/26 Rs.1171096/- as on 16/Jun/26 | All that part and parcel of the Immovable property situated at, Flat No.106, on 1st floor, Adm. 58.36 Sq. Mtrs., (Built up area), in the building No. B- 2, known as "Saidev Park", constructed on land bearing S. No. 169/4 (Paiki), 172/22/B, House Number 877, Situated at Village- Purna, Tal.- Bhiwandi, Dist.-Thane-421302. Boundaries as follows: North – Choudhari's Property South – Vasant Bhoir's Property and Talav East – Road West – Vasant Bhoir's Property | Symbolic Possession Taken 05/10/2026 |

Date : 10.10.2026
Place : Mumbai

Authorised officer
Vastu Housing Finance Corporation Ltd

# YES BANK LIMITED

YES BANK

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

## Possession Notice for Immovable Property

Whereas, The undersigned being the authorised officer of YES Bank Limited ("Bank") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notice to respective borrowers calling upon them to repay the below mentioned amount mentioned in the notice within **60 days** from the date of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken Possessions of the properties 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.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said properties will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.

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.

### Details of the Possession Notice/Borrowers/ Mortgaged Property

| Sr. No. | Loan Account No. | Name of Borrower and Co-borrowers, Guarantors, Mortgagor/ Security Provider | Description of mortgaged property (full address as per 13(2) notice | Total claim amount as per 13(2) notice | Date of 13(2) Notice | Date of 13(4) Possession Taken |
|---|---|---|---|---|---|---|
| 1 | AFH0 2250 1868 612 | **Ajit Yuvraj Mokal** (Borrower & Mortgagor) **Yuvraj Tukaram Mokal** (Co-Borrower & Mortgagor) | Flat No.1204, 12th Floor, Area Admeasuring 44.77 Sq. Mtrs. Carpet, Building No. A, Building Known as "Shreeji Greens", Situated in Survey No.70/6/A, 70/6/B, 73/2 & 73/5, Village Belavali, Badlapur, Tal. Ambernath, Dist. Thane - 421 503. **Owned by** Ajit Yuvraj Mokal and Yuvraj Tukaram Mokal | Rs. 37,05,681/- | 2-Jul-2026 | 6-Oct-2026 |
| 2 | AFH0 2250 1932 070 | **Ramesh Jagannath Yadav** (Borrower & Mortgagor) **Tinky R Pipal** (Co-Borrower & Mortgagor) | Flat No.801, 08th Floor, Area Admeasuring 19.51 Sq. Mtrs.Carpet, Building Known as "Royal Empire", Survey No. 184, Hissa No.2/A, Situated at Boradpada Road, Badlapur (West) Tal. Ambernath, Dist. Thane – 421 503. **Owned by** Ramesh Jagannath Yadav and Tinky R Pipal | Rs. 19,27,689.47/- | 17-Jul-2026 | 6-Oct-2026 |
| 3 | AFH0 2250 1336 653 | **Avinash Atmaram Raut** (Borrower & Mortgagor) **Atmaram Rajaram Raut** (Co-Borrower & Mortgagor) | Flat No.309, 3rd Floor, Area Admeasuring 27.56 Sq. Mtrs. Carpet and Exclusive Balony Area 5.49 Sq. Mtrs. Plus C.B. Area 1.08 Sq. Mtrs. Plus Terrace Area 4.45 Sq. Mtrs., Wing-B, Building Known Shrushti Aarambh, Barvi Dam Road, Village Valivali, Badlapur West, Tal. Ambernath, Dist. Thane - 421 503. **Owned by** Avinash Atmaram Raut and Atmaram Rajaram Raut | Rs. 17,21,487.10/- | 2-Jul-2026 | 6-Oct-2026 |
| 4 | AFH0 2250 1969 371 | **Rajendra Ramchandra Howal** (Borrower & Mortgagor) **Rohit Rajendra Howal** (Co-Borrower & Mortgagor) | Flat No.205, 2nd Floor, Building Know as" Shanita Apartment", Situated in Survey No.78, Hissa No.4, Village – Rahatoli, Badlapur West, Tal. Ambernath, Dist. Thane – 421 503. **Owned by** Rajendra Ramchandra Howal and Rohit Rajendra Howal | Rs. 12,66,314.57/- | 25-Jun-2026 | 8-Oct-2026 |
| 5 | AFH0 2250 1625 595 | **Sandeep Damu Patil** (Borrower & Mortgagor) **Sushma Sandeep Patil** (Co-Borrower & Mortgagor) | Flat No.601, 6th Floor, Admeasuring. 32.11 Sq. Mtrs. Carpet, Plus Exculisve Balcony Area 7.64 Sq.Mtrs., Building No.2, Building Known as "Green Touch" situated at S.No. 78, H.No. 2, Village Rahatoli, Badlapur West, Tal. Ambernath and Dist. Thane- 421 503 **Owned by** Sandeep Damu Patil and Sushma Sandeep Patil. | Rs. 15,86,595.64/- | 25-Jun-2026 | 8-Oct-2026 |
| 6 | AFH0 2250 2115 762 | **Tusharkumar Madanmohan Jena** (Borrower & Mortgagor) **Pooja Tusharkumar Jena** (Co-Borrower & Mortgagor) | Flat No.901, 9th Floor, Area Admeasuring 29.45 Sq. Mtrs., Building No.A, Building Known as "Shreeji Greens", Situated in Surevy No.70/6/A, 70/6/B, 73/2 & 73/5, Village Belavali, Badlapur, Tal. Ambernath, Dist. Thane – 421 503. **Owned by** Tusharkumar Madanmohan Jena and Pooja Tusharkumar Jena | Rs. 27,58,461.97/- | 8-Jul-2026 | 8-Oct-2026 |
| 7 | AFH0 0680 0792 292 | **Pravin Buddhulal Kesarwani** (Borrower & Mortgagor) **Buddhulal Kesarwani** (Co-Borrower 1) **Shobha Buddhulal Kesarwani** (Co-Borrower 2 & Mortgagor) | Flat No.107, 1st Floor, Admeasuring 337.77 Sq.ft. i.e. 31.39 Sq. Mtrs. carpet and Common Area 59.90 Sq.ft., Building Known as VBHC Greendew situated at GAT No. 223, H.No. 2, Devkhop Village, Palghar East Tal. & Dist. Palghar and– 401 404. **Owned by** Pravin Buddhulal Kesarwani and Shobha Buddhulal Kesarwani | Rs. 7,30,528.81/- | 25-Jun-2026 | 9-Oct-2026 |

Place : Mumbai
Date : 10.10.2026

Sd/- (Authorized Officer)
Yes Bank Limited

# Utkarsh Small Finance Bank

*Aapki Ummeed Ka Khaata*
(A Scheduled Commercial Bank)

Zonal Office: Rupa Sapphire, 21st. Floor, Sector 18, Opp Sanpada Rly Station, Vashi, Navi Mumbai (MH)– 400705
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

## POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice on the dates notes against each account as mentioned hereinafter, calling them to repay the amount within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers having failed to repay the amount that the undersigned has taken **Symbolic Possession** of the properties 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 in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account herein below:
The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

| Sr. No. | Name of the Branch | No. of the Account | Name of the Borrower/Guarantor (Owner of the Property) | Date of Demand Notice | Date of Possession Notice | Amount Outstanding as on the date of Demand Notice |
|---|---|---|---|---|---|---|
| 1 | Vashi, Navi Mumbai | 1566100000006029 | Oneup Extrusion Private Limited (Borrower), Sandeep Babulal Gada (Guarantor/Director/Mortgagor), Mr. Jaynam Chetan Chadva (Guarantor), Mrs. Naina Sandeep Gada (Guarantor/Mortgagor), Oneup Ply Agencies LLP (Guarantor/Partner), Oneup Industries Private Limited (Mortgagor & Guarantor) | 27/07/2026 | 09/10/2026 Symbolic | ₹ 10,99,74,570.64/- |

**Description of Property/ies (all the part & parcel of the property consisting of):** All that part and parcel of the property situated at The Non – Agricultural land bearing Survey No.148/2/2 admeasuring 01 Hector 47 Are, situated at Village Amboli, Union Territory of Dadra and Nagar Haveli along with the industrial building on ground floor admeasuring 1718.46 square meter and first floor admeasuring 26.51 square Meters constructed on the Non -Agriculture land bearing Survey No. 148/2/2 admeasuring 01 Hector 47 Are, situated at Village Amboli, Union Territory of Dadra and Nagar Haveli along with all rights, title interest and 170 KVA Power connection and transformer Panel connected with the said land and factory building along with compound wall. The Above said factory Building Registered with Gram Panchayat Amboli vide House No.647, Behind M J Alloy, Opp. Marathi School, Village- Amboli, Silvassa, Dadra and Nagar Haveli-396230. Property bounded by - East:Survey No.158,West: Survey No.148/2/1, North: Panchayat Road, South: Survey No.148/2/3

Sd/-
Date: 10/10/2026 Place: Silvasa (Authorized Officer) Utkarsh Small Finance Bank Ltd.

# APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing Finance Limited *Ghar Ki Baat*

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)
Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 K. G. Marg, New Delhi–110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

**Branch Address: Persepolis CHS Ltd., 5th Floor, Flat No. 508–509, Sector 17, Vashi, Navi Mumbai – 400703 | Branch Address: 1st Floor, Unit No. 103–106, Centurion Business Park, Near Dwarka Hotel, Wagle Industrial Estate, S.G. Barve Marg, Nehru Nagar, Plot No. A-84, A-85, Thane West – 400604, | Branch Address: Shelar Park, Building No. 5, Office No. 1, Third Floor, Swami Tirth, Kadakpada Circle, Kalyan West – 421301 | Branch Address: Office No. 6, First Floor, Neel Empress CHSL, Sector 1/S, Near Panvel Railway Station, Panvel – 410206 | Branch Address: Shop No. 1 & 2, Ground Floor, Sai Arcade Building, Boisar–Palghar Road, Boisar – 401501 | Branch Address: No. 2 & 3, Ground Floor, Baba House, Sir M.V. Road, J. B. Nagar, Andheri East, Mumbai – 400093,**

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited/**Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. **For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

| Loan No. Name of the Borrower/Co-Borrower/ Guarantor/Legal heirs (A) | Demanded Amount & Date (B) | Nature of possession (C) | Description of the Properties mortgaged (D) | Reserve Price (RP) (E) | EMD (10% of RP) (F) | Last Date of Submission of Bid (G) | Bid Incremental Rate (H) | Inspection Date & Time (I) | Date of Auction & Time (J) | Known Encumbrances/ Court Case if any (K) |
|---|---|---|---|---|---|---|---|---|---|---|
| HOU/NAV/1215/258762 Premal Patel / Abraham David, B.O.: Navi Mumbai | Rs. 4797577.24 & 13.05.25 | Physical | Cluster 2.12 Casa Clara Wing F, 17, 1705, The Centre Down Town, Special Township Project at **Village Khoni & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra-421203** | Rs. 4417000 | Rs. 441700 | 26.10.26 | Rs. 10000 | 14.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/THA/1018/595775 Mahendra P Shinde / Sheetal Prakash Mirjolkar B.O.: Thane | Rs. 3835060.41 & 11.04.25 | Physical | Estela Wing D, 8, 801, Estela - Palava Project, Special Township Project at **Village Khoni and Anterli, Tal Kalyan, Dist. Thane**, Near Taloja Bypass, **Thane, Maharashtra-410206** | Rs. 3644000 | Rs. 364400 | 26.10.26 | Rs. 10000 | 15.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/KLN/0920/819128 Hemchandra Sharad Narkhede / Shailaja Sharad Narakhede B.O.: Kalyan | Rs. 3014714.84 & 27.02.25 | Physical | 802.0, 8.0, Om Sai Regency Wing B, Om Sai Regency, Om Sai Regency to be Constructed on **Survey No. H, No. 57/2, 49/1, 54/3C**, Lying Being Situated, **Village Pale, Tal Ambernath, Dist. Thane**, Near Jainam Residency, **Thane, Maharashtra-421501**. | Rs. 2811000 | Rs. 281100 | 26.10.26 | Rs. 10000 | 16.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/KLN/0719/719220 Mansoor Ahmed Shaikh / Rubina Mansoor Shaikh B.O.: Kalyan | Rs. 2343342.79 & 14.07.25 | Physical | 407, 4, Type 5 Wing H, The Morning, Plot Bearing **Gut No. 127/3, Village Dhamote, Near Uma Nagar, My Sky Residency, Off Peshvai Road, Neral E, Karjat, Maharashtra- 410201.** | Rs. 2034000 | Rs. 203400 | 26.10.26 | Rs. 10000 | 21.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/KLN/1118/599312 Jaywant Yashwant Patil / Damayanti Jaywant Patil B.O.: Kalyan | Rs. 1990689.45 & 25.03.25 | Physical | Wing A, 10, 1015.0, Golden Ville, Proposed Building Permission on Land Bearing S. No. 87/2/B/1, 87/2/D and 87/2/K/2, Village Soniva, Badlapur, **Tal Ambernath, Dist. Thane**, Near Jewel Arista, **Thane, Maharashtra-421503** | Rs. 1473000 | Rs. 147300 | 26.10.26 | Rs. 10000 | 15.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/KLN/0821/905774 Prjval Harshvardhan Sapakale / Shubham Harshvardhan Sapkale B.O.: Kalyan | Rs. 2001986.97 & 11.04.25 | Physical | 807.0, 8.0, Wing D, Panvelkar Estate - Greenford, Proposed Residential Building on Plot Bearing **S. No. 42, H. No. 2, 3**, at **Village Mankivali, Mankivali MIDC Road, Off Kalyan Karjat Road, Badlapur East, Thane, Maharashtra-421503.** | Rs. 1853000 | Rs. 185300 | 26.10.26 | Rs. 10000 | 16.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/PNVL/1220/840464 Taukir Noormuhammad Jambharkar / Dilshad Noormuhammad Jambharkar, B.O.: Panvel | Rs. 1829707.01 & 20.09.25 | Physical | 301.0, 3.0, Wing C, Hill View Residency Iris A to D, **S. No. 2, H. No. 3, 5C Pt.**, at **Village Newali, Panvel, Maharashtra, India-410206.** | Rs. 1912000 | Rs. 191200 | 26.10.26 | Rs. 10000 | 17.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/KLN/0519/701514 Adam Nathaniel Nakka / Nilima Basraj Bere B.O.: Kalyan | Rs. 1656311.25 & 18.06.25 | Physical | R2, 5, 504, Panvelkar Icon, Proposed Building on Plot Bearing **Survey No. 8A**, Next to Panvelkar Campus, Behind Bethal Church at **Village Kahoj Khuntavali, Ambernath West, Thane, Maharashtra-421501** | Rs. 1391000 | Rs. 139100 | 26.10.26 | Rs. 10000 | 15.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/NAV/1120/836698 & NHL/NAV/0722/1012737 & NHL/NAV/0223/1082802 Rahul Nanabhau Barhate / Priyanka Rahul Barhate B.O.: Navi Mumbai | Rs. 2306953.19 & 07.11.23 | Physical | Flat No. 404, 4th Floor, Building No. 03, B4 Wing, Commandars Heera Siddhi Homes, Sector No. 16, H. No. 01, Mauje Karade Khurd, Rasayani Panvel, **Panvel, Raigad, Maharashtra-410207.** | Rs. 2218000 | Rs. 221800 | 26.10.26 | Rs. 10000 | 21.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/NAV/0917/428072 Sarvesh Pratap Singh / Jyothi Singh B.O.: Navi Mumbai | Rs. 5424095.82 & 27.01.25 | Physical | Casa Adriana Wing M, 2, 202, The Centre Down Town, Special Township Project at **Village Khoni & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra- 421203** | Rs. 4463000 | Rs. 446300 | 26.10.26 | Rs. 10000 | 22.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/NAV/0619/706296 & HOU/NAV/0719/733451 Shanmugam N Alagunta / Jaya Shanmugam Alagunta / Shekharbabu S Alagunta, B.O.: Navi Mumbai | Rs. 4367251.52 & 13.09.22 | Physical | Casa Fontana Wing E, 18, 1806, Palava City Phase II (Codename - Epic), Special Township Project at **Village Khoni & Anterli, Taluka Kalyan, District, Near Lodha Heavan, Thane, Maharashtra-421301** | Rs. 3746000 | Rs. 374600 | 26.10.26 | Rs. 10000 | 23.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/NAV/0322/976759 Jayant Damodar Mohite / Ashwini R Kadam B.O.: Navi Mumbai | Rs. 2919127.83 & 27.02.25 | Physical | Flat No. F 402, 4th Floor, F Wing, **Survey No. 159 Hissa No. 4, 5, 6 and 8**, Chandresh Manohar CHSL, **Nilje Dombivali Kalyan, Thane, Maharashtra, 421204** | Rs. 2331000 | Rs. 233100 | 26.10.26 | Rs. 10000 | 24.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/THA/0817/415044 Vinod Appas Dhavale / Pradnya Vinod Dhavale B.O.: Thane | Rs. 2713905.66 & 12.05.23 | Physical | 303, 3, Building No. 4, Wing O 1, Kalpavriksha, Kanpoli, Near Deepak Fertilizers, Panvel, **S. No. 5/2, 6/2D+3, 6/4, 6/4/1, 6/5 at Village Panvel, Maharashtra- 410206.** | Rs. 1234000 | Rs. 123400 | 26.10.26 | Rs. 10000 | 23.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/BOSR/1117/451600 Ramchandra K Tripathi / Karuna Ramchandra Tripathi, B.O.: Boisar | Rs. 734792.61 & 12.05.25 | Physical | Building No 2 Type A, 2, 206.0, Ambrosia, Land Bearing S No 403/1 403/2, Village Mahim Tal Palghar,Opp Ganpati Temple,**Thane, Maharashtra-401404** | Rs. 770000 | Rs. 77,000 | 26.10.26 | Rs. 10000 | 24.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |
| HOU/MUM/1120/835680 Ashish Rana/Sabita Ashish Rana, B.O.: Mumbai | Rs. 1617455.09 & 11.11.25 | Physical | Flat No 205,B Wing,Shradha Building, Mahim Road, Sai Baba Nagar Village Paneri, Palghar, **Thane, Maharashtra- 401404,** | Rs. 1303000 | Rs. 130300 | 26.10.26 | Rs. 10000 | 17.10.26, 12:00 PM -4:00 PM | 27.10.26, 2:00 PM-3:00 PM | *NIL/ Not known |

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/ bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. **(1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.)** M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **MR. PRAKASH MAIL/ ANWAR MULANI & Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

**Place:-Navi Mumbai, Thane, Kalyan, Panvel, Boisar, Mumbai, Date:-09.10.2026 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

# BABA ARTS LIMITED

**CIN: L72200MH1999PLC119177**
B1 & B4, Baba House, 86, M.V. Road, Andheri (East), Mumbai 400093
Tel: 022-49794623 Website: www.babaartslimited.com
Email: babaartslimited@yahoo.com/investors@babaartslimited.com

## INFORMATION REGARDING 27TH ANNUAL GENERAL MEETING ("27TH AGM") OF BABA ARTS LIMITED TO BE HELD THROUGH VIDEO CONFERENCING ("VC") / OTHER AUDIO-VISUAL MEANS ("OAVM")

Members may please note that the **27th AGM of the Company will be held through VC/OAVM on Tuesday, November 03, 2026 at 11:30 A.M. (IST),** in accordance with the applicable provisions of the Companies Act, 2013 ("the Act") and the rules made thereunder, pursuant to General Circular No. 09/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs ("MCA"), read with the applicable Circulars issued earlier in this regard by the MCA (collectively referred to as "MCA Circulars"), and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), to transact the businesses as set out in the Notice of the 27th AGM ("Notice"). Members attending the 27th AGM through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.

In compliance with the MCA Circulars and SEBI Listing Regulations, copies of the Notice along with the Annual Report for the financial year 2025-26 ("Annual Report") will be sent only through electronic mode to the members, whose names appear in the register of members/list of beneficial owners as on **Friday, October 02, 2026** and whose e-mail addresses are registered with the Company's Registrar and Share Transfer Agent ("RTA"), Depository, or Depository Participant(s) ("DP").

The same will be available on the Company's website at https://babaartslimited.com/ websites of the stock exchange i.e. BSE Limited, and also at the website of MUFG Intime India India Private Limited, the e-voting agency.

Additionally, as per SEBI Listing Regulations, the Company is also sending a letter to shareholders whose e-mail addresses are not registered with the Company/RTA/Depositories/DPs, providing the weblink, including the exact path of Company's website where the complete details of the Notice and Annual Report are available.

Any member desirous of obtaining the physical copy of Notice and Annual Report may write to the Company at babaartslimited@yahoo.com or to the RTA at investor.helpdesk@in.mpms.mufg.com, or may send a duly signed request in original at the registered office of the Company mentioning DP ID and Client ID/Folio No.

**Registration of E-mail Address**

**Dematerialised Shares:**
Shareholders are requested to register their e-mail address with the respective DP by following the procedure prescribed by the DP.

**Physical Shares:**
Shareholders are requested to register their e-mail address with the RTA by submitting Form ISR-1, along with self-attested copies of PAN Card and Aadhaar Card, to:

**MUFG Intime India Private Limited**
C-101, 247 Park, 1st Floor, LBS Road, Vikhroli (West), Mumbai-400083.Tel: (022) 4918 6000, Fax: +91 22 4918 6060, Email: ram.jaiswar@in.mpms.mufg.com , Website: **www.in.mpms.mufg.com**

For assistance regarding routine queries, shareholders may click on the chatbot icon on the RTA's website and connect with "DAT" or contact the RTA at its investor helpdesk/e-mail address or at **022-49186000.**

Further, shareholders who have already registered their e-mail addresses are requested to keep their e-mail addresses validated/updated with their DP/RTA to enable serving of notices, documents, annual reports and other communications electronically.

All members holding shares in dematerialised or physical form, including members who have not registered their e-mail addresses, will have an opportunity to cast their vote on the business in the manner set forth in the Notice through remote e-voting or through the e-voting system at the 27th AGM.

Members are requested to carefully read the Notice and, in particular, the instructions for joining the 27th AGM and manner of casting vote through remote e-voting or electronic voting at the 27th AGM.

**By Order of the Board of Directors**
**For Baba Arts Limited**
**Sd/-**
**Naishadh H. Mankad**
**Company Secretary & Compliance Officer**
**Mem. No. ACS 2996**

**Place : Mumbai**
**Date : 9th October, 2026**

# AU SMALL FINANCE BANK LIMITED

AU SMALL FINANCE BANK — A SCHEDULED COMMERCIAL BANK

(A Scheduled Commercial Bank)
(CIN:L36911RJ1996PLC011381)
**Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001**

**APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE (For Immovable Property)**

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (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 demand notice dated **15-Jun-26** calling upon the Borrower **M/S Vandana Tours And Travels (Borrower), Avinash Kenneth Pinto (Co-Borrower), Smt.Kiran Fernandez (Co-Borrower), (Loan Account No. L9001060144490222)** to repay the amount mentioned in the notices being is **Rs. 30,66,646/- (Rs. Thirty Lakh Sixty-Six Thousand Six Hundred Forty-Six Only)** a within 60 days from the date of receipt of the said notice.
The borrower/co-borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor 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 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 of the year 2026.**
The borrower/co-borrower/mortgagor/guarantor 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 **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for an amount of **Rs. 30,66,646/- (Rs. Thirty Lakh Sixty-Six Thousand Six Hundred Forty-Six Only)** as on **15-Jun-26** and interest and expenses thereon until full payment.
"The borrower's attention is Invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

**Description of immovable properties**

Property Situated At Flat No 11 , 3Rd Floor , Building Known As Gulmohar & Society Known As Andheri Gullmohar Chsl , Cts 534 ,534/1 , 534/2 , Cd Barfiwala Marg , Andheti West , Vill - Vile Parle , Th - Andheri , Dist - Mumbai , Maharasthra **, Admeasuring 515 Sqft,** Owned by **Avinash Kenneth Pinto**

**Date : 06-October-26**
**Place : Mumbai, Maharashtra**

**Authorised Officer**
**AU Small Finance Bank Limited**

## IN THE COURT OF CITY CIVIL COURT AT BOMBAY BORIVALI DIVISION, AT DINDOSHI, MUMBAI

COMM SUIT No. 1 OF 2024

The Hongkong & Shanghai Banking Corporation Ltd. (HSBC), a Global Bank incorporated under the laws of United Kingdom, London, having their office at NESCO IT Park 9th, 10th & 11th Floor, NESCO Complex, Western Express Highway, Goregaon East, Mumbai 400 063 through its Power of Attorney Holder MR PRASAD BALKRUSHNA SAWANT Age 49 Years …. Plaintiff

VS

MR. RAJESH THAKURDAS JAGASIA, C-77, Rohit Apartments, 3rd Cross Lane, Lokhandwala Complex, Off. J.P. Road, Versova, Andheri (W), Mumbai- 400 063.

And Also At: 503, CrystalAvenue, Thakur Village, Kandivali(E), Mumbai 400101.

And Also At: 502, 5th floor. Neclkanth Tower CHSL, Ramchandra Lane. Malad (W), Mumbai- 400 064.

And Also At: 2nd Flr, Shecla Nivas, Opp Parleshwar, HBO, Vile Parle (E), Mumbai 400057…… Defendant

Take Notice that, this Hon'ble court will be moved before this Hon'ble Asst. Session Judge, presiding in the court Room no. 3. on 26.10.2026 at 11 O' Clock. in the forenoon by the above named Defendant for the following reliefs:-

a. That the defendant be ordered and decreed to pay to the plaintiff an aggregate sum of RS.19,05,522.20 (RUPEEES NINTEEN LAKHS FIVE THOUSAND FIVE HUNDRED TWENTY TWO AND TWENTY PAISE ONLY) as per the Particulars of claim mentioned aforesaid along with further interest at the rate of 24% per annum from the date of filling the suit till payment and/ /or realization.

b. For the cost of this suit.

Dated this 21-Aug-2026

For Registrar,
City Civil Court Dindoshi

## IN THE DEBTS RECOVERY TRIBUNAL NO. 2 MTNL BHAVAN, 3rd FLOOR STRAND ROAD, APPOLLO BANDAR, COLABA MARKET, COLABA, MUMBAI- 400 005.

**EXH. 11**

**ORIGINAL APPLICATION NO. 640 OF 2025**
**SUMMONS**

**HDFC Bank** ... Applicant
**V/s.**
**Mohd Hasin & Anr.** ..Defendants

Whereas O.A. No.640 of 2025 was listed before Hon'ble Presiding Officer on 21.08.2025.
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.22,03,789.17/-(application along with copies of documents etc., annexed).
Whereas the service of summons could not be effected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal.
In accordance with Sub-Section (4) of section 19 of the Act you the Defendants are directed as under:-

(i) To Show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted;
(ii) To Disclose particulars of properties or assets other than properties and asset specified by the applicant under Serial Number 3A of the Original Application;
(iii) You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under Serial Number 3A of the Original Application, pending hearing and disposal of the application for attachment of the properties;
(iv) 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 under/or other asset and properties specified or disclosed under Serial Number 3A of the Original application without the prior approval of the Tribunal;
(v) You shall be liable to account for the sale proceeds realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in account maintained with bank of financial institutions holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-II on **11/01/2027** at 11.00 a.m. failing which the application shall be heard and decided in your absence.
Given under my hand and seal of this Tribunal on this **22nd day of September 2026.**

SEAL

**Sd/-**
**Registrar**
**DRT-II, Mumbai**

Name and address of the Defendant No.1
**MOHD HASIN**
having address at 120 A Floor Grd Abu Bakar Chawl Near Sai Baba Mandir Bagicha Compound Mumbai Po Dharavi Sai Baba Mandir Mumbai-400017

## FORM-B
## PUBLIC ANNOUNCEMENT

(Regulation 12 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)
FOR THE ATTENTION OF THE STAKEHOLDERS OF
**BHANU COSMETICS PACKAGING PRIVATE LIMITED**

| Sl. No. | Particulars | Details |
|---|---|---|
| 1. | Name of corporate debtor | Bhanu Cosmetics Packaging Private Limited |
| 2. | Date of incorporation of corporate debtor | 07-12-2001 |
| 3. | Authority under which corporate debtor is incorporated / registered | ROC - Mumbai I |
| 4. | Corporate Identity No. of corporate debtor | U24246MH2001PTC134166 |
| 5. | Address of the registered office and principal office (if any) of corporate debtor | 18, Nigos Industrial Estate, Cama Industrial Estate Road, Goregaon (East), Mumbai City, Mumbai, Maharashtra, India, 400063. |
| 6. | Date of closure of Insolvency Resolution Process | 06-10-2026 |
| 7. | Liquidation commencement date of corporate debtor | 06-10-2026 |
| 8. | Name and registration number of the insolvency professional acting as liquidator | Mr. Ashish Vyas IBBI/IPA-001/IP-P-01520/2018 -2019/12267 |
| 9. | Address and e-mail of the liquidator, as registered with the Board | **Reg. Add:** B-1A Viceroy Court CHS, Thakur Village, Kandivali (East), Mumbai Suburban, Maharashtra- 400101 **Email id:** ashishvyas2006@gmail.com |
| 10 | Address and e-mail to be used for correspondence with the liquidator | Add: A-402 Suashish IT Park, Dattapada Road, Borivali (East), Mumbai – 400066. Process Email ID: cirp.bhanucosmetics@gmail.com |
| 11. | Last date for submission of claims | 20-10-2026 |

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench-V has ordered the commencement of liquidation of the BHANU COSMETICS PACKAGING PRIVATE LIMITED on 06-10-2026.
The stakeholders of BHANU COSMETICS PACKAGING PRIVATE LIMITED are hereby called upon to submit their claims with proof on or before 20-10-2026, to the liquidator at the address mentioned against item No.10.
The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with the proof in person, by post or by electronic means.
Submission of false or misleading proof of claims shall attract penalties.
[In case a stakeholder does not submit its claims during the liquidation process, the claims submitted by such a stakeholder during the corporate insolvency resolution process under the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, shall be deemed to be submitted under section 38 liquidation process.]

Date: 10-10-2026
Place: Mumbai

**Sd/-**
**Ashish Vyas**
**Liquidator**
**Bhanu Cosmetics Packaging Private Limited (In Liquidation)**
IBBI Regn. No.: IBBI/IPA-001/IP-P-01520/2018-2019/12267
AFA Validity: 31-12-2026