

PUBLIC NOTICE

This is to bring to the Notice that flat NO ONE on Ground floor River Palace ets Ltd., CTS No. 201, Mandapeshwar, Borivali (W), Mumbai-400103 is on the name of M/s Sadat Builders on Society's Record & Share Certificate is under Possession of M/s Sadat Builders which is Not given or hand over to any one. M/s Sadat Builders has not Registered or any sale deed due to Non Compliance of Legal formalities about this Flat No. 1, Ground floor of River Palace Cns. Ltd., CTS No. 201, Mandapeshwar, Borivali (W), Mumbai. Society is Not liable to issue any Duplicate Share Certificate to any unauthorized Occupants. This flats is Registered with HDFC Ltd on the name of ARIZ ALI Syed, and dispute is going on in Borivali Court as suit NO 3929/-.

We hereby given intimation to said society that this Flat No. 1, Ground floor is dispute flats till Court matter will Pass a Judgement & Mortgaged of HDFC will be Clear.

Any unauthorized & illegal support by Society's office Bearer in favour of unauthorized flat occupant will be Punishable as per Society By Laws and will be invitation to a forgery Case against office bearer of society.

Sd/- Chelan shah (Advocate High Court)
Court Bar Room, 1st floor, Dindoshi Court, Mumbai.
Place: Mumbai Date: 22.09.2026

PUBLIC NOTICE

Take notice that under instructions of my client, I am investigating the title of Mr. Sudhakar Shriyan with respect to the scheduled properties. All persons having any claim, against in to or upon the said property or any part thereof by way of inheritance, agreement, contract, sale, mortgage, possession, gift lease, lien, charge, trust, maintenance, easement or otherwise are hereby called upon to notify the same to me in writing along with supporting documentary evidence at 1003, 'B' Wing, Express Tower, Opp. Diamond Talkies, L. T. Road, Borivali (West), Mumbai-400092 within 14 days from the date of publication hereof, otherwise it will be deemed that there are no claims and/or that the same are waived.

SCHEDULE
All that piece and parcel of land bearing Survey No. 143, Hissa No. 9 corresponding to CTS No. 2771(pt), Adn about 16.5 gunthas and Survey No. 149, Hissa No. 13 corresponding to CTS No. 2772A(pt), Adn about 12 gunthas, both of Village Dahisar, Taluka Borivali, MSD and located at Rawalpada, Borivali (East), Mumbai-400068.

Sd/- SHREYAS K. VYAS
Advocate High Court
Place: Mumbai Date : 22/09/2026

PUBLIC CAUTION NOTICE

Notice is hereby given that Mr. SHAILESH PREMSHANKAR RAVAL (DIN: 01074367) has ceased to be / removed as Director of ISHA INFOTECH PRIVATE LIMITED (CIN: U72100MH2000PTC125567) having office at 102, Rose Residency, Dixit Road Ext., Vile Parle (East), Mumbai - 400057, w.e.f. 12th August, 2026 vide Board / Shareholders Resolution dated 12th August, 2026.

Consequently, he is no longer associated with the Company as Director, Authorized Signatory, Agent or Representative. All powers, authorities and signatory rights granted to Shailesh Premshankar Raval stand withdrawn and revoked from the said date.

Public, Banks, Institutions, Govt. Authorities and all concerned are hereby cautioned not to deal with Mr. Shailesh Premshankar Raval claiming to act for or on behalf of ISHA INFOTECH PRIVATE LIMITED. Any person dealing with him shall do so at his own risk and consequences and the Company shall not be liable or bound by any such act or transaction.

For ISHA INFOTECH PRIVATE LIMITED
Place: Mumbai **Sd/-**
Date : 22/09/2026 **Director**

AXIS BANK LIMITED (CIN: L65110G1993PLC020769)
Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.
Tel: +91-9776685888, www.axisbank.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (b) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrowers i.e. TALWALKARS BETTER VALUE FITNESS LIMITED AND TALWALKARS HEALTHCLUBS LIMITED** and the **Mortgagor/Guarantor i.e. M/S TRIBHOVANDAS BHIMJI ZAVERI & SONS PRIVATE LIMITED** that the below described immovable properties mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Limited, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS"** on **12.10.2026**, for recovery of **Rs. 2,37,07,87,854.22/- (Rupees Two Hundred Thirty Seven Crore Seven Lakhs Ninety Seven Thousand Eight Hundred Fifty Four and Paise Twenty Two Only)** being the amount due as on 13.08.2020 plus further interest from 14.08.2021 at the contractual rate and net of credits due to the Axis Bank Limited from Talwalkars Better Value Fitness Limited and Talwalkars Healthclubs Limited being the Borrowers and M/S Tribhovandas Bhimji Zaveri & Sons Private Limited being the mortgagor.

Description Of Property	Reserve Price	Earnest Money Deposit (EMD)
All that piece and parcel of property situated at entire fifth floor being Unit no 501 & 502 plus open terrace admeasuring 5080 sq ft. and car parking at KONARK SHRAM CHSL behind EVEREST BUILDING, CTS No 728, Malabar Hill Division Pandit. Madan. Mohan. Malviya Marg., 156, Tardeo Road, Tardeo standing in the name of M/S Tribhovandas Bhimji Zaveri & Sons Private Limited.	₹6,10,00,000/- Rupees Six Crore & Ten Lakh Only.	₹61,00,000/- Rupees Sixty One Lakh Only.

Last date for submission of bid and EMD Demand Draft/Pay Order in the favour of submission of bid and EMD
Axis Bank Ltd., payable at Mumbai, to be submitted on or before **09.10.2026 by 2.00 p.m** at the following address:- Axis Bank Ltd., 7th Floor, SAG Department, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400 025.

Inspection of Property
The visit of the property scheduled on **05.10.2026 between 2.00 PM to 3.00 PM** with prior intimation Ph: **+91 9776685888**.

Date and time of e-auction
Date and time of e-auction **12.10.2026, between 4.00 P.M. to 5.00 p.m.** with auto-extension of five minutes each in the event of bids placed in the last five minutes Date and time of e-auction.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notices> and/or <https://axisbank.auctiontiger.net>.
Date: 22.09.2026 **Sd/- Authorised Officer**
Place: Mumbai **Axis Bank Ltd.**

KOTAK MAHINDRA BANK LIMITED
Branch Office: Adamas Plaza 2nd Flr 166/16, CST Road, Kolivory Vill. Kunchi Kurve Ngr., Santacruz (E), Mumbai-400 098, MH. Corporate Identity No. L65110MH1985PLC038137

E-AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 (b) & 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) and / or Mortgagor(s), that the below described immovable property mortgaged / charged to **KOTAK MAHINDRA BANK LIMITED** ("Secured Creditor"), the **PHYSICAL POSSESSION** of which has been taken by the Authorized Officer of the Secured Creditor on **28th of the May in the year 2026**, will be sold through E-Auction on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" AND "NO RECOURSE BASIS"** on **28th October 2026**, for recovery of **Rs. 32,97,530/- (Rs. Thirty Two Lakhs Ninety Seven Thousand Five Hundred Thirty Only)** as on **30th July 2026** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment / realization due to **Kotak Mahindra Bank Limited**, being the Secured Creditor, from the Borrower / Mortgagor/s / Guarantor/s namely **Tushar Chaudhary & Others** having Loan Account No. **HF37947990 with CRN – 67256568**.

The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Sr. No.	Name of the Mortgagor/s	Details Of Immovable Property put for E-Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
1	Mr. Tushar Chaudhary (Borrower / Mortgagor),	All that piece & parcel of Flat No. 201, On The 2 nd Floor In The Society's Building Known As "Shiv Sankalp Co-Operative Housing Society Ltd.", Situated On Plot No. 144 & 145, Under Gaohian Expansion Scheme (GES) Of 12.6% Scheme At Koparkhairane, Navi Mumbai, Tal & Dist. Thane, Maharashtra.	27 th of October, 2026	28 th of October, 2026	Rs. 64,35,000/- (Rs. Sixty Four Lakhs Thirty Five Thousand Five Hundred Only)	Rs. 6,43,500/- (Rs. Six Lakhs Forty Three Thousand Five Hundred Only)
2.	Mrs. Pradnya Prakash Chaudhary (Co-Borrower / Mortgagor)	Area Admeasuring About 468 Sq. Feet Built Up Area (585 Sq. Feet Saleable Area) Or Thereabouts.	5.00 P.M. to 12.00 P.M.	11.00 A.M. to 12.00 P.M.		

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on **14th of October 2026 between 11:00 a. m. to 04:00 p. m.** through his authorized representative/agent.

Important Terms and Conditions :

- The E-Auction shall be conducted only through **"Online Electronic Bidding"** through website <https://www.bankauctions.com> on **28th of October 2026 from 11.00 A.M. to 12.00 P.M.** with unlimited extensions of 5 minutes during each.
- For details about E-Auction, the intending bidders may contact **M/s. C1 India Pvt. Ltd.** through P. Dharani Krishna, through Tel. No. **+917291971124,25,26, Mobile No.-9948182222 & E-mail Id: delhi@c1india.com, andhra@c1india.com & support@bankauctions.com**.
- The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale.
- For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankauctions.com> and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- It is requested that the Interested Bidder/s are required to generate the login ID and password from the portal <https://www.bankauctions.com> before uploading the bid and other documents.
- The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on or before **27th of October 2026 up to 05.00 p.m.** and the bid form of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent to the authorized officer at the branch office/regional office as provided herein above.
- Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from **M/s. C1 India Pvt. Ltd.**, <https://www.bankauctions.com> on above mentioned contact numbers.
- Earnest Money Deposit (EMD) shall be deposited by way of Demand Draft in favour of **"Kotak Mahindra Bank Limited"** payable at Mumbai, along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above along with the requisite bid/tender form in this regard on or before **27th of October 2026 up to 05:00 p.m.** In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder will not earn any interest.
- The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids proving their further offers in multiples of **INR 1,00,000/- (Rupees One Lakh Only)**.
- In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
- The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E-Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within **15 (FIFTEEN)** days from the date on which the acceptance / confirmation of sale is conveyed to successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. 12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realisation of entire Auction Price and after incidental expenses. Sale shall be subject to terms and conditions of E-Auction and confirmation by the Secured Creditor to that effect. 13) If the successful bidder fails to deposit the entire bid / auction amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property. 14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and **Kotak Mahindra Bank Limited** shall not entertain any claims. 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by **Kotak Mahindra Bank Ltd.**, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest. 17) The Authorized Officer has the absolute right to accept or reject a bid or postpone / cancel the notified E-Auction Sale without assigning any reason. In the event of cancellation of the E-Auction Sale after submission of the bids, EMD submitted by the bidders will not be answerable for any return, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. 18) In an event of failure of the E-Auction Sale for the want of bids or otherwise or for any other reason, the Authorized Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property. 19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court/Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him/her or any interest on the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard. 20) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. 21) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; 22) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23) All outgoing charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. 24) All other incidental charges (including but not limited to security charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. 25) As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs.50,00,000/- (Rupees Fifty Lakhs only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Property in the name of Mr. Tushar Chaudhary (having PAN No.AITPC2699C) & Mrs. Pradnya Tushar Chaudhary (having PAN No.AHNPC9480G), to be borne by him/her from the sale price of the respective property and deposit the same with Income Tax Department. Furthermore only 90% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Chalan evidencing the deposit of such TDS. 26) Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS" on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. 27) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 28) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. 29) The bidders should ensure proper internet connectivity, power back up etc. The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings. 30) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any participant in respect of the property put for sale. 31) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also. 32) For inspection of the property or for any further details kindly contact Mr. Ashok Motwani (Authorized officer) at 9873737351, Email Id: ashok.motwani@kotak.com &/or Mr. Ismail Deshmukh @ 9324906979 Email Id: Ismail.Deshmukh@kotak.com

The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(b) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in Thirty Days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above even case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Special Instruction :- e-Auction may be conducted by our Service Provider M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her bid to avoid any such complex situations.

Place: Mumbai, Maharashtra **For Kotak Mahindra Bank Ltd.** **Sd/-**
Date : 21.09.2026 **Authorized Officer**

State Bank of India

Authorized Officer's Details :-
Name : Uday Kiran B, **Mob No:-** 8143660470
e-mail: team3.04107@sbi.co.in
Landline No. (Office):- 022 - 22177667

Stressed Assets Management Branch – I,
The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Colaba Mumbai-400 005
E-mail ID of Branch:- sbi.04107@sbi.co.in

E-AUCTION SALE NOTICE [Annexure-A]

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. AS WELL AS NOTICE UNDER RULE 8(b) OF SECURITY INTEREST (ENFORCEMENT) RULES.

The undersigned being the Authorised Officer of State Bank of India has taken over the Physical possession of the following properties U/s 13 (4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** BASIS.

Name of Borrower(s): M/s Attitude Life Science Products Pvt. Ltd.
(Registered Address): Plot No. 13, Gut No. 1251 to 1256 and Gut No. 1258 to 1261 situated at village Markal, Taluka- Khed, District Pune, Maharashtra- 412105

Name of Guarantor(s):-
Personal Guarantors:-1.Mr. Vishesh Nitin Gupta, 2. Ms. Vidhi Nitin Gupta

Outstanding Dues for Recovery of which Properties/Is/are Being Sold
Name of the Bank: State Bank of India **Outstanding amount:-** Rs. 17,05,81,425/- as on 29.05.2025 + interest at contracted rate till date thereon + expenses & costs (less cash recoveries) due to the secured creditor from M/s Attitude Life Science Products Pvt. Ltd.

Name of owner /Title Deed Holders:- M/s Attitude Life Science Products Pvt. Ltd.

Description of Property:- Lot 1- Plant & Machinery hypothecated as well as residual (unencumbered) located in the present unit of the company. Plot No. 13, Gut No. 1258 to 1261, Markal, Taluka- Khed, Pune.Lot 2- All the piece and parcel of the factory land and building bearing Plot No. 13 carved out of GAT No. 1251 to 1256 and Gut No's 1258 to 1261 situated at village Markal, admeasuring area 4025 Sq.Mtrs along with structure standing thereon situated within jurisdiction of registrar of assurance, sub-registrar Khed Taluka- Khed, District Pune.

Reserve Price (R.P):- Lot 1- **Rs. 2,95,00,000/-** (Rupees Two Crores Ninety Five Lakhs Only) **Lot 2- Rs. 5,04,00,000/-** (Rupees Five Crores Four Lakhs Only)

Earnest Money Deposit:- Lot 1- **Rs. 29,50,000/-** (Rupees Twenty Nine Lakhs Fifty Thousand Only) **Lot 2- Rs. 50,40,000/-** (Rupees Fifty Lakhs Forty Thousand Only)

Bid Increment Amount in multiple of:- Rs. 1,00,000/- (Rupees One Lakhs Only)

Date & Times of Inspection:- Inspection on 17.10.2026 from 11.00 a.m. to 02.00 p.m.

Date & Time of E-auction:- E-auction on 23.10.2026 from 11.00 a.m. to 02.00 p.m.

For Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc. Online Submission on E-auction site <https://baancket.com/>

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS AND WHATEVER THERE IS BASIS" and will be conducted "Online". The auction will be conducted at the PSB Alliance web portal <https://baancket.com/>.

For registration and auction related queries please contact PSB Alliance help desk no. 8291220220 with email: support.baancket@psballiance.com.

E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites: - (<https://baancket.com/>). To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties/ies. However, there may be some pending dues/ charges/ taxes which may have to be assessed/ paid by the successful bidder. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. The Authorised Officer reserves their right to accept or reject any bid at any point of time without assigning any reasons thereof. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The other terms and conditions of the e-auction are published in the following websites:- 1. <https://baancket.com/> 2. <https://www.sbi.co.in>

Date:- 22.09.2026 **Authorized Officer**
Place: Mumbai **State Bank of India**

...the name you can BANK upon !

ARMB Mumbai Western
PNB Pragati Tower, 3rdFloor, Plot C-9, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai – 400051.
Email: cs4444@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(b) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the 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 the Branch Name of the Account	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 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 deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction Details of the encumbrances known to the secured creditors
Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors			Name of Mortgagor / Owner of property	Name & Number of the Contact Person	
1	Mr. Amandeep Singh(Borrower) Mrs. Pavitra Amandeep Singh (Co borrower)	1. Flat No. 1102, 11th Floor Neelkanth Smruti CHS, Near Shilta Devi Temple CTS No 39 Plot no 627 Shimpoli Road Borivali West Mumbai 400092.BUA 708.00Sq.Ft.in the name of amandeep Singh	A) 05/06/2026 B) Rs. 3,00,45,313.52/- further intt & other charges C) 08/09/2026 D) Symbolic	A) Rs. 1,65,67,200/- B) Rs. 16,56,720/- 25-10-2026 (Upto 11.59PM) C) Rs. 50,000/-	26-10-2026 11.00 AM - 04.00 PM Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381
		2.Flat No. 102, 1st Floor Neelkanth Smruti CHS Near Shilta Devi Temple CTS No 39 Plot no 627 Shimpoli Road Borivali West Mumbai 400092. BUA 561 in the name of Amandeep Singh	A) Rs.1,31,27,400/- B) Rs. 13,12,740/- 25-10-2026 (Upto 11.59PM) C) Rs. 50,000/-	26-10-2026 11.00 AM - 04.00 PM Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381	

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 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.3.The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baancket.com> on the date and time mentioned at the respective columns above. 4.For detailed term and conditions of the sale, please refer <https://baancket.com&www.pnbindia.in>. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://baancket.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7.The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price plus one Incremental bid amount.The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 30 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8.The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9.All statutory dues/tendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc

Date: 22.09.2026
Place: Mumbai

बैंक ऑफ़ इंडिया
Bank of India

Nashik Zonal Office
1st Floor, Main Trimbak Road, Satpur Industrial Estate, Nashik 422007

NOTICE FOR PUBLIC E-AUCTION OF PLEDGED GOLD ORNAMENTS/ ARTICLES

Whereas, the authorized officer of BANK issued Sale notice(s) calling upon the borrower to clear the dues in gold loan availed by them.The borrower had failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on "As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis". The auction will be conducted online through <https://egold.auctiontiger.net> on 23-10-2026 at 11:00 AM to 04:00 PM.

Sr. No.	Borrower - LAN	Gross Weight	Net Weight	Date of Inspection & EMD	Reserve Price	EMD account details	Branch Contact Details
1	Branch: Shivoor Bunglow A/C Name: Komal Chandrapal Jadhav A/C No: 068677610003387	10.500	7.800	22-10-2026 Rs.81000 -/-	Rs. 81000/-	A/c Name: Bank of India Shivoor Bunglow A/C No:068690200000033 IFSC: BKID0000686	Bank of India Shivoor Bunglow Branch, Gat No 745, House No 1560. At Shivoor Bunglow, Aijapur Road, Post Shivoor, Tal. Vajapur, Chhatrapati Sambhajnagar Phone No: 7972523768 Email: shivoorbunglow.nasik@bankofindia.bank.in
2	Branch: Shivoor Bunglow A/C Name: Komal Chandrapal Jadhav A/C No: 068677610003516	12.700	9.600	22-10-2026 Rs.102000 -/-	Rs. 102000/-		
3	Branch: Makhamalabad A/C Name: Sharad Madhukar Dhotre A/C No: 080877610008805	33.100	30.700	22-10-2026 Rs. 390000 -/-	Rs. 390000/-	A/c Name: Bank of India Makhamalabad A/C No:080890200000033 IFSC: BKID0000808	Bank of India Makhamalabad Branch, City Survey No.490/492, At & Post Makhamalabad, Nasik Phone No: 0253 2530571 Email: Makhamalabad.Nasik@bankofindia.bank.in
4	Branch: Satana A/C Name: Dilip Yadav Birari A/C No: 081877610003304	15.100	8.000	22-10-2026 Rs.102000 -/-	Rs. 102000/-	A/c Name: Bank of India Satana A/C No:081890200000033 IFSC: BKID0000818	Bank of India Satana Branch, 6 Malegaon Road Near Market Yard, Satana, Tal- Satana, Dist- Nashik 423301 Phone No: 0253 226353 Email: Satana.Nasik@bankofindia.bank.in
5	Branch: Satana A/C Name: Dilip Yadav Birari A/C No: 081877610003396	18.000	5.000	22-10-2026 Rs.64000 -/-	Rs. 64000/-		

TERMS & CONDITIONS OF E Auctions are as under:

- Bidders are required to register on <https://egold.auctiontiger.net>.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the ornaments and