

APPENDIX IV-A
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(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited** (formerly known as **Indiabulls Housing Finance Ltd.**) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **25.11.2026 from 05.00 P.M. to 05.00 P.M.** for recovery of Rs. 61,22,961/- (Rupees Sixty One Lakh Twenty Two Thousand Nine Hundred Sixty One only) i.e., Rs. 44,40,831/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Thirty One only) pending towards Loan Account No. HHMEM500053424 and Rs. 16,82,130/- (Rupees Sixteen Lakh Eighty Two Thousand One Hundred Thirty One only) pending towards Loan Account No. HHMEMKH0093533, by way of outstanding principal, arrears (including accrued late charges) and interest till 12.10.2026 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. 13.10.2026 along with legal expenses and other charges due to the Secured Creditor from **ASHAPURA MEDICAL AND GENERAL STORE (THROUGH PARTNERS), NEPEA ATUL MAYEKAR @ NEPEA MAYEKAR, ATUL SHRIDHAR MAYEKAR @ ATUL MAYEKAR and PRAFULL PRAKASH BHOGALE @ PRAFULL MAYEKAR.**

The Reserve Price of the Immovable Property will be **Rs. 3,28,00,000/- (Rupees Three Crore Twenty Eight Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 32,80,000/- (Rupees Thirty Two Lakh Eighty Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

APARTMENT BEARING NUMBER 0602 ON THE 6TH FLOOR, IN D - WING OF THE SAID TOWER II, HAVING CARPET AREA OF 701 SQUARE FEET BEING 65.13 SQUARE METERS AND BUILT - UP AREA OF 841 SQUARE FEET BEING 78.13 SQUARE METERS, HAVING EXCLUSIVE RIGHT TO USE 1 (ONE) CAR PARKING SPACE, SITUATED LYING AND BEING AT C. S. NOS. 180, 188, NOS. 206, 1/207, 2/207 OF PAREL SEWRI DIVISION, TOKERSEY JIVRA ROAD, SEWRI, MUMBAI - 400015, MAHARASHTRA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E - mail id : auctionhelp@line@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

Date : 16.10.2026
Place : MUMBAI

BRANCHX INDIA LIMITED
(Formerly Known As Branchx India Private Limited)
CIN: U66190MH2002OPLC435404
Email : compliance@branchx.in

Registered office: 708, 709, 710, B Wing, 7th Floor, BSEL Tech Park, 30A, Vashi Sanpada, Thane, Thane, Maharashtra, India, 400703
Mob No : +91-9911007799 Website : www.branchx.in

POSTAL BALLOT NOTICE

The members of BranchX India Limited ("Company") are hereby informed that pursuant to Sections 108, 110 and other applicable provisions of the Companies Act, 2013 ("Act") read with the Companies (Management and Administration) Rules, 2014 ("Rules") as amended from time to time the Company seeks approval of the Members to transact the business, as set out in the Postal Ballot Notice 21.10.2026

In compliance with the MCA Circulars, the Company has sent the Notice on 21.10.2026 along with the voting instructions to those Members whose names are recorded in the Register of Members or in the list of register of beneficial owners maintained by their Depositories as on 16.10.2026 (the "cut-off date"). The Notice is available on the website of the Company (www.branchx.in). Members are required to carefully read the instructions printed in the Notice and communicate their assent (for) or dissent (against).

The voting rights of the Members shall be in proportion to their shareholding in the paid-up equity share capital of the Company as on the cut-off date. A person who is not a member as on the cut-off date should treat the notice for information purposes only.

the date of commencement of voting – 21st October 2026
the date of end of voting – 20th November 2026

The any postal ballot received from the member beyond 20th November 2026, will not be valid and voting shall not be allowed beyond the said date. Members who have not received postal ballot forms may apply to the company and obtain a duplicate thereof.

The Board of Directors has appointed Mr. Nasir Mohamed, High Court Advocate, Mumbai as the Scrutinizer for conducting the Postal Ballot in a fair and transparent manner.

The Postal Ballot Results will be declared by the Chairman or any other authorized person of the Company on 24th November 2026 and it will also be uploaded on the Company's website.

Please return the fully filled and signed postal ballot documents to undersigned: **Mr. Nasir Mohamed, High Court Advocate, Mumbai**
Address: 39A, Jeezahyeh Mansion, VN Marg, Near Flora Fountain, Fort, Mumbai - 400 001
Email: nasir@raajalegal.com
Phone: +91 98339 90953

BOI
Relationship beyond banking

ASSET RECOVERY DEPARTMENT:-
NAVI MUMBAI PLOT NO. 11, SECTOR - 11,
CBD BELAPUR, NAVI MUMBAI - 400 614

E-AUCTION FOR SALE OF
IMMOVABLE PROPERTIES

E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive physical possession of which has been taken by the Authorized Officer of Bank Of India, will be sold on "as is where is", "as is what is" and "whatever there is" on **12-11-2026 for Sr. No. 1 to 5 from 11.00 A.M. to 05.00 P.M and 26-11-2026 for Sr. No. 6 to 11 from 11.00 A.M. to 05.00 P.M.** for recovery of respective dues as detailed hereunder against the secured assets mortgaged/ charged to Bank Of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform (BAANKNET).

Sr No	Names of the Branch/ Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal Int & Exp) In Lakh	Contact No
1.	Ghansoli Branch Parshuram Uttam Kamble (Borrower) & Meena Parshuram Kamble (Co-Borrower)	Residential Flat , Flat no. 4, Ground floor, Building no. 139/ 7, Village-Pale Budruk, Padghe, Panvel-410208 (Carpet area-222 sq. ft.) (Symbolic Possession with bank)	18.87/ 1.887	6.09	9113141196
2.	Turbhe Branch Gautam Duryodhan Galkwad (Borrower) & Duryodhan Pandurang Galkwad (Co-Borrower)	Residential Flat , Flat no. 203, 2nd floor, Building no. L-32, Swapnapuri Housing Scheme, Sector-36, Swapnapuri Bus Stop, Village-Kharghar, Taluka-Panvel, Raigad - 410210 (Built up area-444 sq. ft.) (Symbolic Possession with the bank)	30.83/ 3.083	19.04	9795340826
3.	Kalamboli Branch Kashinath Brakjishor Roy (Borrower)	Residential Flat : Flat no. 2, 1st Floor, Building no. 297/ 2, Mouje-Paladevad, Sukhapur, Taluka-Panvel, Dist.- Raigad, 410206 (Built-up area-800 sq. ft.) (Symbolic Possession with Bank)	40.80/ 4.08	3.78	7015980146
4.	Ullhasnagar - 5 Branch Prabhakar Avinash Borade (Deceased) (Borrower) Avinash Chandu Borade (Co-Borrower)	Residential Flat , Flat no. 303, 3rd Floor, Building known as Sai Rajee CHSL, CTS no. 21035, Village-Camp (G-4), Ullhasnagar Mahanagar Palika, Near Mauli Hospital, Subhash Tekdi-Lalchakki Road, Ashok Nagar, Ullhasnagar-421004. (Built up area-531 sq. ft.) (Symbolic Possession with the bank)	28.44/ 2.85	26.07	9204022945
5.	Kharghar Sector-35 Branch Baliram Atmaram Galkwad (Borrower)	Residential Flat , Flat no. 101, 1st floor, Building known as Yadav Residency, Plot no. 298, Sector-1, Situated near Kalbhairav Mandir, Puspakh Node, Village-Vadghar, Karamjade, Taluka-Panvel, Dist. -Raigad 410206 (Carpet Area -293 sq. ft.) (Symbolic Possession with bank)	28.11/ 2.82	27.21	9004164737
6.	Badlapur West Branch Hasumukh Virajibhai Patel (Borrower) & Varsha Hasumukh Patel (Co-Borrower)	Residential Flat : Flat no. 603, 6th floor, Om Yashwant Plaza, Survey no. 97, Hissa no. 1 (p), near Bank of India, Village - Belavali, Badlapur-421503 (Carpet area: 466 sq. ft.) (Physical Possession with Bank)	23.08/ 2.31	21.18	7400401693
7.	Koparkhariane Branch Vaibhav Kisan Garge (Borrower) Sunanda Kisan Garge (Co-Borrower)	Residential Flat , Flat no. 104, 1st floor, Building no. E-11 of type-EVS in Swapnapuri Housing Scheme, Sector. 36, Kharghar, Taluka-Panvel, Navi Mumbai, District - Raigad 410210 (Carpet area-308 sq. ft.) (Physical Possession with Bank)	27.03/ 2.71	28.27	9122442441
8.	CHEMBUR BRANCH Rupali Santosh Mane (Borrower)	Residential Flat : Flat no. 606, 6th floor, C-Wing, Building known as Badlapur Phase-2, Survey no. 131, Village -Badlapur, Badlapur West, Taluka-Ambemath, District-Thane, 421503 (Carpet area-440 sq. ft.) (Physical Possession with Bank)	20.86/ 2.09	18.34	8374184087
9.	VIKHROLI PARKSITE BRANCH Dharendra Kumar Dhakni Prasad Shrivastava (Borrower) Jayanti Dharendra Kumar Shrivastava (Co-borrower)	Residential Flat : Flat no. 1205, 12th floor, Building known as Fontana E-Wing, Building known as Palava 2, Survey no. 37/ 1B, 37/ 2AP, 143/ 3P, 38/ 2P and others, Kalyan - Shilphata Road, Dombivli East-421204 (Built-up area-469.96 sq. ft.) (Physical Possession with bank)	32.56/ 3.26	36.74	9420251919
10.	Kharghar Sector - 10 Branch Ashok Bairi (Borrower)	Residential Flat : Flat no. G-001, Ground Floor, Shree Krupa Yash, Plot no. 130, Sector -10, Kopara-Kharghar, Taluka Panvel, District Raigad-410210 (Built up Area: 199 sq. ft.) (Physical Possession with bank)	19.84/ 1.99	26.80	9939824176
11.	GHATKOPAR EAST Branch Narendara Pragjibhai Chitroda (Borrower) (deceased) through legal heirs	Residential Flat -Flat no. 704, 7th floor, Building no. B-2, Blossom Building, Sai Kanishk Complex, New Survey no. 5, Hissa no. 589, Village-Dawale, Dava (East), District-Thane 400612 (Built up area-558 sq. ft.) (Physical Possession with bank)	23.21/ 2.33	29.80	9630184549

*NOTE:

1. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 5,000/- (Rupees Five Thousand only).

2. The date for onsite inspection of properties for Sr. Nos. 1 to 5 is 06-11-2026 and for Sr. no. 6 to 11 is 20-11-2026.

Terms and Conditions of the E-auction are as under:-1. The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line". 2. Bidder will have to visit www.baanknet.com for registration and participation in E auction. EMD cut-off date and time will be the date of E Auction till 04:00 P.M. Bidders are requested to complete all registration and EMD related formalities within the given time limit only. 3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties/ies put on auction and the claims/rights/dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties/ies put for sale. 4. The date of on line E-auction for properties listed will be 12-11-2026 for Sr. No. 1 to 5 from 11.00 A.M. to 05.00 P.M and 26-11-2026 for Sr. No. 6 to 11 from 11.00 A.M. to 05.00 P.M. 5. To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at ARD.NaviMumbai@bankofindia.bank. In and/or through contact numbers mentioned above to better facilitate the inspection. 6. Bid shall be submitted through online procedure only. 7. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. 8. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. 9. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. 10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. 11. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount. 12. Neither the Authorised Officer/ Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. 13. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-sitautory dues, taxes, assessment charges, etc. owing to anybody. 14. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right/ discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. 15. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). 16. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rent, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Authorised Officer(S)
BANK OF INDIA

Place: Navi Mumbai
Date: 23.10.2026

PUBLIC NOTICE

Notice is hereby given that our client **MRS. KIRAN HARISH DARBARI** is one of the Executor as well as one of the Beneficiary as per **Last Will and Testament dated 30/12/2024 of Late MR. JAYMIN HARISH DARBARI**.

MR. JAYMIN HARISH DARBARI died on 20/01/2026 at Abudhabi, UAE, leaving behind his Last Will and Testament dated 30/12/2024 and as per the terms of Will he appointed his Mother **MRS. KIRAN HARISH DARBARI** as one of the Executor of his Last Will and Testament to act and bequeath all his immovable and movable property/ies mentioned therein.

Late MR. JAYMIN HARISH DARBARI has bequeathed his 50% undivided co-ownership rights in the Flat No. 603 admeasuring 573 Sq. Ft. Carpet Area on the 6th Floor of the Building known as the **Swastik Co-operative Housing Society Ltd., situated at Gamdevi Road, L. B. S. Marg, Ghatkopar (West), Mumbai - 400086**, constructed on the plot of land bearing C. T. S. No. 122(B) of Village - Ghatkopar, Taluka - Kurla, Mumbai Suburban District (the "Said Flat") and in favour of his Mother **MRS. KIRAN HARISH DARBARI**.

The beneficiary **MRS. KIRAN HARISH DARBARI** intends to transfer 50% undivided co-ownership rights in the said Flat in her name pursuant to Last Will and Testament dated 30/12/2024 of the deceased, hence any person or persons of public, banks, financial institutions etc. either having or claiming any right, title, interest, claim in and/or in relation to the said Flat or any part thereof and any claim in any manner, including by way of any writings, agreements, undertaking, sale, transfer, gift, exchange, assignment, charge, mortgage, lien, easement, trust, lease, monthly tenancy, any adverse right, title interest or claim of any nature whatsoever, suit, dispute, decree, award, restrictive covenants, order or injunction, attachment, acquisition or otherwise are hereby required to make the same known in writing to us at the Address: **Lignesh K. Gandhi & Co., (Legal Consultants), Office No. 108, 1st Floor, Balaji Arcade, Opp. Sthanakvashi Upashraya, S. V. Road, Kandivali (West), Mumbai - 400067 within 14 (Fourteen) days** from the date of publication of this notice together with documentary proof in support of their claims, failing which the transaction will be completed without reference to such claim, if any, and the same shall be deemed to be waived and/or abandoned for all intents and purposes and not binding on our client.

Sd/-
Lignesh K. Gandhi
Proprietor

Date : 23/10/2026
Place : Mumbai

कार्यालयक अभियंता का कार्यालय,
पथ निर्माण विभाग, पथ प्रमंडल, रैली
(द्वितीय निविदा)
(प्रथम निविदा का PR No.- (388201))

टेंडर रेफरेंस नं०-प०निवि०/रैली-35/2026-27 दिनांक -21.10.2026

1.	कार्य का नाम	Surface Renewal of LPN Sadecho Chowk to Boony more road (Total Length 7.90 Km) for the year 2026-27.
2.	अनुमानित प्रकलित राशि (रु० लाख में)	रु० 1171.49377 लाख (क़ारये यावद करीये एक्कहर लाख रुनयाय हज़ार तीन सौ सातहज़ार) मात्र।
3.	अग्रचन की राशि (रु० लाख में)	रु० 117.2 लाख (क़ारये यावद लाख हज़ार मात्र।
4.	कार्य पूर्ण करने की अवधि	06 (छे) माह
5.	वेबसाइट पर निविदा प्रकाशन की तिथि	26.10.2026
6.	निविदा प्रारंभ की औसत तिथि/ समय	10.30 बजे दोपहर तक
7.	निविदा खोलने की तिथि/ समय	13.11.2026
8.	निविदा प्रकलित करने वाले कार्यालय का नाम एवं पथ	कार्यालयक अभियंता पथ निर्माण विभाग, पथ प्रमंडल, मोहराबादी, रैली-834008.
9.	प्रोक्वोरमेंट पदाधिकारी का सम्पर्क संख्या	0651-2361018
10.	ई-प्रोक्वोरमेंट सेल का हेल्पलाइन संख्या	0651-2401016

● प्रकलित राशि एवं अग्रचन की राशि घट-बढ़ सकती है, जिसे Tender Online Upload में देखा जा सकता है, एवं किसी भी प्रकार का बदलाव <http://jsharkhandtenders.gov.in> पर देखा जा सकता है।

● नियम एवं शर्तों के लिए वेबसाइट <http://jsharkhandtenders.gov.in> पर देखें।

कार्यालयक अभियंता
पथ निर्माण विभाग, पथ प्रमंडल, रैली

PR 392182 Road Construction Dept
Road Division Ranchi (26-27) D"

PUBLIC NOTICE

NOTICE IS HEREBY given for investigating and certifying the title of **M/S SHANKH SORABH DEVELOPERS LLP**, having its registered office at Shop-2, Pure Gold CHS Ltd., N. G. Acharya Marg, Chembur, Mumbai - 400 071, to the property described in the Schedule below ("said Property"). All persons claiming or having any share, right, title, interest, demand or claim against or to the said Property or any part thereof by way of mortgage, gift, sale, transfer, lease, sub-lease, assignment, license, tenancy, sub-tenancy, inheritance, covenants, lien, charge, trust, maintenance, easement, possession or otherwise howsoever are required to make the same known in writing along with documentary evidence in that regard to the undersigned at his office at Plot No. 417, Vishwavinet, D. K. Sandu Marg, Chembur, Mumbai 400071 and by email to the undersigned at amoltembe@gmail.com, within 14 days from the date of publication hereof. Otherwise, the title will be certified without reference to such claim, and the same, if any, will be considered as waived.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL OF LAND admeasuring 1,144.60 square metres bearing Plot No. 195 of Suburban Scheme No. III of Chembur and bearing CTS No. 1084, 1084/1 to 4 of village Chembur along with the building named "Parvati House" having ground and two upper floors standing thereon, which property is situate lying and being at D. K. Sandu Marg, Chembur in Greater Mumbai, within the Registration District and Sub-District of Mumbai Suburban and which is bounded as follows:

On or towards the North: By Road No. 3;
On or towards the South: By Road No. 2;
On or towards the West: By land bearing Plot No. 194; and
On or towards the East: By D. K. Sandu Marg.

Mumbai DATED THIS 23RD DAY OF OCTOBER, 2026.

AMOL K. TEMBE
ADVOCATE HIGH COURT

REGD A/D/DASH/AFFIXATION/BEAT OF DRUM AND PUBLICATION/NOTICE BOARD OF DRT

PROCLAMATION OF SALE

OFFICE OF THE RECOVERY OFFICER-1
DEBTS RECOVERY TRIBUNAL-I, MUMBAI

2nd FLOOR, MTNL BHAVAN, COLABA MARKET, COLABA, MUMBAI

R.P. No. 55 OF 2024 DATED: 15.10.2026

PROCLAMATION OF SALE UNDER RULES 38,52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961, READ WITH RECOVERY DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT 1993

IDBI Bank Ltd. ...Certificate Holder
V/s. ...Certificate Debtor
Raja Arvind Nair & Ors.,
C.D. No.1 **RAJA ARVIND NAIR**
having its address at:
103 Yash Apartments, Sanjau Nagar, Near Mai Niwas, Thane-400 612.
Also at
C/404, Sai Prerana Building, Shivaji Chowk, Lodha Hevan, Nilje, Kalyan Shill Road, Dombivli (E), Thane 421 204.
Also at
Yash Construction Builders and Developers, Plot No. 1, Mumbra Reti Bunder, Opp. Rana Office, Thane-400612
C.D. No.2 **SHUBHANGI GOVINDANAI**
having its address at:
103 Yash Apartments, Sanjau Nagar, Near Mai Niwas, Thane-400 612.
Also at
C/404, Sai Prerana Building, Shivaji Chowk, Lodha Hevan, Nilje, Kalyan Shill Road, Dombivli (E), Thane- 421 204.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in Original Application No. 711 of 2022 for recovery of **Rs. 33,57,588.70/- (Rupees Thirty Three Lakhs Fifty Seven Thousand Five Hundred Eighty Eight and Seventy Paise Only)** with interest and cost from the Certificate Debtors and the amount due to the Applicant, i.e. IDBI Bank., a sum of **Rs.48,44,569.65/- (Rupees Forty Eight Lakhs Forty Four Thousand Five Hundred Sixty Nine and Sixty Five Paise only)** is recoverable together with further interest and charges & And whereas on the undersigned has ordered the sale of property mentioned in the schedule mentioned in the schedule below satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **25.11.2026 between 2:00 pm to 4:00 pm** (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction wherein bidding shall take place through "Online Electronic Bidding" through the website www.bankauctions.com of M/s. CI India Pvt. Ltd. having address at Udyog Vihar, Phase-2, Gulf Petrochem Building No. 301, Gurugram, Haryana-122015, India. Contact Person: **Bhavik Pandya**, Mobile +91 8866682937, E-mail: support@bankauctions.com. The intending bidders should register themselves on the website of the aforesaid e-auction being bid 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: Mr. Hareesh M. Goheja (Manager) Mobile No. 9860304074 & Mr. Samir Malayaz (Deputy General Manager), Mob: 9854411711, Representative of Certificate Holder.

The sale will be of the property of the C.D. 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 and 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 should stop 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 answer for any error, mis-statement or omission on 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 thereunder and to the further following conditions:-

- The assets shall be auctioned as per the following details:- (Amount in Rs.)
- The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
- 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/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lot(s) is payable by way of RTGS/NEFT in the Account No: 45634915010026, in the name of RR-Receipt Pending for appropriation account, IFSC Code No. IBKL00004456.
- The intending bidders are required to upload self-attested copy of TAN/PAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is **23.11.2026, till 4:30 p.m.** The physical inspection of the immovable property mentioned herein below may be taken on **16.11.2026, between 11:00 a.m. to 4:00 p.m.** at the property site.
- Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/authority of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer-1, DRT-I, Mumbai by 4:30 p.m. on 23.11.2026 in a sealed envelope superscribing "R.P. No. 55 of 2024" otherwise bid shall not be considered.
- Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-Auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit.
- 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 detail mentioned in the Para 4 above.
- The successful highest bidder shall also deposit the **balance 75% of final bid amount on or before 15th day from the date of 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.**
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-1, DRT-I @ 2% up to Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the Registrar, DRT-I, Mumbai.
- In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks it fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
- The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- 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.

Lot No.	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 any part 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. C-404, Sai Prerana Building, Shivaji Chowk, Lodha Heaven, Nilje, Kalyan Shill Road, Dombivli (East).	Not Known	Mortgaged Property	Not Known

Given under my hand and seal of this 15th day of October, 2026.

Sd/-
(MAHESH KUMAR)
Recovery Officer
DRT-I, Mumbai

Also to:

- The Concerned Society
- BMC Authority/Local Civil Body/ Talathi.
- Sub Registrar Concerned- CH Bank shall get the charge of the above mentioned property(ies) recorded in record of this Sub Registrar concerned as per ruled.

PUBLIC NOTICE

Notice is hereby given that We SK Chaturvedi and PD Chaturvedi are the owner of Flat No. H-103, in Maheshwari Nagar Building No. H and Co-operative Housing Society Limited, Kondhiva Village, MIDC, Andheri (East), Mumbai-400093 (the "said Flat").

The original documents have been lost or misplaced and are not traceable despite diligent search:

Original Share Certificate No. 23, issued by Maheshwari Nagar Building No. H and I CHS Limited in respect of the said Flat and;

Original Agreement dated 19th December 1991 between Apralc Construction Investment and Finance Private Limited and S. K. Chaturvedi and P. D. Chaturvedi in respect of the said Flat.

Any person, bank, financial institution or other entity having any claim, right, title or interest in the said Flat or the above documents, or in possession of them, by way of sale, mortgage, lien, charge, gift, lease, inheritance, trust, possession or otherwise, is hereby requested to inform the undersigned in writing, with supporting documents, at the address below within 14 (fourteen) days from the date of publication of this notice. If no claim is received within this period, we will proceed to apply to the Society for a duplicate share certificate and to complete the necessary formalities. Any claim received thereafter will be deemed waived and not binding on us.

Date : 23 October 2026
Place : Mumbai

SK Chaturvedi
Email : legalsolutions21@gmail.com

IN THE BOMBAY CITY CIVIL COURT AT MUMBAI
MENTAL HEALTH PETITION NO. 0100254/2026

In the matter of PERSONS WITH DISABILITIES ACT, 2016 And

In