MORARKA FINANCE LIMITED

CIN NO. L67120MH1985PLC035632

Registered Office : 511, Maker Chambers V, 221, Nariman Point, Mumbai - 400021.
Tel : +91 022 22832468 | **email :** investors@morarkafinance.in | **website :** www.morarkafinance.in

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER, 2026

(₹ In Lakhs)

Sr No.	Particulars	Quarter Ended			Six Month Ended		Year Ended
		September 30, 2026 (Unaudited)	June 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	September 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	March 31, 2026 (Audited)
1	Total Income from Operations (Gross)	34.65	58.18	161.64	92.83	191.11	222.19
2	Net Profit/(Loss) for the period (before Tax, Exceptional and /or Extraordinary items)	24.19	45.69	149.35	69.88	164.01	166.42
3	Net Profit/(Loss) for the period before Tax (after Exceptional and /or Extraordinary items)	24.19	45.69	149.35	69.88	164.01	166.42
4	Net Profit/(Loss) for the period after Tax (after Exceptional and /or Extraordinary items)	13.61	37.95	112.06	51.57	126.02	143.04
5	Other Comprehensiv Income/(loss) for the year (after tax)	(154.85)	(395.83)	(1,454.66)	(550.68)	1,085.84	1,955.21
6	Total Comprehensive Income for the period {Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax)	(141.24)	(357.88)	(1,342.60)	(499.11)	1,211.86	2,098.25
7	Paid up Equity Share Capital (face value ₹ 10/-)	450.21	450.21	450.21	450.21	450.21	450.21
8	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the Previous year						11131.73
9	Earnings Per Share (face value of ₹ 10/- each) (before and after extraordinary items)-						
	1. Basic (₹)	0.30	0.84	2.49	1.15	2.80	3.18
	2. Diluted (₹)	0.30	0.84	2.49	1.15	2.80	3.18

Note:

1. The above unaudited financial results were reviewed and recommended by the Audit Committee and subsequently approved by Board of Directors at their meetings held on Wednesday, October 21, 2026, and was subjected to limited review by the Company's Statutory Auditors
2. The Limited Review report as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 has been completed by the Auditors of the Company.
3. The above is an extract of the detailed format of the Quarterly Unaudited Financial Results for the quarter and six months ended 30th September, 2026 filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the said results are available on the websites of BSE (www.bseindia.com) as well on the company's website (https://www.morarkafinance.in/) The same can be accessed by scanning the QR Code provided below:

For and on Behalf of
Morarka Finance Limited
Sd/-
Gautam Morarka
DIN : 00002078
Chairman

Place : Mumbai
Date : 21st October 2026

RR METALMAKERS INDIA LIMITED

Registered Office: B-001 & B-002, Ground Floor, Antop Hill Warehousing Complex Ltd, Barkat Ali Naka, Salt Pan Road, Wadala (E), Mumbai - 400037, Maharashtra, India | **CIN:** L51901MH1995PLC331822
Tel. No.: 022 6192 5555 / 56 | **Email Id:** cs@rrmetalmakers.com | **Website:** www.rrmetalmakers.com

Recommendations of the Committee of Independent Directors ("**IDC**") of RR MetalMakers India Limited ("**Target Company**" or "**TC**") under Regulation 26(7) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended ("**SEBI SAST Regulations**") in relation to the open offer to the public shareholders of the Target Company ("**Open Offer**") made by RB International Holdings Limited ("**Acquirer** – 1"), Suyog Yogesh Desai ("**Acquirer – 2**") and Nikita Suyog Desai ("**Acquirer – 3**") (collectively "**Acquirers**").

Sr. No.	Topic	Particular
1.	Date	October 20, 2026
2.	Name of the Target Company (TC)	RR MetalMakers India Limited
3.	Details of the Offer pertaining to TC	The Open Offer is being made by the Acquirers to the Public Shareholders to acquire up to 23,42,295 Equity Shares representing 26.00% of the Equity Share Capital of the Target Company at a price of ₹36.83 per Equity Share (including compensatory interest of ₹12.98 per Equity Share), aggregating to a maximum consideration of ₹8,62,66,724.85, payable in cash pursuant to Regulations 3(1) and 4 and other applicable provisions of the SEBI (SAST) Regulations..
4.	Name(s) of the acquirer and PAC with the acquirer	**Acquirer 1 :** RB International Holdings Limited **Acquirer 2 :** Suyog Yogesh Desai **Acquirer 3 :** Nikita Suyog Desai
5.	Name of the Manager to the offer	**Vivro Financial Services Private Limited** Vivro House, 11, Shashi Colony, Opp. Suvidha Shopping Centre, Paldi, Ahmedabad – 380007, Gujarat, India. **Tel. No.:** +91 79 4040 4242 | **Email Id**: investors@vivro.net **Contact Person:** Shivam Patel | **Website:** www.vivro.net **SEBI Registration No.:** MB/INM000010122 **CIN:** U67120GJ1996PTC029182
6.	Members of the Committee of Independent Directors	1. Leena Nishad Jail (DIN: 10540470) – Independent Director 2. Samir Mukund Patil (DIN: 09655195) – Independent Director
7.	IDC Member's relationship with the TC	• All IDC members are Non-Executive and Independent Directors of the Target Company. • None of the members of the IDC holds any Equity Share in the Target Company. • None of the members of the IDC has any contracts or any relationship with the Target Company.
8.	Trading in the Equity shares/ other securities of the TC by IDC Members	No member of the IDC has traded in any of the Equity Shares/ other securities of the Target Company during the: 1. 12 (Twelve) months preceding the date of the PA. 2. Period from the date of the PA till the date of this recommendation.
9.	IDC Member's relationship with the Acquirers	None of the members of IDC has any contract/ arrangement/ relationship with the Acquirers.
10.	Trading in the Equity shares/ other securities of the acquirer by IDC Members	Not Applicable (since one of the Acquirers is an unlisted body corporate and the remaining two Acquirers are individuals)
11.	Recommendation on the Open offer, as to whether the offer is fair and reasonable	The IDC perused the open offer documents which inter alia set out the computation of the Offer Price under the SEBI (SAST) Regulations. The IDC notes that the Offer Price of ₹36.83 per Equity Share (including compensatory interest of ₹12.98 per Equity Share), has been determined in accordance with the applicable provisions of Regulation 8 of the SEBI (SAST) Regulations and, based on the disclosures in the Open Offer documents, is of the opinion that the Offer Price appears to be fair and reasonable. However, the Public Shareholders of the Target Company are advised to independently evaluate the Open Offer and make an informed decision about whether or not to tender their Equity Shares in the Open Offer.
12.	Summary of reasons for the recommendation	The IDC have perused the following for recommendation on the Open Offer: (i) Public Announcement dated July 30, 2026; (ii) Detailed Public Statement published in Business Standard (English) (All Editions), Business Standard (Hindi) (All Editions) and Navshakti (Marathi) (Mumbai Edition) on August 6, 2026; (iii) Draft Letter of Offer dated August 13, 2026; (iv) Corrigendum to PA, DPS and DLOF published in Business Standard (English) (All Editions), Business Standard (Hindi) (All Editions) and Navshakti (Marathi) (Mumbai Edition) on October 6, 2026; (v) Letter of Offer dated October 15, 2026; (vi) Valuation report issued by Manubhai & Shah LLP, an independent registered valuer, determining the fair value of equity shares of the Target Company. Based on the review of the above, the members of the IDC have considered the following factors for making the recommendations: (i) The Offer Price of ₹36.83 per Equity Share (including compensatory interest of ₹12.98 per Equity Share), is more than the negotiated price for acquisition of Equity Shares under the Share Purchase Agreement dated July 30, 2026, i.e. ₹23.85 (Rupees Twenty-Three and Paise Eighty Five Only) per Equity Share. (ii) The Offer Price has been determined by the Acquirers and the Manager to the Open Offer in accordance with Regulation 8 of the SEBI (SAST) Regulations. However, the IDC members draw attention of the Eligible Shareholders to the closing market price of the Equity Shares on the BSE Limited as on October 19, 2026, being ₹45.02 (Rupees Forty Five and Paise Two only) per Equity Share which is higher than the Offer Price. The Public Shareholders of the Target Company are advised to independently evaluate the Open Offer and take an informed decision about tendering the Equity Shares held by them in the Open Offer. The statement of recommendation will be available on the website of the Target Company at www.rrmetalmakers.com.
13.	Disclosure of Voting Pattern	The recommendations were unanimously approved by the members of IDC.
14.	Details of Independent Advisors, if any.	None
15.	Any other matter(s) to be highlighted	Pursuant to the SEBI's observation and subsequent discussions with SEBI, it was noted that certain historical acquisitions of Equity Shares of the Target Company by the Sellers during FY 2019-20 and FY 2021-22 at various prices, had triggered obligations to make an open offer under the SEBI (SAST) Regulations. In order to address these historical compliance matters, SEBI vide its Observation Letter bearing reference no. I/23249/2026 dated October 8, 2026 directed the Acquirers to pay compensatory interest at 10% per annum in accordance with Regulation 18(11A) of the SEBI (SAST) Regulations, calculated up to the expected date of payment to shareholders under the current Open Offer, had the open offer been given by the Sellers for their earlier aforesaid non-compliance. Accordingly, compensatory interest has been computed on the historical highest acquisition price of ₹21.29 per Equity Share by one of the Sellers at 10% per annum in accordance with Regulation 18(11A) of the SEBI (SAST) Regulations, up to the expected date of payment to the Public Shareholders under the current Open Offer. Consequently, the Offer Price payable to Public Shareholders has been enhanced from ₹23.85 per Equity Share to ₹36.83 per Equity Share, inclusive of compensatory interest of ₹12.98 per Equity Share.

"To the best of our knowledge and belief, after making the proper enquiry, the information contained in or accompanying this statement is, in all material respect, true and correct and not misleading, whether by the omission of any information or otherwise and includes all the information required to be disclosed by the Target Company under the SEBI SAST Regulations."

For and on behalf of the Committee of Independent Directors of
RR MetalMakers India Limited
Sd/-
Leena Nishad Jail
Chairperson-Committee of Independent Directors
DIN: 10540470

Place: Mumbai
Date: October 20, 2026

NOTICE

LOST - Flat No.128, Vallabha CHS, Dharavi -original Share Certificate No.072, allotment documents name of J S Michael Nadar lost on 10/09/2017. NCR No.82/2017 dated 11/09/2017 & Certificate dated 13/09/2017 at Dharavi Police Station. Till now not found, if found please contact, Vallabha CHS, Dharavi within 15 days.

Sd/-
J.S.Michael Nadar -
Contact number:7718806744
Date: 20/10/2026

PUBLIC NOTICE

Notice is hereby given that 1. Mr. Kamlakar Mukund Mhatre, 2. Bhimaji Mukund Mhatre and 3. Mr. Mangesh Mukund Mhatre are the present Owners of the Land bearing:- Survey No. 31/4, (Old Survey No. 400/4) Area H.R. 0.16.60, Pot. Kh. 0.00.80, Total Area H.R. 0.17.40 Assessed 3.25 Rs. Paise of Land lying and being situated at Village Chandrapada, Tal. Vasai, Dist. Palghar.
Any person having any claim, right, title and interest in the above said property by way of sale, inheritance, possession, gift, mortgage, lease, lien, succession or in any other manner whatsoever shall intimate the objection in writing to the undersigned having office at Shop No. 1, Mata Krishnibai Apt., Umelman, Vasai Road(W), Tal. Vasai, Dist. Palghar with documentary proof within 14 days from the date of this notice. In case no objectors /claims are received within the aforesaid time. It shall be presumed that there are no claimants and my client shall be entitled to transfer and assign the above property.
Place: Vasai.
Date: 22/10/2026. Sd/-
Mr. Sagar K. Patil. (Advocate)

IN THE COURT OF CIVIL JUDGE SENIOR DIVISION THANE, AT THANE
CIVIL MISCELLANEOUS APPLICATION NO. 0000791 OF 2026

1. Jethu Singh Raghunath Singh Rathod
2. Prem Singh Raghunath Singh Rathod
Both residing at: Room No. 7, Mhatre Chawl, Hiranandani Estate, Turfa Pada, Ghodbunder Road, Thane (West)-400 607.

...APPLICANTS
Vs.

1. Shaitan Singh Raghunath Singh Rathod
Residing at: 54, Rajputo ka bass, Nimbala Kheda, Bomadara, Pali, Bomadara, Rajasthan 306 401.
2. Paras Kunwar Sarup Singh Devra
Residing at: Flat No. 804, Unnathi Estate, G 3, Thane, P.O. Wagle I. E.,District: Thane, Thane-400 604.
3. Ganga Kanwar
Residing at: Flat No. 202, 2nd Floor, A Wing, Ekdantay Apartment, Kasheli Road, Nr. Toll Naka, Bhiwandi, P O. Kalher, District: Thane. Maharashtra - 421 302.

SCHEDULE OF PROPERTY

Name of Deceased: Mr. Dungar Singh Raghunathsingh Rathod
Description of Property: 33.33% share in the property of a shop i.e. Shop No. 29, admeasuring 215 Sq. Ft. (Carpet) area on Ground Floor, of the Building No. E-5, in the "Brahmand Phase VI Co-operative No. Housing Society Ltd." bearing Registration TNA/(TNA)/HSG/TC 15107 (hereinafter called and referred to as, "said Society"), standing on the plot of land bearing Survey No. 125, Hissa No. 2 & 5, Village - Kolshet, lying, being and situated at Brahmand, Azad Nagar, Ghodbunder Road, Thane (West) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane which shop hereinafter referred to as "said shop", along with the Share bearing Share Certificate No. 5 having 5 (Five) fully paid up shares of Rs.50/- (Rupees Fifty only) each from No. 1021 to 1025, both inclusive (hereinafter called and referred to as said Shares), the said Shop and said Shares, hereinafter collectively called and referred to as, said Property.
Valuation: Approx. Rs.25,00,000/- (Rupees Twenty Five Lakh only)

...RESPONDENTS

NEWSPAPER PUBLICATION/ PUBLIC NOTICE

That deceased Late Dungar Singh Raghunath Singh Rathod expired intestate on 27th August, 2022, at 58, ravlo ka bas, Nimala Khera, Baniyawas, Pali. The Applicants, residing at Room No. 7, Mhatre Chawl, Hiranandani Estate, Turfa Pada, Ghodbunder Road, Thane (West) -400 607, and the Applicants, who are the Real Brothers of the deceased, by the name of, Jethu Singh Raghunath Singh Rathod and Prem Singh Raghunath Singh Rathod have filed the present Civil Miscellaneous Application for grant of Heirship Certificate in the Court of Civil Judge (S.D.) Thane for the property mentioned in the schedule herein below, under the Bombay Regulations Code VIII of 1827.
You, the member of the public are hereby given notice to appear in the Court of Civil Judge (S.D.) Thane, in person or by pleader duly instructed and to file your Say / Objection if any within 30 days from the date of Publication of the Public Notice / Newspaper Publication, in the Newspaper by the name of "Business Standard", failing which, it will be presumed that there is no objection from anybody, the Application filed by the Applicants shall be heard and Heirship Certificate, as prayed for shall be granted to the Applicants.
Given under hand and seal of the Court 05/10/2026.

SEAL

Sd/-
By Order

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 18 & 28.11.2026 between 11:00 a.m. to 12:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.
Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1. MR.SHIV PAL KUMAWAT (Borrower) **2. MRS.BIMALA KUMAWAT (Co-Borrower)** **Current Address: VAIBHAV HUG SOCIETY PRAGATI COLONY NEAR RAMDAS SWAMI MANDIR UPNAGAR NASHIK MAHARASHTRA INDIA 422006 ALSO AT: Property Address: SECOND FLOOR SHREE BALAJI PARK SR NO 237 5 237 5 PLOT NO 3 FLAT NO 204 CTS NO 5533 PATHRDI PHATA MOUJE PATHARDI 2 - PATHARDI NASHIK 422010** **Loan Account No. SHLHNASK0001066.** **NPA Date:- 06/05/2026** **Date of Possession & Type** **11th Sep, 2026 and Physical Possession** **Encumbranches known** **Not Known**	Demand Notice Date: 12/05/2026 Rs. 28,59,060/- (Rupees Twenty Eight Lakh Fifty Nine Thousand Zero Sixty Rupees Only) as on dated. 11-05-2026 under reference of Loan Account No. SHLHNASK0001066 With further interest at the contractual rate within 60 days from the date of receipt of the said notice.	Rs. 22,75,000/- (Rupees Twenty Tow Lakh Seventy Five Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs. 2,27,500/- (Rupees Two Lakh Twenty Seven Thousand Five Hundrade Rupess) **Last date for submission of EMD : 17th Nov, 2026 Time 10.00 a.m. to 05.00 p.m.**	**18-Nov-2026 & Auction Time: 11.00 A.m. to 12.00 p.m.**	**Debjyoti Roy 9874702021** **Sangeet Tahashildar 8888895132** **Kundan Gundare 9823402117** **Inspection Date: 12.11.2026 Time 12.00 p.m. to 3.00 p.m.**

Description of Property

All that piece and parcel of property bearing Flat No.204 area adm.550.92 Sq. Ft. i.e. area adm. 51.20 Sq. Mtrs. Carpet +Open Balcony area adm. 123.20 Sq. Ft. i.e.11.45 Sq. Mtrs. On second Floor in the scheme known as "SHREE BALAJI PARK" constructed on Plot no.3 area adm. 560.56 Sq. Mtrs .out of survey no.237/4 and 237/5 & having city Survey No. 5533 situated at village PATHARDI Tal & Dist Nashik Within the limits of the Nashik Municipal corporation Nashik and bounded as follows:-
East- Side marginal Space , West- Pacage, Duct & Flat No.203, South- Lift & Flat No.205, North- Side marginal Space & Road

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
1) MR. AKASH DEEPAK KATHAVATE (Borrower) **2) MRS.PUSHPA DIPAK KATHAVATE (Co-Borrower)** **Current Address: 25 BAKWARD CLASS SOC B H SATHI ASARA MANDIR SHIVAJI CHOWK KATHADA NA NASHIK NASHIK MAHARASHTRA INDIA 422001** **ALSO AT:Property Address: SECOND FLOOR B WING AKSHAR NISARG NA Flat No 202 Sr No 396 3 Bhagwan Baba Nagar Mouje Makhamalabad 2 NASHIK 422004** **Loan Account No. THLHNASK0001479** **NPA Date:- 03/10/2026** **Date of Possession & Type** **15th Oct, 2026 and Symbolic Possession** **Encumbranches known** **Not Known**	Demand Notice Date: 13/08/2026 Rs. 18,18,719/- (Rupees Eighteen Lakh Eighteen Thousand Seven Hundred Nineteen Rupees Only) as on dated. 11-08-2026 under reference of Loan Account No. THLHNASK0001479. With further interest at the contractual rate within 60 days from the date of receipt of the said notice.	Rs. 23,21,400/- (Rupees Twenty Three Lakh Twenty One Thousand Four Hundred Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs. 2,32,140/- (Rupees Two Lakh Thirty Tow Thousand One Hundred Fourty Rupess Only) **Last date for submission of EMD : 27th Nov, 2026 Time 10.00 a.m. to 05.00 p.m.**	**28-Nov-2026 & Auction Time: 11.00 A.m. to 12.00 p.m.**	**Debjyoti Roy 9874702021** **Sangeet Tahashildar 8888895132** **Kundan Gundare 9823402117** **Inspection Date: 21.11.2026 Time 12.00 p.m. to 3.00 p.m.**

Description of Property

All that piece and parcel of the property Bearing FLAT NO.202 2nd Floor, In "B Wing" Carpet area adm. 36.71 Sq.Mtrs.and useble area of Open Balcony Area 4.20 Sq. Mtrs. And Enclosed Balcony Area 2.84 Sq. Mtrs. in the scheme known as "AKSHAR NISARG" "B Wing" Constrcted on Survey/Gat No.396/3 Total Land (Plot) Area 1100.00 Sq.Mtrs. situated at Mauje:- Makhmlabad-2 Tal Nashik Dist Nashik Within the Limits Nashik Muncipal Corporation Nashik- 422003.
As per Sale Deed Report Four boundries:- East :-By Duct & Flat No.201 , West:-Side Margin , North:- Flat No.B-203, South:- Marginal Space & A Wing

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited Website Link: https://www.truhomefinance.in/e-auction / and at Auction Service Provider website address: https://www.bankeauctions.com**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Nashik
Date: 22-10-2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

Ujjivan Small Finance Bank

Registered Office : Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of **Ujjivan Small Finance Bank Ltd.,** has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR / EMD in INR
1	44192101300000372 / 4419-AMBARNATH	**1. Hatim Khan, 2. Gulshan Hatim Khan** **Both Add :** 10-A manohar Chawl, Mohini Village-Sakinaka, Laxminarayan Mandir, Mumbai, Maharashtra-400072. **Both Also at:** A-21, Manohar Mehta Niwas, Laxmi Narayan Road, Sakinaka, Mohili, Mumbai, Maharashtra-400072. **Sr. No.1 Also at** : Qadar Glass House, Shop No. 3, Near Kulkarni Wadi, J.M.M road, Asalpha Village, Mumbai, Maharashtra-400084	**14.01.2025 / Rs. 2271953.14** as on 03.01.2025	**10.06.2025**	**Rs.1034000/- / Rs.103400/-**
	Description of the Immovable Property: Property bearing Flat No. 302, area admeasuring about 640 Sq. fts., i.e., 37.69 Sq. Mtrs., Carpet area, in the building known as "Varadvinayak Apartment", constructed on land bearing Survey No. 27/4/A, Plot No. 1, area admeasuring 450 Sq. Mtrs., situated within the limits of Kolhare Grampanchayat of Village-Bopele, Taluka- Karjat, District-Raigad. **Property bounded as under;** East: Open Space, West: Private House, South: Open Space, North: Road, **owned by Hatim Khan & Gulshan Hatim Khan**				
2	44162101300000171/ 4416-KALYAN	**1. Mr. Asgar Niyamat Ansari, 2. Mr. Sana Asgar Niyamat Ansari** **Both Add.:** Room no. 30, Sagar Niwas Chawl, Opp Sonali Nagar, Mumbra. Nr. South Indian Bank, Mumbra, Thane, Maharashtra-400612.	**11.10.2021/ Rs.1792596.00** as on 30.09.2021	**29.04.2026**	**Rs.1165000/- / Rs.116500/-**
	Description of the Immovable Property: All that piece and parcel of property being Flot no. 103,on 1st floor , area admesuring 560 sq.ft.(Built up Area),Wing - C, in the building Known as "Shiv Shakti Apartment", constructed on- Survey no.33, Hissa No.I, Survey no.33 Hissa no.2 and Survey no.32 Hissa no.3, situated at Village Adivali-Dhokali.Taluka-Ambernath,District-Thane, within the limit of Grampnchyat Adivali-Dhokali.				
3	44162101800000043/ 4416-KALYAN	**1. Devendra Chandrakant Bhoir, 2. Jaymala Devendra Bhoir** **Both Add.:** House No. 134/B, behind Agnimata Mandir, Aagriwada, Kasheli-Kalher, Bhiwandi, Thane-421302. **Sr. No.1 Also at :** Shree Sai Enterprises, Room No. 05, Prathmesh Apartment, Kasheli Post, behind Agnimata Mandir, Kalher, Bhiwandi, Thane-421302	**06.09.2024/ Rs.1087763.29** as on 29.08.2024	**16.02.2026**	**Rs.979000/- / Rs.97900/-**
	Description of the Immovable Property: Property bearing RCC House No. 134/B, admeasuring 408 sq. ft., behind Agnimata Mandir, Aagriwada, situated within the limits of Grampanchayat of Village-Kasheli, Tal.-Bhiwandi, and Dist.- Thane-421302, land **bounded as** East: Big House Apartment, West: Shree Krishna Apartment, South: House of Sunil G. Bhoir and North: House of Mahadev K. Bhoir. **owned by Devendra Chandrakant Bhoir**				
4	44192101300000236/ 4419-AMBARNATH	**1. Sanojkumar Shyamlal Gupta, 2. Shalini Sanojkumar Gupta** **Both Add.:** Plot no. 72 Mhada Colony Near Alankar Talkies, Karjat, Raigharh, Maharashtra-410201. **Sr. No.1 Also at** : Pawan Panipuri Plot no. 72, Mhada Colony, Alankar Road, Karjat Rajnaya Theater, Karjat Raigad, Maharashtra-410201	**18.12.2023/ Rs.837622.06** as on 13.12.2023	**26.03.2026**	**Rs.487000/- / Rs.48700/-**
	Description of the Immovable Property: One Self contained Flat bearing no. 105, on First Floor, area admeasuring 290 Sq.Fts (Built-Up) in the building named "Mauli Apartment" Situated on non agricultural land Bearing Survey no. 10/26/V/27, area 0.03.70 (H.R.P.) Assesment 7.40 of village -Diksal, Tal. Karjat, Dist. Raigad, within the limits of Group Gram Panchayat Umroli and registration office Karjat, District Registrar-Raigad-Alibaug. (Towards East-Flat no. 302, Toward West-Dock and Flat no. 306, Towards North-Open Space, Towards South-Staircase) which is **owned by Sanojkumar Shyamlal Gupta and Shalini Sanoj Gupta**				
5	44562100500000002 / 4456-BHIWANDI	**1. Anupkumar Phoolchand Kesharwani, 2. Radha Anupkumar Kesharwani** **Both Add.:** Flat No. 06, on 3rd floor, Balaji Plaza bharat Colony, Kamatghar Road, Chandanbaug, Bhiwandi, Thane, Maharashtra-421305. **Sr. No.1 Also at** : New Sanjay Tiles, House No. 170/2, KAP opp. Kamala Hotel, Agra Road, Bhiwandi, Thane, Maharashtra-421302.	**08.04.2025 / Rs. 21,43,061.88** as on 04.04.2025	**10.07.2025**	**Rs.1163000/- / Rs.116300/-**
	Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 08, on 3rd floor, area admeasuring 570 Sq. Fts., Built-up area in the RCC Building known ad "Balaji Plaza", of the Society known as "Balaji Plaza Co-operative Housing Society Limited", constructed on land bearing Survey No. 5, Hissa No. 7(Paiki), lying and being situated at Village- Kamatghar, Taluka- Bhiwandi, District-Thane in the Registration District of Thane and Sub-District Bhiwandi within the limits of Bhiwandi Nizampur Municipal Corporation. **Property bounded as under;** East: Internal Road, West: building, North: Building, South: Building, **owned by Anupkumar Phoolchand Kesharwani & Radha Anupkumar Kesharwani**				

Date & Time of Inspection of the property(ies)	::	**26.10.2026 & 07.11.2026** Between 11AM to 4PM
Date for Submission of Bid & EMD	::	**11.11.2026**, Between 11.00 AM to 5.00 PM
Date and Time of Auction	::	**12.11.2026** From 2:00 PM to 5:00 PM
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")		

Place of submission of bids & Auction :
Ujjivan Small Finance Bank Ltd., Nanak Appartment Next to Hotel Zaika, Near Khadakpada Circle Kalyan Murbad Road, Wayale Nagar, Kalyan Thane, Maharashtra-421301. **(Contact : Amol Joshi - 7900127555, Chandramohan Choudhary - 8108838286)**

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ effecting 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.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - **M/s C1 India Pvt. Ltd.,**. Contact person - **Prabakaran M - (Mob. No. 7418281709)**. The intending bidders are advised to visit **https://www.bankeauctions.com** or **https://www.ujjivansfb.in/e-auctions** for the details of the properties in the website and for taking part in the bid they should register their names at portal **https://www.bankeauctions.com** and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- **support@bankeauctions.com**, Auction portal - **https://www.bankeauctions.com.**
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/Tender without assigning any reason.
6. 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. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.
7. The publication is subject to the force major clause.
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Maharashtra, Date : 22.10.2026 **Sd/- Authorized Officer, Ujjivan Small Finance Bank**