Byculla Zoo Moves Closer To Getting Four Asiatic Lions

Aryan Age Correspondent



Mumbai : Byculla's Veermata Jijabai Bhosale Botanical Udyan and Zoo is moving closer to receiving four Asiatic lions from Gujarat after a gap of 12 years. Gujarat Chief Minister Bhupendra Patel has directed officials to expedite the transfer of two pairs of lions from Junagadh's Sakkarbaug Zoological Park. Mumbai Mayor Ritu Tawde met Patel in Gandhinagar on Wednesday and sought final approval for the long-pending proposal. Following the meeting, Patel instructed officials to complete the necessary formalities and facilitate a memorandum of understanding between the two zoos.

The meeting was attended by Dhrangadhra MLA Prakashbhai Varomora, Gujarat Chief Minister's Office Principal Secretary Sanjeev Kumar, Quality Council of India Chairman Jaksay Shah, BMC Director (Zoo) Dr Sanjay Tripathi and other senior officials. Under the proposed animal exchange arrangement, Sakkarbaug Zoo will provide two male and two female Asiatic lions to Byculla Zoo. In return, the Mumbai zoo will offer three pairs of tufted capuchin monkeys. Both zoos have agreed to the exchange, subject to the necessary statutory clearances. The BMC is expected to receive a formal approval letter and draft agreement shortly.

Tawde also met Gujarat Minister of State for Forests Pravin Kumar Mali, who forwarded her request to the Forest Department for further action. The proposed transfer could end Byculla Zoo's 12-year wait for lions. Its last big cat, Jimmy, a 16-year-old African-Asiatic hybrid, died in 2014 following a prolonged illness. Earlier efforts by the BMC to bring lions from Junagadh and Indore had failed to materialise.

The zoo has already constructed a modern enclosure for Asiatic lions under the master plan approved by the Central Zoo Authority (CZA). The transfer will take place after the completion of the remaining administrative and regulatory formalities. The arrival of the four lions is expected to be an important addition to the zoo's animal collection and a major development for visitors.

Pedestrians, Cyclists Barred From New Airport Road

Aryan Age Correspondent

Navi Mumbai : The Navi Mumbai Traffic Police have prohibited pedestrians and cyclists from using the newly opened road connecting Kalamboli to Navi Mumbai International Airport (NMIA). The restriction, effective November 5, applies to the stretch between Karnala Sports Academy and the Cargo Airport entry gate. The decision was taken to prevent accidents and ensure smooth movement of airport-bound traffic.

The restriction follows a traffic assessment by the Kalamboli Traffic Division, which highlighted the risks posed by high-speed vehicles. Deputy Commissioner of Police (Traffic) Rahul Khade said the road witnesses fast-moving traffic, making it unsafe for pedestrians and cyclists. Police also expressed concerns that their movement could affect airport traffic and security arrangements.

The eastern connectivity project providing access to NMIA was inaugurated by the Chief Minister on October 26 and subsequently opened to traffic. Following a review of traffic conditions, the Kalamboli Traffic Division recommended restricting pedestrian and cyclist movement as a preventive measure against serious accidents.

However, exemptions have been provided to police personnel, fire brigade staff, ambulance services and pedestrians and cyclists associated with government departments and essential services.

IndusInd Bank 1st Floor,Sangam Tower Church Road, Jaipur- 302001

PUBLIC NOTICE OF AUCTION OF GOLD

It is hereby informed that the below mentioned borrowers & other availed Gold loan facility from IndusInd Bank Limited. Due to failure in repayment of the Loan and breach of the terms & condition of the agreement. The Gold pledged against these loan is now scheduled for an open public auction. The respective auction proceed / bid amount will be credited to their/the borrowers respective Loan account(s) and Linked Loan Accounts.
The Gold pledged will be auctioned on an "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis. Interested bidders intending to participate in the auction are required to adhere to the terms & condition outlined on IndusInd Bank's web site www.indusind.com and those of approved auction service provider.
The auction of customer (FAIROZ AHMAD ABDUL WAHAB SHAIKH)will be held at IndusInd Bank Ltd, Shop no.1 Thakkers Nexus point, Near Bhosla Military School Gate, College Road, Nashik–422005
The auction of customer(ABDUL AJIM KHAN)will be held at IndusInd Bank Ltd., Ground Floor, MTNL Matunga Telephone Exchange building, Dr. BA Road, Opp. Matunga Police station, Matunga East, Mumbai –400019
The auction of customer (ROHIT YADAV)will be held at IndusInd Bank Ltd., Shop No.1 to 6, Maurya Shopping Center, Gurunanak Nagar,Ambadi Road,Navghar,Vasai Road(West)District Palghar-401202.
The auction of customer(NISHITA SURENDRA DUBE)will be held at., IndusInd Bank Ltd., Ground Floor, Ram Krupa Co-operative Housing Society Ltd., Near Gokul Hotel, S.V.P. Road, Borivali(West),Mumbai400092
The auction of customer(NISHITA SURENDRA DUBE)will be held at., IndusInd Bank Ltd., Ostwal House, Opp. Shivar Garden and Vardhaman Fantasy,MiraBhayanderMainRoad,MiraRoadE-401107
The auction of customer(HEENA JAFFER MIRZA)will be held at. IndusInd Bank Ltd., Priyadarshani Apt., Survey no.7, Hissa no.5/6, Chicken Ghar, Khadakpada Road,KalyanWest–421301
The auction of customer(HEENA JAFFER MIRZA)will be held at. IndusInd Bank Ltd., Priyadarshani Apt., Survey no.7, Hissa no.5/6, Chicken Ghar, Khadakpada Road,KalyanWest–421301
The auction of customer(HEENA JAFFER MIRZA)will be held at. IndusInd Bank Ltd., Priyadarshani Apt., Survey no.7, Hissa no.5/6, Chicken Ghar, Khadakpada Road,KalyanWest–421301
The auction of customer(KEYUR ASHWINBHAI SHAH)will be held at. IndusInd Bank Ltd., Ground Floor, RamKrupaCo-operative Housing Society Ltd., Near Gokul Hotel, S.V.P. Road, Borivali (West),Mumbai400092
The auction of customer(BHAGWAN DAS JAGDAMBA PAL)will be held at.IndusInd Bank Ltd., Shop. No2,3,4,5 & 6,KanakiaParkICHS,ThakurComplex,Kandivali-E,Mumbai-400101
The auction of customer(RAJESH MENARIYA)will be held at. IndusInd Bank Ltd., shop no.3, kshitij bldg, opp andheri sports complex,Veera desai road,Andheri west,Mumbai-400058
The auction of customer(RAJESH VIMLESH MISHRA)will be held at. IndusInd Bank Ltd., Shop No. 1 to 6, Maurya Shopping Center, Gurunanak Nagar, Ambadi Road, Navghar, Vasai Road (West) District Palghar - 401202.
Bid Documents, Declaration, General Terms and Conditions, these are available for reference on IndusInd Bank's website i.e. https://www.indusind.com and can also be collected from the below mentioned Branch.
The Authorized officer reserves the right at their sole discretion to amend or vary any of the terms and conditions of sale

GL Account No	Customer Name	Branch	Branch Contact No.	Gold Weight In Grams
704001326663	FAIROZ AHMAD ABDUL WAHAB SHAIKH	NASIK	9595556012/ 9890888859	49.9
704001263531	ABDUL AJIM KHAN	MATUNGA EAST	8369735865	72.07
704001488903	ROHIT YADAV	Vasai	8149594913	73.26
704001377641	NISHITA SURENDRA DUBE	Borivali	8291621857	12.55
704001355236	NISHITA SURENDRA DUBE	Mira Road	8149594913	14.28
704001355779	HEENA JAFFER MIRZA	KALYAN	8779101338	31.2
704001358954	HEENA JAFFER MIRZA	KALYAN	8779101338	31.14
704001367697	HEENA JAFFER MIRZA	KALYAN	8779101338	30.82
704001358152	KEYUR ASHWINBHAI SHAH	BORIVALI	8291621857	17.34
704001116431	BHAGWAN DAS JAGDAMBA PAL	Kandivali East	8291621857	58.03
704001119791	RAJESH MENARIYA	VEERA DESAI ROAD ANDHERI WEST	7388788216	19.4
704001330837	RAJESH VIMLESH MISHRA	Vasai Road	8149594913	28.53

Last Date of Submission of Bid 10- December-26 by 11.00 PM from the date of this notice.
Date of auction is10- December-26 from 11.00 AM to 12.00 PM.
The Borrowers retain the option to repay the full loan outstanding before the commencement of the auction. In doing so they may reclaim the pledged gold as per the terms and conditions of IndusInd Bank Ltd.
Place: Mumbai Date: 06.11.2026 Authorized Signatory IndusInd Bank Ltd

NMMT Launches Direct Bus Service To Uttarsiv

Aryan Age Correspondent

Navi Mumbai : The Navi Mumbai Municipal Transport (NMMT) has introduced a direct bus service connecting Ghansoli-Gharonda to Uttarsiv village via Mahape, responding to demands from residents of 14 villages recently brought under the Navi Mumbai Municipal Corporation (NMMC). Mayor Sujata Patil inaugurated the new Route No. 38 service at Uttarsiv village. The service is expected to benefit residents, students and industrial workers travelling between Ghansoli, Mahape and surrounding areas.

Uttarsiv has several industrial and educational establishments, resulting in considerable daily commuter movement. Residents had earlier faced difficulties accessing public transport. An NMMT official said extending transport facilities to the 14 newly included villages had become important to improve connectivity. Three ordinary buses will operate on the route throughout the week, with the journey taking approximately 40 to 45 minutes and the fare fixed at Rs 21.

The buses will cover Ghansoli-Gharonda, Ghansoli railway station, Rajendra Ashram, Terna College, Mahape Business Park, Shilphata, Kalyan Phata, Gotheghar, MHADA Building 6 A-B and Uttarsiv village. According to the timetable, buses will depart from Ghansoli-Gharonda at 5.43 am and 7.55 pm, reaching Uttarsiv at 6.30 am and 8.50 pm, respectively.

Transport Committee Chairman Vikas Zanjad, Ward Committee Chairman Bharat Bhoir, corporators Shashikant Bhoir and Pratiksha Patil, Chief Transport Officer Sunil Salunkhe, Ghansoli Depot Manager Ganesh Mhatre, engineer Tushar Garud and Planning Department Head Dharmaraj Bhagat attended the inauguration. The new service is expected to make daily travel easier for residents and improve access to educational and industrial establishments.

Mumbai Marina Project Attracts Major Investor Interest

Aryan Age Correspondent

Mumbai : The proposed Rs 922.67-crore Mumbai Marina project at Victoria Dock has received an encouraging response, with over 35 industry representatives attending the first pre-bid meeting organised by the Mumbai Port Authority on October 30. The project will be developed under a 45-year DBFOT model and accommodate 604 yachts across 37.3 hectares.

The selected developer will establish facilities such as a five-star hotel, yacht club, sailing school, tourism centre, repair yard and fuel station. The project will follow a revenue-sharing model, with a minimum 11.50 per cent share of gross revenue payable to the authority. Environmental and CRZ clearances have already been secured.

Mumbai Port Authority Chairperson Dr M. Angamuthu said the authority had addressed marine-related risks and obtained necessary clearances to encourage private investment. The marina is expected to boost maritime tourism and create a new waterfront destination.

The authority will issue a corrigendum by November 18, followed by the second pre-bid meeting on November 25. The last date for bid submission is December 15, while technical bids will open on December 18.

Change of Name

I HAVE CHANGED MY NAME FROM SHAIKH NAZRANABI MANSUR TO NAZRANA ISMAIL KHAN AS PER DOCUMENTS GAZZETE NO. M-26410385

4,400 Retired BEST Staff Face Black Diwali

Aryan Age Correspondent

Mumbai : Around 4,400 retired BEST employees staged a 'Black Diwali' protest at Azad Maidan on November 5, demanding the immediate release of pending gratuity and retirement benefits. Organised by the BEST Retired Employees' Workers' Struggle Committee, the agitation began at 9 am. The committee said it had submitted over 15 representations in the past two years, but payments remained pending due to delays in government approvals and fund allocation. Despite an assurance that all dues would be cleared in a single instalment before Diwali, the promise remained unfulfilled, leaving elderly pensioners facing financial difficulties.

Holding the BEST administration, BMC and Maharashtra government responsible, the protesters demanded immediate payment of all outstanding dues. They said the money was earned through 30 to 35 years of service and should not be treated as charity. The committee said retired employees had refrained from holding protests earlier to avoid inconvenience to BEST commuters. However, repeated delays and the failure to honour payment assurances had forced them to take to the streets. It also held the authorities responsible for any untoward incident during the agitation, particularly involving elderly pensioners, and urged them to resolve the issue without further delay.

CENTRAL RAILWAY

BHUSAWAL DIVISION

TENDER NOTICE NO: BSL-L-W-T-93-2026, DATE: 03.11.2026

Name of work: Electrification work in connection with Bhusawal (ZTMD)-Raising of height of existing TM shed-1 to accommodate 10MT EOT crane including improvement to drainage system etc.; **Estimated Cost**: ₹ 1,37,84,347. **Last Date & time for closing of tender**: 30.11.2026 at 15:00 Hrs. **Website particulars: www.ireps.gov.in** AK/BSL-4

Traveling with dangerous and explosive goods is a punishable offense

WESTERN RAILWAY

IMPROVEMENT & REPLACEMENT OF SIGNALLING GEARS

Senior Divisional Signal & Telecom Engineer (South), 2nd Floor, Divisional Railway Manager's Office, Mumbai Central, Mumbai-400 008, invites E-Tender No: SG_217_2_316_WA Dated: 03/11/2026. Work and Location: Reliability improvement and replacement of defective/overage midlife signalling gears in Churchgate-Virar section of Mumbai Division. **Approx. Cost of Work:** ₹6,31,04,169.96. **EMD:** ₹ 12,62,100/-. **Date & Time for closure for Submission of E-Tender Documents:** Till 25.11.2026,15:00 hrs. **Date & Time for Opening of E-Tender:** On 25.11.2026 at 15:30 hrs. The tender can be viewed at website **www.ireps.gov.in** 0786

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WESTERN RAILWAY

Material Management Department

VARIOUS MATERIALS SUPPLY

E-PROCUREMENT TENDER NOTICE No. S/67/2026 Date 03.11.2026

S.N.	Tender No	Short Description of items	Quantity	T.O.D.
529	10265043A	Thin Walled Electron Beam Cable with Copper Conductor Single Core size: 300 Sq. mm, 3000V	12800 Mtr	11-Jan-27
530	06265116	PTFE Short Neutral.	9 Nos	04-Jan-27
531	04265115A	Supply and Apply of Fleet Graphic/ Cast V	248000 Sq Ft	22-Dec-26
532	22262060	Brake Shoe Complete	24763 Nos	21-Dec-26
533	24262533	Grease shell GADUS S3 V 220 C2	15373 KG	16-Dec-26
534	22265082	Co-Co bogie frame	16 Set	14-Dec-26
535	26267084	Running Contract for One year for Manufacture and supply of (i) Nylon Cord Reinforced GRSP for Lead Portion RDSO Drg No. RT_5691 (ii) Nylon Cord Reinforced GRSP for Switch Portion RDSO Drg No. RT-5692 (iii) Nylon Cord Reinforced GRSP for Crossing Portion RDSO Drg No. RT-5693.	153 Set	09-Dec-26
536	27265010A	DEUTZ Diesel Engine OEM:DEUTZ Model No. TCD 2015 V08	1 Nos	07-Dec-26
537	07261359A	Main LED Signal Lighting-Aspect Yellow	2458 Nos	04-Dec-26
538	15262532	Set of Sintered Brake Pad for Disc Brake System of LHB Coaches	76 Nos	03-Dec-26
539	27265013	Procurement of Pump Gear Part No WN80.2600F/1-D41F/I	1 Nos	02-Dec-26
540	07261356A	Led signal lighting unit - Shunt	1601 Nos	02-Dec-26
541	22263165	Various types of Kit items	754 Set 31 Nos	02-Dec-26
542	04265036	Supply and Apply of Anti Graffiti Coating	4000 Nos	02-Dec-26
543	15261065A	Lower Spring Beam Complete for standardised equalizing stay	649 Nos	30-Nov-26
544	06265110	CAMSHAFT Cummins CPCB	19 Nos	30-Nov-26
545	22255132B	Modified brush holder revolving ring assembly	541 Nos	30-Nov-26

CORRIGENDUM

Please read the due date as **"15.12.2026"** for the **Tender Notice No. S/55/2026 Dated: 16.09.2026 at Sr. No. 433**

Regarding detailed notice EMD, Purchase restrictions and detailed tender conditions, please visit website **www.ireps.gov.in** and **wr.indianrailways.gov.in.** 0787

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Bombay HC Cancels Sachin Waze's Bail

Aryan Age Correspondent

Mumbai : The Bombay High Court on Thursday cancelled the bail granted to dismissed police officer Sachin Waze in the 2021 Antilia bomb scare and Mansukh Hiran murder cases. A bench of Justices Girish Kulkarni and Neela Gokhale allowed the NIA appeal and quashed the September 29 order of the special NIA court. Waze continues to remain lodged at Thane Central Prison, while a detailed copy of the High Court order is awaited. The case relates to February 25, 2021, when an SUV carrying explosives was found parked near industrialist Mukesh Ambani's residence, Antilia, in south Mumbai. Mansukh Hiran, who had possessed the vehicle before it was allegedly stolen, was found dead in a Thane creek on March 5.

The NIA arrested Waze on March 13, alleging that he had planted the explosives-laden vehicle and was involved in Hiran's murder. The special NIA court had granted Waze bail, observing that the agency had failed to establish a prima facie terrorism case and that the two incidents were not connected. Challenging the decision, the NIA argued that Waze played a central role in the alleged crimes and accused the special court of overlooking evidence, including the statement of a protected witness. The agency also defended its investigation, stating that statements of three security personnel had been recorded and questioned the special court's criticism of the probe.

Thane Station Gets New Escalators Ahead Of Diwali

Aryan Age Correspondent

Thane : Thane railway station has received new escalators on platforms 5 and 6, along with a newly constructed passenger toilet, as part of efforts to improve facilities for daily commuters. Lok Sabha MP Naresh Mhaske inaugurated the facilities and described them as a Diwali gift for passengers.

The escalators fulfil a long-standing demand, particularly among senior citizens, persons with disabilities and passengers carrying heavy luggage. The toilet facility has been developed in collaboration with DMART, while work on additional sanitation blocks is also underway.

During his visit, Mhaske said Thane railway station handles approximately nine crore passengers annually. He raised concerns with the Railway Board over the policy linking station revenue with passenger amenities, arguing that passenger comfort should receive greater priority. He also said platforms were being extended to accommodate 15-car local trains, improving commuter movement.

Discussing the proposed new Thane railway station, Mhaske said the Thane Municipal Corporation (TMC) had completed construction of the approach road. The civic body had initially sanctioned around Rs 300 crore for the project, but financial constraints led to discussions with railway authorities and the metro administration to streamline funding and land transfer. Rehabilitation of residents of the nearby Indira Nagar slum is also underway to facilitate construction. On the Thane Metro project, he said services are targeted to begin by December, which is expected to improve connectivity within the city.

Mhaske also announced the cancellation of the grand Diwali celebrations traditionally organised by Shiv Sena in Thane East under the leadership of Deputy Chief Minister Eknath Shinde. He said the funds and resources allocated for the celebrations would instead be redirected towards drought-affected farmers across Maharashtra.

Under Shinde's leadership, the administration is distributing festival assistance and essential provisions directly to farming communities to provide relief to those facing agricultural difficulties.

SURYODAY Suryoday Small Finance Bank Limited
Regd. & Corp. office : 1101, Sharda Terraces, Plot 65, Sector – 11, CBD Belapur, Navi Mumbai – 400614. CIN: L65923MH2008PLC261472.

POSSESSION NOTICE

Whereas The undersigned being the Authorized Officer of the M/s. Suryoday Small Finance Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, The Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned herewith:

Name of Borrower / Co-Borrower/ Guarantor	Date of Demand Notice	17.07.2026
207080000393, 207080000409, 207000000637 & 237000020420, 1) MR. INDRA TEKBAHADUR RANA S/O TEKBAHADUR RANA 2) MRS. MINE INDRA RANA W/O BUDHI SAGAR POKHREL	Total Outstanding Amount in Rs.	Rs. 22,10,588.54/- as on 14.07.2026
	Date of Possession	04.11.2026 (SYMBOLIC)

Description Of Secured Asset(S) /Immovable Property (ies) : ALL THE PIECE AND PARCELS OF FLAT NO. 603, ADM AREA 443 S.Q FT I.E. 41.15 SQ MTRS CARPET SITUATED ON 6TH FLOOR IN THE A1 BUILDING OF THE SCHEMEKNOWN AS 'SARA CITY' CONSTRUCTED ON THE LAND BEARING GAT NOS. 187/1, 187/2, 188,189, 454,455, 456, 458, 459 & 460, TOTAL ADM AREA 11H 6.57R, SITUATED AT THE VILLAGE KHARABWADI, TALUKA KHED, DISTRICT PUNEAND WITHIN THE LIMITS OF GRAMPANCHAYAT KHARABWADI, SUB-REGISTRAR TALUKA KHED, PUNE & WHICH -BOUNDARIES OF THE PROPERTY : ON OR TOWARDS NORTH BY NAFED COMPOUND WALL, ON OR TOWARDS SOUTH BY MIDC BOUNDARY, ON OR TOWARDS EAST BY GAT NO. 157, ON OR TOWARDS WEST BY 30 MTRS REGIONAL PLAN ROAD

The Borrower/s / Guarantor/s in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the M/s Suryoday Small Finance Bank Ltd, for an above mentioned demanded amount and further interest thereon.

Date : 06.11.2026, Place : MH **Authorised Officer, Suryoday Small Finance Bank Limited**

Agri-Koli Leaders Seek Action In Purnekar Murder Case

Aryan Age Correspondent

Bhiwandi : Agri-Koli community leaders have demanded an impartial investigation into the murder of Pradeep Purnekar, alleging that he was targeted for opposing the cluster redevelopment scheme. The demand was raised at a condolence-cum-resolution meeting held at Agri Samaj Hall in Rahnal village.

Speakers also accused the state Urban Development Department of attempting to take control of traditional settlements and ancestral lands through the proposed scheme.

OBC leader Rajaram Patil alleged that hired criminals carried out the murder while the alleged masterminds remained unidentified. Meeting organiser Arun Patil questioned the law-and-order situation in Thane district, while advocate Bhardwaj Chaudhary alleged political interference in the investigation and attempts to protect the accused.

Several community leaders, including Agri Samaj president Namdev Patil, demanded strict action against everyone involved, including the alleged masterminds. They urged authorities to ensure justice for Purnekar's family and address the community's concerns. The meeting concluded with a collective resolution to remain united against injustice.

NEOGROWTH Lending simplified. Growth amplified.
NeoGrowth Credit Pvt. Ltd.
Registered office: Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East – 400059

E-AUCTION/SALE NOTICE APPENDIX- IV- A [See proviso to rule 8(6)] E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS Under The Securitization 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 for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the NeoGrowth Credit Private Limited (hereinafter referred to as the **"Secured Creditor"**. Whereas the below mentioned borrower failed to repay the loan amount to the Secured Creditor within 60 days from the date of the notice dated **27.03.2025** issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002.
The physical possession of the below mentioned mortgaged property was taken by the Authorized Officer of **NeoGrowth Credit Private Limited on 25.05.2026** pursuant to the powers vested in it under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4)and in exercise of the powers conferred there under. The under signed being the Authorized Officer of **NeoGrowth Credit Private Limited** has decided to sell the scheduled property on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS"** basis for recovery of Loan Account/App ID 1279580 & 1319621 of **Rs. 99,50,357.44/- (Rupees Ninety Nine Lakh Fifty Thousand Three Hundred Fifty Seven Paise Fourty Four Only) due as on 26.03.2025** along with the applicable interest and other charges together with interest and other contractual dues due to the Secured Creditor from Borrowers and Guarantors i.e. **1, M R PARAKH ELECTRONICS** (A Proprietorship Firm through its Proprietors/Authorised Signatory) At Ground Floor, Shop No 1/2, Stadium Complex Building No 5, Mg Road, Nashik - 422002 Maharashtra, Mob. No.:- +91-9604095680/ parakhpooja129@gmail.com, **2. POOJA MAYUR PARAKH, 3. MAYUR RAJENDRA PARAKH**, Both 2 & 3 R/o Suvarnraj Bangalow Plot No 27 Bangalow 9 Swami Vivekanand Marg Opp Mai Lele School Gokulwadi Shrirang Nagar Gangapur Road Nashik, Nashik- 422002 Maharashtra, All 1 to 3 Also At:-Row House No. 08, Thakkar Row Houses, Basement + Ground + 01 Floor, Plot No. B, Gangapur Road, Nashik -422005 Maharashtra.

Description of Secured Assets (Immovable Property): All That Piece And Parcel Property Bearing Row House No. 8 Having Area Of Basement Admeasuring 24.62 Sq. Mtr. + Ground Floor Area Adm. 47.00 Sq. Mtr. And First Floor Area Adm. 44.88 Sq. Mtr. Thus Total Area Adm. 116.50 Sq. Mtr. In The Scheme Known As "Thakkar Row Houses" Constructed On Plot No. B Out Of Survey No. 655/1/1/1 And 655/1/1/9/2 Situated At Village Nashik, Taluka, & District Nashik Within The Limits Of Nashik Municipal Corporation, Nashik-422005 Maharashtra And Bounded By -East:-Plot No. C, West:-Road, North:-Row House No. 7, South:-Survey No. 655/1/1 /9/2 Part.
Reserve Price: Rs. 81,25,920/- (Rupees Eighty One Lakh Twenty Five Thousand Nine Hundred Twenty Only)
EMD : Rs. 8,12,592/- (Rupees Eight Lakh Twelve Thousand Five Hundred Ninety Two Only)

PENDING LITIGATION: It is hereby informed that a Special Civil Suit No. 286/2025, titled "Shalki Suresh Shinde v. Pooja Mayur Parakh & Ors.", concerning the above-mentioned secured property, is pending before the Court of Civil Judge, Senior Division, Nashik. Intending bidders are advised to independently verify the status of the said litigation and relevant court orders before participating in the e-auction. The sale shall be subject to applicable orders of the competent Court/Tribunal.

(a) Last date of submission of bids: 21.11.2026 at 5:00 PM, at E auction Website Address https://www.bankeauctions.com, NeoGrowth Credit Private Limited, at Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East – 400059.
(b) Time & Place of opening of bids/auction: 23.11.2026 at 10:00 AM, at E auction Website Address https://www.bankeauctions.com, NeoGrowth Credit Private Limited, at Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East – 400059.

For any other information, Mr. Pratik Verma, Authorized Officer (Mobile no. +91-9819325685) may be contacted at the above address.

STAUTORY 15 DAYS NOTICE UNDER RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.
The Borrower/Co-Borrowers/guarantors /mortgagers are hereby notified to pay the sum as mentioned above along, with up-to-date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost. **Date: 06.11.2026, Place: Nasik, Maharashtra** **Sd/- Authorised Officer, M/s Neo Growth Credit Private Limited**

IndusInd Bank 1st Floor,Sangam Tower Church Road, Jaipur- 302001

APPENDIX IV-A Under Rule 9(1) [See proviso to Rule 8(6)]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 (SARFAESI Act).
Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 16/12/2024by the Authorised Officer of IndusInd Bank Limited. The Secured assets will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on 27/11/2026, for recovery of Rs. 4,06,72,769.21/-(Rupees Four Crore Six Lakh Seventy-Two Thousand Seven Hundred Sixty-Nine And Twenty One Paisa Only) as on 27-10-2026together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower/ Co-Borrower/ Guarantor/ Mortgagor. The reserve price and earnest money to be deposited is mentioned below respectively.
That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT/DD only in favour of "IndusInd Bank Ltd having Account No. 00073564611092, IFSC: INDB0000007, and Branch Address: No. 3 Village Road Nungambakkan, Chennai - 600034.
Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower/ Co-Borrower's/Guarantor's/Mortgagor's Address

1. Total FashionThrough Its Proprietor ,2. Total Fashion NxThrough Its Partner, 3. Tibrewala Meghana V,4.Sonali Manish Tibrewala,5. Manish Raghunath prasad Tibrewala,6.Vedprakash Raghunath prasad Tibrewala All R/OCommon Plot No.19, Anandwali, Rameshwar, Nagar, Nashik,Maharashtra-422013,Also At:Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency, Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

Loan Account Numbers	MNN00135N & MNN00163N
Reserve Price	Rs. 2,69,23,570/-(Rupees Two Crore Sixty-Nine Lakh Twenty-Three Thousand Five Hundred Seventy Only)
Earnest Money Deposit (EMD)	Rs. 26,92,357/- (Rupees Twenty-Six Lakh Ninety-Two Thousand Three Hundred Fifty-Seven Only)
Date & Time of E-auction	27/11/202611:00 A.M - 12:00 P.M
Last date of submision of bids along with EMD	26/11/2026upto 4:00 PM
Minimum bid increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of inspection of property	11/11/2026from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com

Description Of The Immovable Property/ Secured Asset
The Description of the property is given in Accordance with the title documents, however on spot the property is constructed combination of below plots/Room/Shop which is not separable and thus a single bid is invited for the whole property by the present notice.
Property 1- All that piece and parcel of Property – Room No. 106 & Room No. 107 built up area 24.817 Sq. Mtr. & 17.788 Sq. Mtr. Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 17.329 Sq. Mtr. standing in the name of Mrs. Meghana Vedprakash Tibrewala& Mrs. Sonali Manish.
Property 2- All that piece and parcel of Property – Store Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 17.329 Sq. Mtr. standing in the name of Mr. Manish Raghunath Tibrewala&Mr. Vedprakash Raghunath Tibrewala
Property 3- All that piece and parcel of Property Shop No. 4 Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 270 Sq. Ft. standing in the name of Mr. Vedprakash Raghunath Tibrewala
Property 4-All that piece and parcel of Property Shop No. 5 Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar,Mauje Nashik City, Maharashtra admeasuring 270 Sq. Ft. standing in the name of Mr. Manish Raghunath Tibrewala

Please Note - Securitization Application bearing SA No. Diary No. -947/2025(SA/272/2025) is Pending before Hon'ble DRT- III, Titled Total Fashion Through its Proprietor V/S IndusInd Bank Ltd. There is No Stay As on Date.
Terms and Conditions:-
1)E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS", "WHATEVER THERE IS" and"NO RECOURSE" basis and will be conducted "Online".;2)The auction will be conducted through IndusInd Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.;3)Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. https://www.indusind.comor website of service provider i.e. https://www.bankeauctions.com;4)To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, In this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank.;5)The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon,122003 Haryana. Support No.: 7291981124,25,26, & Contact Sh. Bhavik 8866682937 (Manager- bankeauctions) Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya- 8769888898& Ketan Dixit -9561087871;6)It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.;7)It is pertinent to mention that highest Auction Price/Sale Price, paid, will be adjusted against all Loan facilities granted by the IndusInd Bank to Borrower/Co-Borrowers/Guarantor's/Mortgagors.,8)The Authorised Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
9)The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 2November 2026 Authorised Officer
Place: Nashik Maharashtra IndusInd Bank Ltd

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