Phoenix ARC Limited

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057, Tel : 022- 68492450, Fax : 022- 67412313
CIN: U67190MH2007PLC168303; Email: info@phoenixarc.co.in
Website: www.phoenixarc.co.in; https://phoenixarc.co.in/?p=7793

ONLINE E- AUCTION SALE OF ASSET

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES)** and pursuant to the possession of the secured assets of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and rules for recovery of the secured debts, the Authorised Officer of Phoenix has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity as Trustee of Phoenix Trust FY16-2 (Phoenix) (pursuant to assignment of debt by Dena Bank in favour of Phoenix vide Assignment Agreement dated 29.06.2015) and also for the financial facilities granted by Phoenix ARC Limited, will be sold on **: AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the **provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website **https://www.bankeauctions.com**

Name of the Borrower	**(1) Vijayent Crusher (2) Vijayent Petroleum (3) Jakadevi Agencies**
Name of the Personal Guarantors	**(1) Mrs. Sunita Gangaram Desai (2) Mr. Sushil Gangaram Desai**
Amount due	**Phoenix Trust FY16-2:** Rs.6,10,25,237.90/- (Rupees Six Crores Ten Lakhs Twenty-Five Thousand Two Hundred Thirty-Seven and Paise Ninety Only) as on 25.08.2011 together with further interest, other charges and expenses from 26.08.2011 till the date of repayment of dues in full together with incidental expenses, costs and charges as per the Demand Notice issued under section 13(2) of the SARFAESI Act, 2002 dated 05.10.2011. **Phoenix ARC Limited:** Rs. 9,61,41,345/- (Rupees Nine Crores Sixty-One Lakhs Forty-One Thousand Three Hundred Forty-Five Only) as on 08.04.2026 together with further interest, other charges and expenses from 09.04.2026 till the date of repayment of dues in full together with incidental expenses, costs and charges.
Status of Possession of the secured asset (Item I & II) under SARFAESI Act	Under physical possession of Authorised Officer of Phoenix on 06.05.2025
Date and Time of inspection for Item I & II	**On Request**
Date of submission of Bid (E- Auction) for Item I & II	**07.12.2026 (Monday) before 4.30 p.m.**
Date of E- Auction	**08.12.2026 (Tuesday) between 11.00 a.m. to 12.00 noon**
Mode of E- Auction	**Online – e auction**

<table>
<tr><td>Earnest Money Deposit (EMD) for Item I & II</td><td>EMD Amount to be deposited by way of RTGS Favouring "PHOENIX TRUST FY 16-2", Current Account: 6811566827; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631.

<u>EMD details for Item I & II:</u>

<table>
<tr><th>Item</th><th>Property</th><th>EMD Amount</th></tr>
<tr><td>Item I</td><td>Land & building – Sy no.128 A/1</td><td>Rs. 4,56,840/- (Rupees Four Lakhs Fifty-Six Thousand Eight Hundred Forty Only)</td></tr>
<tr><td>Item II</td><td>Land & building – Sy no.171</td><td>Rs.1,24,740/- (Rupees One Lakh Twenty-Four Thousand Seven Hundred Forty Only)</td></tr>
</table></td></tr>
<tr><td>Reserve Price for Item I & II</td><td>
<table>
<tr><th>Item</th><th>Property</th><th>Reserve Price</th></tr>
<tr><td>Item I</td><td>Land & building – Sy no.128 A/1</td><td>Rs. 45,68,400/- (Rupees Forty-Five Lakhs Sixty-Eight Thousand Four Hundred Only)</td></tr>
<tr><td>Item II</td><td>Land & building – Sy no.171</td><td>Rs.12,47,400/- (Rupees Twelve Lakhs Forty-Seven Thousand Four Hundred Only)</td></tr>
</table></td></tr>
<tr><td>Bid Increment for Item I & II</td><td>
<table>
<tr><th>Item</th><th>Property</th><th>Bid Increment Amount</th></tr>
<tr><td>Item I</td><td>Land & building – Sy no.128 A/1</td><td>Rs.1,00,000/- (Rupees One Lakh Only) & in such multiples</td></tr>
<tr><td>Item II</td><td>Land & building – Sy no.171</td><td>Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiples</td></tr>
</table></td></tr>
<tr><td>Description of the Secured Assets being auctioned</td><td><u>Item I:</u> Land admeasuring 1253 Sq. mtr and building structure above admeasuring 2268 Sq.ft at Survey no 128 A/1, hissa no 1A/2, at village Khalgaon- Jakadevi-Khalgaon Road, off Nivali-Chafe state Highway SH-106 Jakadevi, Tal & Dist. Ratnagiri – 415 620
North- Residential house
South- Jaanki nursing house
East-Jakadevi Khalgoan Road
West- Residential house

<u>Item II:</u> Land admeasuring 1430 Sq.mtr and building structure admeasuring 37 Sq. Mtr. and plant and machinery at Survey No. 171, Hissa No. 1B of village Khalgaon, Jakadevi, Tal & Dist. Ratnagiri, Maharashtra – 415 620
North- Survey no. 169
South- Hissa no. 2
East- -------
West-Survey no. 157</td></tr>
</table>

<u>Terms and Conditions of E- Auction:</u>

1. The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website **https://www.bankeauctions.com**. M/s C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The E-auction is conducted as per the further **Terms and Conditions of the Bid document** and as per the procedure set out therein. Bidders may go through the website of Phoenix also at https://phoenixarc.co.in/?p=7793 and website of the service provider, **www.bankeauctions.com** for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form.
3. The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya **of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com.**
5. The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured assets put up for e-auction/obtaining bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition.
7. All the intending purchasers/bidders are required to register their name in the portal mentioned above as **https://www.bankeauctions.com** and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.
8. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before **08.12.2026 (Tuesday) before 4.30 p.m. Intending purchasers/bidders are required to submit separate EMDs for each of the Items detailed herein above.**

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim

9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above for the respective Item, on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited.
10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest.
11. The balance amount of purchase consideration for the respective Item shall be payable by the successful purchaser/bidder **on or before the fifteenth day**, from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited.
12. For inspection of secured assets/properties or more information, the prospective bidders may contact Amit Masekar and/or Fenil Sangoi at the abovementioned address or at amit.masekar@phoenixarc.co.in (9769497286) and fenil.sangoi@phoenixarc.co.in (9321884619) or on 022-68492450.
13. At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.

14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, applicable GST etc. that is required to be paid in order to get the secured asset (Item I and/or Item II)/property conveyed/delivered in his/her/its favour as per the applicable law for the respective Item.
15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, gram panchayat/society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only.
16. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to gram panchayat/council/corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour.
17. It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset (Items) encumbrances, title and the title documents of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid.
18. The particulars specified in the e-auction sale notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.
19. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.
20. In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.
21. The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Place : Ratnagiri, Maharashtra
Date : 17.11.2026

Sd/-
Authorised Officer
Phoenix ARC Limited,
(Formerly known as Phoenix ARC Private Limited)
Phoenix Trust FY 16-2

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CHANGE OF NAME

NOTE

Collect the full copy of Newspaper for the submission in passport office.

I HAVE CHANGED MY NAME FROM S.SATISH BOKADIA TO SATISH BOKADIA AS PER DOCUMENTS. CL-215

I HAVE CHANGED MY NAME FROM S.PINKY BOKADIA TO PINKY BOKADIA AS PER DOCUMENTS CL-216

I HAVE CHANGED MY NAME FROM BHAGYASHREE RAJKUMAR DWUVEDI (OLD NAME) TO BHAGYASHREE RAJKUMAR DWIVEDI (NEW NAME) AS PER ADHAAR CARD (NO.9103-4413-9655) CL-308

I HAVE CHANGED MY NAME FROM ANJANA GOKALDAS SHETH TO ANJALI MANISH KATKORIA AS PER GOVT. OF MAHA GAZETTE NO M26420399 DATED 05/11/2026 CL-329

I HAVE CHANGED MY NAME FROM OLD NAME SANJAY YESHWANT SALVI TO NEW NAME SANJAY YASHWANT SALVI AS PER GAZETTE RNI NO. MAHBIL/2009/31874 VIDE REGISTRATION NO. M-26436393. CL-411

I HAVE CHANGED MY NAME FROM 'AAFREEN MOHAMMED AYUB KHAN' TO 'AFRIN MOHAMMED SHABBIR MALIK' AS PER AADHAR. CL-412

I HAVE CHANGED MY NAME FROM 'MOHAMMED AYUB MOHAMMED IDRIS KHAN' TO 'MOHAMMED AYYUB MOHAMMED IDRIS KHAN' AS PER AADHAR. CL-413

I HAVE CHANGED MY NAME FROM 'PARVIN MOHAMMED AYUB KHAN' TO 'PARVIN MOHAMMED AYYUB KHAN' AS PER AADHAR. CL-414

I HAVE CHANGED MY NAME FROM 'KHAN AFAQUE AHMED ISHTIAQUE AHMED' TO 'AFAQUE AHMED KHAN' AS PER AADHAR. CL-415

CHANGE OF NAME

I HAVE CHANGED MY NAME FROM 'KHAN TAZEEN AFAQUE' TO 'TAZEEN AFAQUE AHMED KHAN' AS PER AADHAR. CL-416

I HAVE CHANGED MY NAME FROM 'KHAN SOHEL AHMED AKBAR HUSSAIN' TO 'SOHEL AKBAR HUSAIN KHAN' AS PER AADHAR. CL-417

I HAVE CHANGED MY NAME FROM 'SHAFIOUNNISA' TO 'SHAFIKUNNISHA AKBAR HUSAIN KHAN' AS PER AADHAR. CL-418

I HAVE CHANGED MY NAME FROM 'SHABEEHA KHATOON' TO 'SHABEEHA SIRAJ MALIK' AS PER AADHAR. CL-419

I HAVE CHANGED MY NAME FROM 'KHAN AMIR HAMZA QUAMAR IQBAL' TO 'AMIR HAMZA KAMAR IQBAL KHAN' AS PER AADHAR. CL-420

I HAVE CHANGED MY NAME FROM TAABISH ANEES S BOBRE OLD NAME.TO TAABISH ANEES BOBRE NEW NAME TAABISH ANEES BOBRE AS PER AFFIDAVIT / GAZETTE / AADHAR CARD NO:742914806530 CL-532

I HAVE CHANGED MY NAME FROM SAHAR SEEMAB ABUJI OLD NAME TO SAHAR TAABISH BOBRE NEW NAME SAHAR TAABISH BOBRE AS PER AFFIDAVIT / GAZETTE / AADHAR CARD NO:292400137618 CL-532 A

I, JOANITA GONSALVES, HAVE CHANGED MY NAME TO JOANITA SAMUEL THOMAS FOR ALL PURPOSES AFTER MARRIAGE, VIDE NOTARISED AFFIDAVIT DATED 11/11/2026, SR. NO. 849. CL-601

I, NIRMALA BHAGCHAND PATIL, IS LEGALLY WIDOW SPOUSE OF ARMY NO. JC158030X, RANK– EX. SUBEDAR, NAME- LATE PATIL BHAGCHAND JAGANNATH, DECLARE THAT I HAVE CHANGED MY NAME NIRMALA (OLD NAME) TO NIRMALA BHAGCHAND PATIL (NEW NAME) AND MY (OLD DOB-01/01/3001 TO CORRECT (NEW DOB 01/06/1962) AS PER VIDE AFFIDAVIT NO. 95AB387636. CL-726

I, RASHID ALI, RESIDING AT A-502, UNITY COMPLEX, YARI ROAD, VERSOVA, ANDHERI WEST, MUMBAI-400061, HAVE CHANGED MY NAME TO RASHID MUMTAZ KHAN AS PER MAHARASHTRA GAZETTE DATED 05–11 NOV 2026, REG. NO. M-26432869. CL-888

I HAVE CHANED MY NAME FROM ASHVINIKUMAR B HATADEY TO ASHWIN BALARAM HATADEY AS PER GOVT. OF MAHA. GAZETTE NO: (M-26418105). CL-890

I HAVE CHANGED MY NAME FROM SHUBHAM SHRINIWAS BODDULA TO SHUBHAM SRINIVAS BODDULA AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M-26440749). CL-891

I HAVE CHANGED MY NAME FROM SHRINIWAS BUDDULA TO SRINIVAS LAXMAN BODDULA AS PER GOVT. OF MAHARASHTRA GAZETTE NO. (M-26440756). CL-891 A

PUBLIC NOTICE

Notice is hereby given that my client, Mr. Lalitkumar Dhanraj Jain, has lost or misplaced all the previous title chain of agreements executed prior to 24th June, 1991 in respect of residential Flat bearing No.6 on the Ground Floor in B Wing of building known as Vimlachal situate, lying and being at 165, Seth Motisha Road, Byculla, Mumbai-400 027 along with Covered Garage No. 3 in the compound of the said Building. A Misplaced/lost Report in that connection is lodged with the Malabar Hill Police Station, Mumbai on 07/10/2026 with lost report No. 146124-2026.

If any person who finds it is requested to deliver the same to me at below mention address and any person having any claim or objection against or to the above above-mentioned Premises or any part thereof or related shares of the said society in any manner whatsoever is hereby called upon to make the same known to me in writing together with the documentary proof in support thereof at my Office No. 102, 1st Floor Podium, Veer Mahal, Bharat Mata Junction, Dr. B. A. Road, Lalbaug, Mumbai-400 012 within 14 (fourteen) days from the date hereof failing which claims/objection, if any, will not be entertained or considered and shall be deemed to have been waived or abandoned for all intents and purposes.

At Mumbai, dated this 17th November, 2026.

Sd/-
(Shrenik Baliya)
Advocate

IN THE HIGH COURT OF JUDICATURE AT BOMBAY TESTAMENTARY AND INTESTATE JURISDICTION PETITION NO. 2130 OF 2023

Petition for probate of last will and Testament dated 5th day of April, 2022 of Late Ramma Manik Jagasia, Hindu, Indian inhabitant of Mumbai, married, occupation retired, who was residing at the time of her death at 6th Floor, 602 (19), Babaubhai Apartment, Jai Bharat C.H.S.L., 5th Road, Khar West, Khar Delivery, Andheri, Mumbai-400052.

.....DECEASED

HIRU GURUMUKHSINGH ADVANI,
Aged 69 years, Hindu, Indian Inhabitant of Mumbai, Occupation, Marketing Consultant, residing at B-201, Golden Chariot, Lokhandwala Complex, Andheri West, Azad Nagar, Mumbai-400053.

Being the Sole Executor and Trustee

To,

1. AMIT JAGASIA.
Room No. 114/115, 1st Floor, Niraj Industrial Estate, off Mahakali Caves Road, Gokul Nandanvan Co-Operative Society, Radha krishna Nagar, Aghadi Nagar, Andheri east, Mumbai-400065.

If you claim to have any interest in the estate of the abovenamed deceased you are hereby cited to come and see the proceedings before the grant of probate and should file in the office of the Prothonotary & Senior Master a Caveat within 14 days from the service of this citation upon you.

WITNESS SHRI RAVINDRA V. GHUGE Acting Chief Justice of Bombay aforesaid, this 6th day of July, 2026.

SEAL

Sd/-
For Prothonotary & Senior Master
Sealer /-
This 7th day of August 2026
Mildred Dias
Advocate for Petitioner

PUBLIC NOTICE

1. I/We **M/s. Manik Travels** holding a Registration Certificate No. **B-1897/MUM/PER/1000+/5/10388/2023** under the Emigration Act, 1983 for export of manpower, have closed our business with effect from **10/01/2025.**

2. In the event if there is any claim against company or Proprietor, the same may be referred within 30 days of publication of this Notice, Copies of the complaint may also be sent to Protector General of Emigrants, Ministry of External Affairs, Kartavya Bhawan-3 (Central Vista) Janpath Road, New Delhi-110001

Sd/ - Proprietor /
Address: Shop No.05 Sai Baba Society, Opp Canara bank, Vakola, Santacruz East, Mumbai 400055
Place: Mumbai
Date: 16.11.2026

PUBLIC NOTICE

NOTICE is hereby given that, the Sub-Lease rights of Flat No. 402 and Two car parking spaces, more particularly described in the **Schedule** written hereunder **('the said Property')** is Sub-Leased to **Mr. VAMESH CHOVATIA.** Negotiations are going on between my clients and the said Sub-Lessee regarding the transfer of the said Sub-Lease rights by the said Sub-Lessee in favour of my clients. The said Sub-Lessee has assured my clients that the said property is free from all encumbrances and/or defects in title.

Any person having any claim against or in respect of the title of the aforesaid Sub-Leased property or any part thereof by way of sale, mortgage, exchange, charge, Sub-Lease, lien, inheritance, gift, trust, maintenance, possession, easement, loans, advance, injunction, lispendence and/or under any decree, order or award passed by any Court, Tribunal (Revenue or Arbitral) or Authority or under any agreement of sale or otherwise are hereby required to make known the same to Mr. Kirti Bilve, at his office address mentioned below within 14 days from the date hereof along-with all copies of documents by which such right is claimed, failing which such claim/s, if any, will be deemed to have been waived and/or abandoned and my clients shall proceed further to deal with the abovementioned Flat No. **402.**

Schedule

[Description of the said property]

Flat No. 402 on the 4th Floor admeasuring 1257.01 square feet built-up alongwith Two car parking space in the building known as Mayfair Residency situated at 9th Road, Khar (West), Mumbai-400052. The said building is constructed on Plot No. 273 bearing CTS No. E/530 of Village Bandra (W), TPS VII of Mumbai Suburban.

Mumbai : Dated this 17th day of November, 2026.

Mr. Kirti Bilve
Advocate
Room No. 20-36, Dossa House,
5, Gunbow Street,
Fort, Mumbai-400001

PUBLIC NOTICE

NOTICE is hereby given that **(1) Smt. Nayna Pradeep Kothari, (2) Smt. Sejal Nirmam Kothari, (3) Mrs. Ayushi Abhinav Damani** and **(4) Mr. Aryaman Nirmam Kothari** in their capacity as legal heirs of late Shri Nirmam Kothari, intend to sell and transfer their undivided one third share, rights, title and interest inherited from Shri Nirmam Kothari, in Flat No. 107 on the 18 th floor and one open car parking in Dariya Mahal-B building, situated at 80-Nepeansea Road, Mumbai-400006 and 5 Shares of Rs. 50/- each bearing distinctive No. 221 to 225 as comprised in Share Certificate No. 045 issued by Nav Darya Mahal Co-operative Housing Society Limited, to our clients.

Any person having any claim in respect of within referred Premises and shares by way of sale, mortgage, lease, exchange, gift, transfer, assignment, lien, license, tenancy, charge, trust, maintenance, inheritance, easement, possession or otherwise howsoever is required to make the same known in writing, supported with the documents substantiating it's claim, to the undersigned at their address within 10 (ten) days from the date of publication hereof, failing which such claim or objection, if any, shall be considered as waived.

Place: Mumbai
Date: 17/11/2026

Sd/-
(N.C. Gandhi)
Narayan Gandhi & Co.,
Chartered Accountants
301A-Aman Chambers
Opera House, Mumbai-400004

PUBLIC NOTICE

NOTICE IS HEREBY given under the instructions of my client that, as part of the process for acquiring the development rights of the property described in the Schedule below ["said Property"] by my client, free from all encumbrances, claims and demands, I am investigating the title of **ANAND MANGAL RATNA CO-OPERATIVE HOUSING SOCIETY LIMITED** to the 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 the documentary evidence in that regard to the undersigned at her office at Office no. 602, Sai Fortune, Tilak Road, Ghatkopar East, Mumbai: 400077 within 14 days from the date of publication hereof. Otherwise, the transaction of acquiring the development rights of the said Property will be completed and 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 1343 sq. mtrs. or thereabouts on Plot No. 8, 9 and 10 bearing Survey No. 34/1/1, CTS No. 88A (Part) and land admeasuring 144.08 Sq. mtrs. or thereabouts bearing Survey No. I71/I3/1, CTS No. 92 total area admeasuring 1487.08 sq. mtrs. or thereabouts together with structure standing thereon namely Anand Mangal consisting of ground plus 3 upper floors comprising of 28 residential flats and five garages situated at Sainath Nagar, L.B.S. Marg, Ghatkopar West, Mumbai-400086 in the Revenue Village Ghatkopar, Taluka- Kurla within Greater Mumbai in the Registration District and Sub District of Mumbai Suburban within the limits of N-Ward of Municipal Corporation of Greater Mumbai, Mumbai

Dated this 17th day of November 2026.

Sd/-
JINITA SHAH
Advocate and Solicitor
Office no. 602,
Sai Fortune Business Centre, Tilak Road,
Ghatkopar East, Mumbai: 400077.

IN THE COURT OF SMALL CAUSES AT MUMBAI
R.A.E. SUIT NO. 824 OF 2026

1. Mike Gulabrai Kurani, alias Manoj
Aged about 58 years, Occupation : Service, residing at present at 6, Patriot Court, Edison NJ 08820 USA
2. Mrs. Kavita Gulabrai Kurani
aged about 85 years, Occupation : Housewife, residing at Plot No. 109, Laxmi Bhavan, 3rd Floor, Block No. 8, Road No. 24, Sion (W), Mumbai-400022.
3. Prakash Gulabrai Kurani
aged about 56 years, Occupation : Business, Residing at Plot No. 109, Laxmi Bhavan, 3rd Floor, Block No. 8, Road No. 24, Sion (W), Mumbai-400022.
4. Sangeeta Gulabrai Kurani alias Mrs. Payal Umesh Mathani, aged about 64 years, Occupation : Housewife, Residing at present at 1102, Cottonwood, Ct North Brunswick
NJ 08902 USA
5. Haresh Gulabrai Kurani
Aged about 52 years, Occupation : Service, residing at present at 12348 Chesley, Dr. Charlotte, North Carolina 28277 USA **...Plaintiffs**

Versus

1. Mr. Nagindas Nemchand Shah
Age : not known, Occupation : not known, Flat No. 18, Third Floor, Shiv Niwas, Rajawadi Naka, M. G. Road, Ghatkopar (E), Mumbai-400077.
2. Mr. Amit Arvind Shah
age not known, Occupation : not known, Residing at Flat No. 18, Third floor, Shiv Niwas, Rajawadi Naka, M. G. Road, Ghatkopar (E), Mumbai-400077

...Defendants

To,
The Defendants abovenamed,

WHEREAS, the Plaintiffs abovenamed have instituted the above suit against Defendant praying therein that the Defendant be ordered and decreed to quit vacate and handover the peaceful possession of the suit premises being Flat No. 18, 3rd Floor, Shiv Niwas, situated at Rajawadi Naka, M. G. Road, Ghatkopar (East), Mumbai-400077 that an enquiry for mesne profit be made as per the provisions of the C. P. C. and for such other and further reliefs, as prayed in the Plaint.

YOU ARE hereby summoned to appear and directed to file your Written Statement within 30 days from the service of summon before Hon'ble Judge presiding in Court Room No. 11, 4th Floor, Old Building, Small Cause Court, Lokmanya Tilak Marg, Mumbai-400002, in person or by a pleader duly instructed and able to answer all material questions relating to the suit, or who shall be accompanied by some person, able to answer all such questions, on the **23rd November, 2026 at 2.45 p.m.** in the answer the claim and as the day fixed foryour appearance is appointed for the final disposal of the suit you must be prepared to produce on that day all the witnesses upon whose evidence and all the documents upon which you intend to rely in support of your defence.

Take notice that, in default of your appearance of the day before mentioned, the suit will be heard and determined in your absence.

YOU may obtain the copy of the said Plaint from the Court Room No. 11 of this Court.

Given under seal of the Court, this 05th day of October, 2026

SEAL

Sd/-
Registrar

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **MRS. USHA MADHUSUDAN VAKHARIA**, having address at Flat No. 12, 12th floor, Arkade Rise, 31A Carmichael Road, Mumbai - 400 026 to the property described in the Schedule hereunder.

If any persons or institutions claim to have any charge, encumbrance, right, interest or entitlement of whatsoever nature over the undermentioned property or any part thereof, they should make known the same in writing with evidence thereof to the undersigned within 15 days from the date of publication of this notice, failing which any such purported claim, interest, encumbrance or demand shall be deemed to have been waived and/or abandoned for all intents and purposes.

SCHEDULE

All those 10 (ten) fully paid-up shares of Rs.50/- (Rupees Fifty Only) each, bearing distinctive Nos. 41 to 50 (both inclusive) represented by Share Certificate bearing No. 5 dated 24th January 2021 issued by Arkade Rise Co-operative Housing Society Limited ("Society") and flat bearing no. 12 admeasuring 142.98 square meters equivalent to 1539 square feet or thereabouts RERA carpet area with balcony admeasuring 51 square feet attached to thereto (collectively, situated on the 12th floor in the building known as 'Arkade Rise' ("Building") together with the entire 5th podium floor of the said Building for parking 3 (three) cars alongwith area for manoeuvring and ingress and egress and attached servant toilet, which Building is standing on all that piece and parcel of land bearing Collector's Old No. 609, Collector's New No. 2830, Old Survey Nos. 81, 60, 59, 57, New Survey No. 1/7118 and Cadastral Survey No. 1 A/716 of Malabar Cumballa Hill Division and in the District of Mumbai City lying being at 31A Carmichael Road, Mumbai 400 026 and together with the right to use the common areas, amenities and facilities in the Building/ Society.

Date: 17.11.2026

Anil Harish
DMH | D. M. HARISH & CO. LLP
ADVOCATES
305-309, Neelkanth,
98, Marine Drive,
Mumbai – 400 002
notice@dmharish.com

DILIGENT MEDIA CORPORATION LIMITED

(CIN L22120MH2005PLC151377)
Regd. Office: 14th Floor, A Wing, Marathon Futurex, N M Joshi Marg, Lower Parel, Mumbai 400 013
Tel: +91 22 71055001/ Website: www.dnaindia.com / Email: complianceofficer@dnaindia.com

INFORMATION REGARDING POSTAL BALLOT/REMOTE E-VOTING

Pursuant to Section(s) 108 and 110 and all other applicable provisions, if any, of the Companies Act, 2013 and Rules made thereunder, read with applicable circulars issued by Ministry of Corporate Affairs ('MCA Circulars') and Securities and Exchange Board of India ('SEBI'), the Members of the Company, may kindly note that Diligent Media Corporation Limited (the 'Company') is proposing to seek consent of the Members by way of Postal Ballot process / Voting by Electronics means ('Remote E-Voting'), to transact the businesses as set out in the Postal Ballot Notice ('Notice'), which will be sent to the members in due course.

In accordance with the MCA Circulars and other applicable regulatory provisions, the Notice along with procedure & instructions for Remote E-Voting will be sent to only those members whose email IDs are registered with the Company/ Depository Participants/Registrar and Share Transfer Agent. In order to receive the Notice in electronic form, we request our shareholders to register/ update their email addresses in respect of shares:

❖ In respect of shares held in demat form - with their Depository Participant(s); and

❖ In respect of shares held in physical form – (i) by writing to RTA, with details of Folio number, and self-attested copy of PAN card at MUFG Intime India Private Limited, Unit: Diligent Media Corporation Limited, C 101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400 083 OR (ii) by sending e-mail to mt.helpdesk@in.mpms.mufg.com

Members may also register/update their e-mail address through the following link:
https://web.in.mpms.mufg.com/EmailReg/Email_Register.html

The Notice will also be available at the 'Investor Section' on the Website of the Company viz. www.dnaindia.com and also on the Website of the Stock Exchange(s) i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively. The said Notice will also be available on the website of NSDL at www.evoting.nsdl.com.

For Diligent Media Corporation Limited
Sd/-
Jyoti Upadhyay
Company Secretary & Compliance Officer
Membership No. A37410

Date: November 16, 2026
Place: Noida

SBI भारतीय स्टेट बैंक State Bank of India

Home Loan Centre Thane
Dosti Pinnacle, Gate No.3, Road No.22, Wagle Ind.estate, Thane-400604.

E AUCTION NOTICE

OF VEHICLES ON "AS IS WHERE IS"& "AS IS WHAT IS" BASIS

The undernoted cars seized by the Bank are for sale on 'As is where is' & 'As is what is' basis, details of which are as under:

Name Of Borrower	Car No. Make/ Model	Minimum Reserve Price	Earnest Money 10%	Address For Car Inspection
Mr. DIPAK ASHOK PESODE	MH05FP9145 (MARUTI DZIRE VXI PETROL) No RC Book Available	Rs. 5,40,000/-	Rs. 54,000/-	Near Ram Mandir Khetan Nagar, Kaulkhed ,chandur, PO-Gandhinagar Dist Akola, Maharashtra - 444004. Contact Person- 4Finanace Ltd. - Nilesh Agawane: 7506401097

This is also a notice to the above-named borrowers about holding of the sale, in case the secured debt (vehicle) referred herein remained unpaid in full.

Term & Conditions:

1. Interested parties can inspect the vehicle at the venue mentioned above any day from 11:00 AM to 05:00 PM from the date of publication of this notice up to 25.11.2026.
2. The interested bidders have to register first on https://baanknet.com portal and deposit bid amount through NEFT/RTGS into the e-wallet.
3. The bids will be opened on 26.11.2026 between 11.00 AM to 3.00 PM on the portal https://baanknet.com. Bidders can increase their bid amount after opening of the tenders on the website.
4. No bid will be accepted below the reserve price.
5. The successful bidder will have to pay the balance amount within 3 days from the date of Auction, failing which the EMD amount will be forfeited.
5. Authorized officer has absolute rights to accept or reject the bids or adjourn/postpone/cancel the sale without assigning any reasons thereof. Other terms and conditions apply.
6. **Statutory Notice under Rule 8(6) of the SARFAESI Act:** This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Place: THANE **Chief Manager**
Date: 16.11.2026 **State Bank of India, HLC THANE**

ONLINE E – AUCTION SALE OF ASSETS

PHOENIX ARC LIMITED
Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057, **Tel :** 022- 68492450, **Fax :** 022- 67412313
CIN: U67190MH2007PLC168303; **Email:** info@phoenixarc.co.in **Website:** www.phoenixarc.co.in; https://phoenixarc.co.in/?p=7793

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act)** and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured assets of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and rules for recovery of the secured debts, the Authorised Officer of Phoenix has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity as Trustee of Phoenix Trust FY16-2 (Phoenix) (pursuant to assignment of debt by Dena Bank in favour of Phoenix vide Assignment Agreement dated 29.06.2015) and also for the financial facilities granted by Phoenix ARC Limited, will be sold on : **AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the **provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website **https://www.bankeauctions.com**

Name of the Borrower : (1) : Vijayent Crusher (2) Vijayent Petroleum (3) Jakadevi Agencies

Name of the Personal Guarantors : (1) Mrs. Sunita Gangaram Desai (2) Mr. Sushil Gangaram Desai

Amount due : Phoenix Trust FY16-2: Rs 6,10,25,237.90/- (Rupees Six Crores Ten Lakhs Twenty-Five Thousand Two Hundred Thirty-Seven and Paise Ninety Only) as on 25.08.2011 together with further interest, other charges and expenses from 26.08.2011 till the date of repayment of dues in full together with incidental expenses, costs and charges as per the Demand Notice issued under section 13(2) of the SARFAESI Act, 2002 dated 05.10.2011.
Phoenix ARC Limited: Rs. 9,61,41,345/- (Rupees Nine Crores Sixty-One Lakhs Forty-One Thousand Three Hundred Forty-Five Only) as on 08.04.2026 together with further interest, other charges and expenses from 09.04.2026 till the date of repayment of dues in full together with incidental expenses, costs and charges.

Status of Possession of the secured asset (item I & II) under SARFAESI Act : Under physical possession of Authorised Officer of Phoenix on 06.05.2025

Date and Time of inspection for Item I & II : On Request

Date of submission of Bid (E- Auction) for Item I & II : 07.12.2026 (Monday) before 4.30 p.m.

Date of E - Auction : 08.12.2026 (Tuesday) between 11.00 a.m. to 12.00 noon

Mode of E- Auction : Online – e auction

Earnest Money Deposit (EMD) for Item I & II : EMD Amount to be deposited by way of RTGS Favouring "PHOENIX TRUST FY 16-2", Current Account: 6811566827; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631.

EMD details for Item I & II:

Item	Property	EMD Amount
Item I	Land & building - Syno.128A/1	Rs. 4,56,840/- (Rupees Four Lakhs Fifty-Six Thousand Eight Hundred Forty Only)
Item II	Land & building - Syno.171	Rs.1,24,740/- (Rupees One Lakh Twenty-Four Thousand Seven Hundred Forty Only)

Reserve Price for Item I & II

Item	Property	Reserve Price
Item I	Land & building - Syno.128A/1	Rs. 45,68,400/- (Rupees Forty-Five Lakhs Sixty-Eight Thousand Four Hundred Only)
Item II	Land & building - Syno.171	Rs. 12,47,400/- (Rupees Twelve Lakhs Forty-Seven Thousand Four Hundred Only)

Bid Increment for Item I & II

Item	Property	Bid Increment Amount
Item I	Land & building - Syno 128A/1	Rs.1,00,000/- (Rupees One Lakh Only) & in such multiples
Item II	Land & building - Syno.171	Rs.50,000/- (Rupees Fifty Thousand Only) & in such multiples

Description of the Secured Assets being auctioned **Item I:** Land admeasuring 1253 Sq. mtr and building structure above admeasuring 2268 Sq.ft at Survey no 128 A/1, hissa no 1A/2, at village Khalgaon- Jakadevi-Khalgaon Road, off Nivali-Chafe state Highway SH-106 Jakadevi, Tal & Dist. Ratnagiri - 415 620 **North**- Residential house ; **South**- Jaanki nursing house ; **East**-Jakadevi Khalgoan Road ; **West**- Residential house **Item II:** Land admeasuring 1430 Sq.mtr and building structure admeasuring 37 Sq. Mtr. and plant and machinery at Survey No. 171, Hissa No. 1B of village Khalgaon, Jakadevi, Tal & Dist. Ratnagiri, Maharashtra – 415620 , **North**- Survey no. 169 , **South**- Hissa no. 2 ; **East**- ------- ; **West**-Survey no. 157

Terms and Conditions of E- Auction: 1. The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website **https://www.bankeauctions.com**. M/s C1 India Private Limited is the service provider to arrange platform for e-auction. 2. The E-auction is conducted as per the further **Terms and Conditions of the Bid document** and as per the procedure set out therein. Bidders may go through the website of Phoenix also at https://phoenixarc.co.in/?p=7793 and website of the service provider, **www.bankeauctions.com** for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form. 3. The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of **M/s C 1 India Private Limited, Contact Number: 91-124-4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com.** 5. The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured assets put up for e-auction obtaining bid form. 6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition. 7. All the intending purchasers/bidders are required to register their name in the portal mentioned above as **https://www.bankeauctions.com** and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid. 8. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before **08.12.2026 (Tuesday) before 4.30 p.m. Intending purchasers/bidders are required to submit separate EMDs for each of the Items detailed herein above.**

FOR INDIVIDUALS	DOCUMENTS
Proof Of Identity (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment remittance in India.
Proof Of Address One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
Proof Of Identity	PAN Card / Registered Partnership Deed
Proof Of Address	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
Authorisation Letter For Participaion	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim

9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above for the respective Item, on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited. 10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest. 11. The balance amount of purchase consideration for the respective Item shall be payable by the successful purchaser/bidder **on or before the fifteenth day**, from the date of confirmation of sale of the said secured asset by the Authorised Officer Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited. 12. For inspection of secured assets/properties or more information, the prospective bidders may contact Amit Masekar and/or Fenil Sangoi at the abovementioned address or at amit.masekar@phoenixarc.co.in (9769497286) and fenil.sangoi@phoenixarc.co.in (9321884619) or on 022-68492450. 13. At any stage of the e-auction, the Authorised Officer may accept/ reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice. 14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, applicable GST etc. that is required to be paid in order to get the secured asset (Item I and/or Item II) property conveyed/delivered in his/her/its favour as per the applicable law for the respective Item. 15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, gram panchayat/ society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only. 16. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to gram panchayat/ council/ corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour. 17. It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset (Items) encumbrances, title and the title documents of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid. 18. The particulars specified in the e-auction sale notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission. 19. The prospective intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. 20. In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. 21. The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Sd/- Authorised Officer
Phoenix ARC Limited,
(Formerly known as Phoenix ARC Private Limited)
Phoenix Trust FY 16-2

Place: Ratnagiri, Maharashtra
Date : 17.11.2026

Exh. 13/D
Next Date: 17/12/2026
Honble R. N. Chavhan Court
Adv. Prachi Pravin Killekar

PUBLIC NOTICE

In the Court of the Ld. Civil Judge, Senior Division, Panvel
Review Application No.: 2/2025
(In the matter of Special Civil Suit No. 83/2012)

Innovassynth Technologies Limited **.... Plaintiff**

V/S

Actis Biologics Private Limited & Others **.... Respondents/Opposite Parties**

Respondent No. 1 to 4, namely:

1. **ACTIS BIOLOGICS PRIVATE LIMITED**
Through its Director Shri Sanjeev Saxena, At: 201, Vedant, 2nd Floor, 779 Makawana Road, Off. Andheri Kurla Road, Marol, Andheri (E), Mumbai - 400053.
2. **PHOENIX ARC PVT. LTD.**
Having its registered office at: 7th Floor, Dani Corporate Park, 158, C.S.T. Road, Kalina, Santacruz (E), Mumbai - 400098.
3. **LAXMI VILAS BANK**
Having its registered office at: Salem Main Road, Kathparai, Karur, Tamil Nadu - 639006. Having its regional office at: Sterling Centre, 2nd Floor, Andheri-Kurla Road, Chakala, Andheri (E), Mumbai - 400093.
4. **SANJEEV SAXENA (DIRECTOR & GUARANTOR)**
Residing at: 2505, Edenwood Tower, Shastri Nagar, Off Lokhandwala Complex, Andheri (W), Mumbai - 400053.

NOTICE IS HEREBY GIVEN THAT:

The abovenamed Plaintiff has filed this Review Application challenging the Order dated 01/08/2025 passed in Special Civil Suit No. 83/2012.

As the service of summons/notices issued by the Court could not be effected upon you (Respondent Nos. 1 to 4), you are hereby informed through this Public Notice to appear before this Court, either in person or through your authorized legal representative/advocate, and file your reply/say in the said Review Application.

Take note that the Hon'ble Court has fixed the next date of hearing on 17/12/2026. If you fail to appear before the Court on the said date the matter will be heard and proceeded *ex-parte* (in your absence) against Respondent Nos. 1 to 4 and an *ex-parte* order will be passed accordingly.

Given under my hand and the seal of the Court, today on this 5 day of November 2026.

Seal

Sd/-
Senior Clerk
Civil Judge, Senior Division, Panvel.

Sd/-
Joint Superintendent Clerk
Civil Judge, Senior Division, Panvel.

PUBLIC NOTICE

I, Adv. Akhilesh Upadhyay, on behalf of my client Mrs. S. Salva Mary, residing at Helena Villa, Orlem, Malad (W), Mumbai-400064, hereby give this Public Notice as under :

That my client S. Salva Mary has acquired right, title and interest in property bearing C/94 admeasuring 1020.50 Sq.Yards (approx. 853.24 Sq.Meters) situated at Pali Road, Mumbai-400050.

That the building constructed thereon, ground floor is residential premises admeasuring 3000 Sq.Feet. My client has purchased 1st & 2nd Floor admeasuring 6000 Sq.Feet vide Agreement dated 30/04/1979 from Mohamed Izharuddin Kazi and full & final consideration was paid as per terms, and the same was let out to him.

That my client has been enjoying personal benefits since 1979, but has now learnt that Mohamed Izharuddin Kazi intends to sell the said property.

Therefore, I hereby object to any person having interest and/or represented by Mohamed Izharuddin Kazi alone. Further note that any deal in respect of 1st & 2nd Floor and/or any part or portion thereof will be illegal and not binding upon S. Salva Mary. My client has not granted any right or power to sell or transfer through any other party.

That all Agreements without consent of my client will be illegal, not binding upon myclient, and if anyone purchases the same, it will be challenged in Court of Law, but possession will not be handed over. Please take note.

Objections, if any, be sent within 15 days from publication of this notice at the address mentioned below and on Mobile No. 8693863320. After expiry, No Claim Certificate will be issued and it will be declared that nobody has any objection, and my client shall apply for transfer of name in revenue record, Mutation of Tax entry etc. as Owner of said part and portion.

Sd/-
Adv. Akhilesh Upadhyay
9, Vibhako Bldg.,
Mamlatdar Wadi, Malad (W),
Mumbai-400064

Date : 17.11.26

MAHATRANSCO — SRM E-Tender Notice

Digitally signed online bids are invited through SRM E-tender process of MSETCL in two bid system from bidders who are registered Electrical Vendors/Contractors of MSETCL for following SRM E-tender,

RFx No.	E-Tender No.	Particulars	Estimated Cost	EMD	Tender Fees
7000042130	T- 31/ 2026-27 (1st Call)	Second circuit stringing on existing 132kV Karjat - Bhose Line (46.83ckm) along with end bays work under EHV O&M Division Babhaleshwar in Nashik Zone (0.2 ACSR Conductor will be provided by MSETCL)	Rs. 560.70 Lakhs (Excl. GST), Rs. 661.63 Lakhs (Including GST)	Rs. 5,60,702.86/-	Rs. 5000/- + GST

Sale period: 16.11.2026 to 01.12.2026, **Last Date of Submission:** 01.12.2026 up to 15:00 Hrs, **Tentative date of opening (Tech. bid):** 01.12.2026, 15:15 Hrs.
Contact person: Executive Engineer, EHV PC O&M Zone, Nashik. Phone No. 0253-2403010/02/07, For further details please visit to **https://srmetender.mahatransco.in.** Please note that, future retendering notices/amendments to this tender if any will be published on MSETCL's website only.

Chief Engineer
EHV PC O&M Zone Nashik

पुणे महानगरपालिका, पुणे

निविदा प्रकिया कक्ष पाणीपुरवठा विभाग

निविदा जाहिरात – नविन कामे

विक्री कालावधी दिनांकः- १७-११-२०२६ ०९:०० सकाळी ते ०१-१२-२०२६ ०२:०० दुपारी पर्यंत
स्वीकृती दिनांकः- १७-११-२०२६ ०९:०० सकाळी ते ०१-१२-२०२६ ०२:०० दुपारी पर्यंत तांत्रिक निविदा उघडणे प्रक्रिया दिनांक : ०२/१२/२०२६ ०३:०० दुपारी

निविदा क्रमांक	खात्याचे नाव	कामाचे नाव	निविदा संच किंमत रु.	अंदाजित पूर्व गणित रक्कम रू.	बयाणा रक्कम रु	कामाची मुदत (महिने)	निविदा विषयक जबाबदार व्यक्तीचे नाव व दुरध्वनी क्रमांक
PMC/WATER_SUPPLY/ 2026/593	पाणी पुरवठा	आंबेगाव बुद्रुक जिजामाता भुयारी मार्ग ते नवले पुला दरम्यान / सिंहगड कॉलेज परिसर आंबेगाव बुद्रुक गावठाण दभाडी मोक्ष आंगण सोसायटी ते नवले पूल स्मशानभूमी ते वेदांत हॉटेल परिसरात आवश्यकते नुसार जल वाहिनी विकसित करणे.	रु. ६०७९/-	रु. १२९६६०३४/-	रु. १२९६६०/-	१०	सुवर्णा ९६८९९३७५१८

अ) सदर कामाबाबत निविदा अटी/ शर्ती इ. बाबतचा सर्व तपशील निविदा संचामध्ये नमूद केला असून सदर कामाचें निविदा www.mahatenders.gov.in या वेबसाईटवर पाहण्यासाठी उपलब्ध आहे. निविदा संचाची विक्री व स्वीकृती सदर वेबसाईटवरून फक्त ऑनलाईन पद्धतीने करण्यात येत असून सर्व निविदा दोन पाकीट पद्धतीने मागविण्यात येत आहेत.
ब) निविदा प्रक्रियाच्या शेवटच्या दिवशी संच प्राप्त न झाल्यास व स्वीकृतीच्या शेवटच्या दिवशी ऑनलाईन सादरीकरण न झाल्यास याची सर्वस्वी जबाबदारी टेंडरदाराची राहील.
क) ऑनलाईन निविदा प्रक्रिया बाबतची संपूर्ण माहिती टेंडर सेल विभाग पुणे म. न. पा. येथे मिळेल.
ड) कार्यालयीन आदेश क्र. अतिमआ (वि.)/३२ दि. २२/०४/२०१६ नुसार बयाणा रक्कम इ.सी.एस./आर.टी.जी.एस./एन.एफ.टी. सुविधेमार्फतच स्विकारणेत येणार आहे.

सही/–
टेंडर लिपिक
पाणीपुरवठा
पुणे महानगरपालिका

सही/–
Nitin Khude (Prabhari)
कार्यकारी अभियंता
पाणीपुरवठा
पुणे महानगरपालिका

जाहिरात क्र. २/११२० दि. १६/११/२०२६

सांकेतिक कब्जा सूचना

ICICI Bank शाखा कार्यालय : आयसीआयसीआय बँक लि., कार्यालय क्र. २०१-बी, २रा मजला, रोड क्र. १, प्लॉट क्र.- बी ३, वायफाय आयटी पार्क, वागळे इंडस्ट्रियल इस्टेट, ठाणे (पश्चिम)- ४००६०४

आयसीआयसीआय बँकेचे प्राधिकृत अधिकारी यांनी सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ आणि कलम १३(१२) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून मागणी सूचना जारी करून खालील नमूद कर्जदारांस सूचनेतील नमूद रकमेची परतफेड सदर सूचना प्राप्तीच्या ६० दिवसांत करण्यास सांगितले होते.
रकमेची परतफेड करण्यास कर्जदार असमर्थ ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतींचा **सांकेतिक कब्जा** त्याला/तिला प्रदान करण्यात आलेल्या अधिकारांचा वापर करून सदर ॲक्टच्या कलम १३(४) अंतर्गत सहवाचता सदर रूलच्या नियम ८ अन्वये खालील नमूद तारखेस घेतला आहे.
विशेषत: कर्जदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतींशी कोणताही व्यवहार करू नये आणि सदर मिळकतींशी करण्यात आलेला कोणताही व्यवहार हा आयसीआयसीआय बँक लिमिटेडच्या भाराअधीन राहील.

अनु. क्र.	कर्जदाराचे नाव / कर्ज खाते क्रमांक	मिळकतीचे वर्णन / सांकेतिक कब्जाची तारीख	मागणी सूचनेची तारीख / मागणी सूचनेतील रक्कम (रु.)	शाखेचे नाव
१.	अशोक शिवचरणलाल शर्मा आणि राजश्री अशोक शर्मा आणि कौशिक अशोक शर्मा आणि न्यू इंडिया वॉटर सील प्रायव्हेट लिमिटेड / टीबीव्हीआरआर००००६६५१३७७ आणि एलबीव्हीआरआर००००६६६१५५५	फ्लॅट क्र. १०१, १ ला मजला, फ्लॅट क्र. २०१, २ रा मजला, फ्लॅट क्र. ३०१, ३ रा मजला, ''राज लक्ष्मी'' म्हणून ओळखल्या जाणाऱ्या इमारतीमध्ये, आरे रोड, भूमापन क्र. आणि उपविभाग क्र. ३८/५/सीएच, ३८/११/बी (जुना प्लॉट क्र. १५ आणि १६), गाव सुतारपाडा, तालुका तलासरी, पालघर-४०१६०६ आणि फ्लॅट क्र. १०१, अंदाजे ५२५.८२ चौ. फूट चटई क्षेत्र, फ्लॅट क्र. २०१, अंदाजे ५२५.८२ चौ. फूट चटई क्षेत्र, फ्लॅट क्र. ३०१, अंदाजे ५२५.८२ चौ. फूट चटई क्षेत्र/११ नोव्हेंबर, २०२६	२९ जून, २०२६ रु. ५१,३५,९८९.३२/-	मुंबई
२.	अहमद शाजन आणि नसीमा जॉनबाशा / एलबीटीएनई०००५६७४४०२	फ्लॅट क्र. १५०३, १५ वा मजला, एफ विंग, मोहन नॅनो इस्टेट, अंबरनाथ, महाराष्ट्र, ठाणे-४२१५०१ आणि २८.९५ चौ. मीटर चटई क्षेत्र /१२ नोव्हेंबर, २०२६	१७ एप्रिल, २०२६ रु. २४,९३,६४६.१२/-	मुंबई
३.	आशा महिंद्र वाघमारे आणि महिंद्र अंकुश वाघमारे / एलबीकेएलवाय००००४७९४४२७	फ्लॅट क्र. १०१, १ ला मजला, इमारत क्र. ५, श्री कृष्णा रेसिडेन्सी, गट क्र. ६९/१, गट क्र. ६९/२, गट क्र. ६९/३, गट क्र. ७०/१, गाव वालिवली, तालुका-अंबरनाथ, ठाणे-४२१५०३ आणि अंदाजे रेरा चटई क्षेत्र २७.५० चौ. मीटर, ओटला क्षेत्र ४.९४ चौ. मीटर, कब क्षेत्र १.०९ चौ. मीटर, टेरेस क्षेत्र ४.९३ चौ. मीटर / १२ नोव्हेंबर, २०२६	१७ एप्रिल, २०२६ रु. २०,४१,५२५.३१/-	मुंबई
४.	रवींद्र रामू साबळे आणि रेश्मा रवींद्र साबळे / एलबीकेएलवाय००००५४६८२५५	फ्लॅट क्र. १०२, १ ला मजला, ई विंग, ''शुभ निर्मल फेज-II'' म्हणून ओळखल्या जाणाऱ्या संकुलामध्ये, सर्व्हे क्र. १७, हिस्सा क्र. ३, हिस्सा क्र. ४/अ, हिस्सा क्र. ४/ब, सर्व्हे क्र. १८, सर्व्हे क्र. १९, हिस्सा क्र. १, हिस्सा क्र. ३, सर्व्हे क्र. ८४, हिस्सा क्र. ०१, गाव बेलवली, तालुका अंबरनाथ, ठाणे-४२१५०३ आणि २७.६४ चौ. मीटर चटई क्षेत्र /१२ नोव्हेंबर, २०२६	१८ जुलै, २०२६ रु. १९,३३,४१४/-	मुंबई
५.	मोरेश्वर विजय शिंदे आणि करिश्मा एम शिंदे / एलबीएमयूएम००००४९४९७६२ आणि एलबीएमयूएम००००४९४२८०९	फ्लॅट क्र. १०४, ''शिव साई रेसिडेन्सी'' नावाच्या इमारतीमध्ये, १ ला मजला, बी विंग, गाव कर्जत येथील सावरकर मार्गापासून जवळ, तालुका कर्जत, सर्व्हे क्र. २०ए, हिस्सा क्र. ५ए, प्लॉट क्र. २, ३ आणि ४, गाव कर्जत, जिल्हा रायगड, नवी मुंबई ४१०२०१ आणि ३२.२३ चौ. मीटर चटई क्षेत्र / १३ नोव्हेंबर, २०२६	१२ जून, २०२६ रु. १३,४३,८६४.८८/-	मुंबई
६.	सुशीला सोनाराम चौधरी आणि सोनाराम तुलसाराम चौधरी / एलबीएमयूएम००००५१३९४८६	फ्लॅट क्र. ६०४, ६ वा मजला, एफ विंग, लक्ष्मी कॅस्टेलो, बोपेले, नेरळ, नवी मुंबई, जिल्हा रायगड, महाराष्ट्र-४१०२०१ आणि २७.९९० चौ. मीटर चटई क्षेत्र तसेच बाल्कनी ३.३६४ चौ. मीटर / १३ नोव्हेंबर, २०२६	१७ एप्रिल, २०२६ रु. १५,३७,१९९.५१/-	मुंबई

वरील नमूद कर्जदार/हमीदारांस याद्वारे ३० दिवसांत रकमेचा भरणा करण्यास सूचना देण्यात येत आहे. अन्यथा गहाण मिळकती सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९ च्या तरतुदीं अंतर्गत सदर सूचना प्रकाशनाच्या ३० दिवसांच्या समाप्तीनंतर विकण्यात येतील.

दिनांक : नोव्हेंबर १७, २०२६,
ठिकाण : मुंबई

सादर प्राधिकृत अधिकारी,
आयसीआयसीआय बँक लि. करिता

मत्तेची ऑनलाईन ई-लिलाव विक्री

फिनिक्स एआरसी लिमिटेड

नोंद. कार्यालय: ३रा मजला, वॉलेस टॉवर (पूर्वी शिव बिल्डिंग अशी ज्ञात) १३९-१४०/बी/१, क्रॉसिंग ऑफ सहार रोड आणि वेस्टर्न एक्सप्रेस हायवे, विलेपार्ले (पूर्व), मुंबई ४०० ०५७, दूर.: ०२२- ६८४९२४५०, फॅक्स: ०२२-६७४१२३१३
सीआयएन: यु६७१९०एमएच२००७पीटीसी१६८३०३, ईमेल: info@phoenixarc.co.in, वेबसाईट: www.phoenixarc.co.in; https://phoenixarc.co.in/?p=7793

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट कायदा, २००२ (संक्षेपाने सरफेसी कायदा म्हणून संदर्भित) आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम, २००२ (संक्षेपाने नियम म्हणून संदर्भित) अंतर्गत प्रदान करण्यात आलेल्या अधिकाराचा वापर करून तसेच खाली नमूद केलेल्या कर्जदाराच्या तारण मत्तेचा कब्जा, सदर सरफेसी कायदा व नियमा अंतर्गत अधिकृत अधिकाऱ्यामध्ये निहित असल्यामुळे, तारण कर्जाची वसुली करण्यासाठी अधिकृत अधिकाऱ्याने तारण मत्ता लिलाव विक्रीद्वारे विकण्याचा निर्णय घेतला आहे.
याद्वारे सर्वसामान्य जनतेस आणि विशेषत: कर्जदार व हमीदारांना सूचित करण्यात येते की, खाली नमूद केलेल्या फिनिक्स एआरसी लिमिटेड (पूर्वी फिनिक्स एआरसी प्रायव्हेट लिमिटेड म्हणून ज्ञात) यांच्याकडे गहाण ठेवलेल्या मिळकती, फिनिक्स ट्रस्ट एफवाय१६-२ (फिनिक्स) चे विश्वस्त म्हणून त्यांच्या क्षमतेत कार्यरत (२९.०६.२०१५ रोजीच्या अभिहस्ताकन कराराद्वारे देना बँकेने फिनिक्सच्या नावे केलेल्या कर्जाच्या अभिहस्ताकनानुसार) आणि फिनिक्स एआरसी लिमिटेडने मंजूर केलेल्या वित्तीय सुविधासाठी देखील, खाली तपशीलवार नमूद केल्याप्रमाणे देय रक्कम आणि पुढील व्याज, प्रभार व खर्च इत्यादींच्या वसुलीसाठी **सरफेसी अधिनियमाच्या तरतुदींसह सह वाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम, २००२ चे नियम ८ आणि ९ अंतर्गत ''जे आहे जसे आहे, जे काही आहे आणि कोणत्याही आधाराशिवाय''** या तत्त्वावर **https://www.bankeauctions.com** या संकेतस्थळाद्वारे ''ऑनलाइन ई-लिलाव'' पद्धतीने विकण्यात येतील.

कर्जदाराचे नाव : (१) विजयंत क्रशर (२) विजयंत पेट्रोलियम (३) जाकादेवी एजन्सीज
वैयक्तिक हमीदारांची नावे : (१) श्रीम. सुनीता गंगाराम देसाई (२) श्री. सुशील गंगाराम देसाई
देय रक्कम : फिनिक्स ट्रस्ट एफवाय१६-२: रु. ६,१०,२५,२३७.९०/- (रुपये सहा कोटी दहा लाख पंचवीस हजार दोनशे सदतीस आणि नव्वद पैसे मात्र) २५.०८.२०११ तारखेरोजीस आणि २६.०८.२०११ पासून संपूर्ण देय रकमेची परतफेड होण्याच्या तारखेपर्यंत पुढील व्याज, इतर प्रभार आणि खर्च तसेच ०५.१०.२०११ रोजीच्या सरफेसी अधिनियम, २००२ च्या कलम १३(२) अंतर्गत जारी केलेल्या मागणी सूचनेनुसार अनुषंगिक खर्च, किमती आणि प्रभारासह. **फिनिक्स एआरसी लिमिटेड:** रु. ९,६१,४१,३४५/- (रुपये नऊ कोटी एकसष्ट लाख एकेचाळीस हजार तीनशे पंचेचाळीस मात्र) ०८.०४.२०२६ तारखेरोजीस आणि ०९.०४.२०२६ पासून संपूर्ण देय रकमेची परतफेड होण्याच्या तारखेपर्यंत पुढील व्याज, इतर प्रभार आणि खर्च तसेच अनुषंगिक खर्च, किमती आणि प्रभारासह.
सरफेसी अधिनियमांतर्गत तारण मत्तेच्या (बाब I आणि II) कब्जाची स्थिती : ०६.०५.२०२५ रोजी फिनिक्सच्या प्राधिकृत अधिकाऱ्याच्या प्रत्यक्ष कब्जात
बाब I आणि II च्या पाहणीची तारीख आणि वेळ : विनंतीनुसार
बाब I आणि II साठी बोली (ई-लिलाव) सादर करण्याची तारीख : ०७.१२.२०२६ (सोमवार) रोजी सायं. ४.३० वा. पूर्वी
ई-लिलावाची तारीख : ०८.१२.२०२६ (मंगळवार) रोजी स. ११.०० वा. ते दु. १२.०० वा. दरम्यान
ई-लिलावाची पद्धत : ऑनलाइन ई-लिलाव
बाब I आणि II साठी इसारा अमानत रक्कम (इअर) : ''फिनिक्स ट्रस्ट एफवाय १६-२'' यांच्या नावे आरटीजीएसद्वारे जमा करावयाची इअर रक्कम, चालू खाते : ६८११५६६८२७; कोटक महिंद्रा बँक लिमिटेड, शाखा : कलिना, मुंबई, आयएफएससी कोड : केकेबीके०००६६३१
बाब I आणि II साठी इअर तपशील :

बाब	मिळकत	इसारा अमानत रक्कम (इअर)
बाब I	जमीन आणि इमारत-सर्व्हे क्र. १२८ए/१	रु. ४,५६,८४०/- (रुपये चार लाख छप्पन्न हजार आठशे चाळीस मात्र)
बाब II	जमीन आणि इमारत - सर्व्हे क्र. १७१	रु. १,२४,७४०/- (रुपये एक लाख चोवीस हजार सातशे चाळीस मात्र)

बाब I आणि II साठी राखीव किंमत

बाब	मिळकत	राखीव किंमत
बाब I	जमीन आणि इमारत-सर्व्हे क्र. १२८ए/१	रु. ४५,६८,४००/- (रुपये पंचेचाळीस लाख अडुसष्ट हजार चारशे मात्र)
बाब II	जमीन आणि इमारत - सर्व्हे क्र. १७१	रु. १२,४७,४००/- (रुपये बारा लाख सत्तेचाळीस हजार चारशे मात्र)

बाब I आणि II साठी बोलीतील वाढ

बाब	मिळकत	बोलीतील वाढीची रक्कम
बाब I	जमीन आणि इमारत-सर्व्हे क्र. १२८ए/१	रु. १,००,०००/- (रुपये एक लाख मात्र) आणि अशा पटीत
बाब II	जमीन आणि इमारत - सर्व्हे क्र. १७१	रु. ५०,०००/- (रुपये पन्नास हजार मात्र) आणि अशा पटीत

लिलाव करण्यात येत असलेल्या तारण मत्तेचे वर्णन : बाब I: सर्व्हे क्र. १२८ए/१, हिस्सा क्र. १९/२ येथे १२५३ चौ. मीटर क्षेत्रफळाची जमीन आणि त्यावरील २२६८ चौ. फूट क्षेत्रफळाचे इमारतीचे बांधकाम, गाव खालगाव-जाकादेवी-खालगाव रोड, निवळी- वाफे राज्य महामार्ग एसएच - १०६ पासून जवळ, जाकादेवी, तालुका आणि जिल्हा रत्नागिरी - ४१५६२०. **उत्तर** - निवासी घर; **दक्षिण** - जानकी नर्सिंग होम; **पूर्व** - जाकादेवी खालगाव रोड; **पश्चिम** - निवासी घर. **बाब II:** गाव खालगाव, जाकादेवी, तालुका आणि जिल्हा रत्नागिरी, महाराष्ट्र - ४१५६२० येथील सर्व्हे क्र. १७१, हिस्सा क्र. १बी येथे १४३० चौ. मीटर क्षेत्राची जमीन आणि ३७ चौ. मीटर क्षेत्राचे इमारतीचे बांधकाम तसेच सयंत्र आणि यंत्रसामग्री; **उत्तर** - सर्व्हे क्र. १६९; **दक्षिण** - हिस्सा क्र. २; **पूर्व** - --------; **पश्चिम** - सर्व्हे क्र. १५७

ई-लिलावाच्या अटी व शर्ती:
१. हा लिलाव विक्री सरफेसी कायदा अंतर्गत प्राधिकृत अधिकाऱ्याद्वारे, ई-लिलाव पद्धतीच्या सहाय्याने व त्यामार्फत आयोजित करण्यात येत आहे. लिलाव/बोली प्रक्रिया केवळ **''ऑनलाइन इलेक्ट्रॉनिक मोड''** द्वारे **https://www.bankeauctions.com** या संकेतस्थळावरूनच होईल. मे. सी १ इंडिया प्रायव्हेट लिमिटेड ही ई-लिलावासाठी प्लॅटफॉर्म उपलब्ध करून देणारी सेवा प्रदाता संस्था आहे. २. ई-लिलाव हा बोली दस्तऐवजातील पुढील अटी व शर्ती तसेच त्यामध्ये नमूद केलेल्या कार्यपद्धतीनुसार आयोजित करण्यात येईल. बोलीदार ई-लिलावासाठी ठेवलेल्या तारण मत्तेचे तपशील पडताळण्यासाठी/बोली दस्तऐवज प्राप्त करण्यासाठी किंवा बोली अर्ज मिळविण्यासाठी https://phoenixarc.co.in/?p=7793 या फिनिक्सच्या संकेतस्थळास तसेच सेवा प्रदात्याच्या **www.bankeauctions.com** या संकेतस्थळास भेट देऊ शकतात. ३. बोलीदार त्यांच्या स्वत:च्या कार्यालयातून/स्वत:च्या पसंतीच्या ठिकाणावरून ई-लिलावातील कोटेशन/बोली प्रक्रियेत सहभागी होऊ शकतात. इंटरनेट जोडणीची व्यवस्था प्रत्येक बोलीदाराने स्वत: करावयाची आहे. इंटरनेट जोडणी, नेटवर्क समस्या, प्रणाली बंद पडणे, वीज पुरवठा खंडित होणे इत्यादी बाबींसाठी अधिकृत अधिकारी/फिनिक्स/सेवा प्रदाता जबाबदार राहणार नाही. ४. ई-लिलावाबाबत तपशील, मदत, कार्यपद्धती व ऑनलाईन प्रशिक्षणासाठी इच्छुक खरेदीदारांनी मे. सी १ इंडिया प्रायव्हेट लिमिटेड चे **श्री. भाविक पांड्या यांच्याशी संपर्क साधावा. संपर्क क्रमांक: ९१-१२४-४३०२०२०/२०२१/२०२२/२०२३/२०२४, ९१-८८६६६८२९३७/०७२९१९८११२४/२५/२६,** ई-मेल आयडी: **support@bankeauctions.com / maharashtra@c1india.com** ५. इच्छुक खरेदीदार/बोलीदार, वर नमूद केल्याप्रमाणे, ई-लिलावासाठी ठेवलेल्या तारण मत्तेचे तपशील पडताळण्यासाठी/बोली अर्ज प्राप्त करण्यासाठी फिनिक्सच्या संकेतस्थळास भेट देऊ शकतात. ६. वर नमूद केलेल्या दिनांक व वेळेनुसार ई-लिलाव आयोजित करण्यात येईल. त्यावेळी वर नमूद केलेली तारण मत्ता **''जे आहे जसे आहे, जे काही आहे आणि विनाअवलंब''** तत्त्वावर विकण्यात येईल. ७. सर्व इच्छुक खरेदीदार/बोलीदारांनी वर नमूद केलेल्या पोर्टलवर https://www.bankeauctions.com येथे स्वत:ची नोंदणी करून, कोणतेही शुल्क न भरता युजर आयडी आणि पासवर्ड प्राप्त करून, नमूद केलेल्या दिनांक व वेळेस ई-लिलावात सहभागी व्हावे. ८. ई-लिलावात सहभागी होण्यासाठी इच्छुक खरेदीदार/बोलीदारांनी परतफेडयोग्य राखीव किंमतीच्या १०% इसारा अनामत रकमेचा (ईएमडी) भरणा केल्याचा तपशील तसेच नमूद कागदपत्रांच्या प्रती ०८.१२.२०२६ **(मंगळवार) रोजी सायं. ४.३०** वाजेपूर्वी सादर करणे आवश्यक आहे. वर नमूद प्रत्येक मिळकतीसाठी **इच्छुक खरेदीदार/बोलीदारांनी वेगळी इसारा अनामत रक्कम (ईएमडी) जमा करणे आवश्यक आहे.**

वैयक्तिक व्यक्तींसाठी	दस्तऐवज
ओळखीचा पुरावा (पुढीलपैकी कोणत्याही एका दस्तऐवजाची एक प्रत)	पॅन कार्ड / पासपोर्ट / वाहन चालविण्याचा परवाना / आधार कार्ड / मतदार ओळखपत्र / राज्य सरकारच्या अधिकाऱ्याने रीतसर स्वाक्षरी केलेले नरेगा अंतर्गत जारी केलेले जॉब कार्ड / राष्ट्रीय लोकसंख्या नोंदणीद्वारे जारी केलेले पत्र / भारतात गुंतवणूक / प्रेषणासाठी नियामकाकडून प्राप्त प्रमाणपत्र किंवा परवानगी.
पत्त्याचा पुरावा पुढीलपैकी पत्ता असलेल्या कोणत्याही एका दस्तऐवजाची एक प्रत (ओळखीच्या पुराव्यामध्ये पत्ता नमूद नसल्यास)	कोणत्याही सेवा प्रदात्याचे दोन महिन्यांपेक्षा अधिक जुने नसलेले उपयोगिता बिल (वीज, दूरध्वनी, पोस्ट-पेड मोबाईल फोन, पाईपद्वारे पुरवठा होणारा गॅस, पाणी बिल) / आधार कार्ड / मिळकत किंवा नगरपालिका कराची पावती / सरकारी विभाग किंवा सार्वजनिक क्षेत्रातील उपक्रमांनी निवृत्त कर्मचाऱ्यांना जारी केलेले निवृत्तिवेतन किंवा कौटुंबिक निवृत्तिवेतन प्रदान आदेश (पीपीओ), त्यामध्ये पत्ता नमूद असल्यास / राज्य किंवा केंद्र सरकारचे विभाग, वैधानिक किंवा नियामक संस्था, सार्वजनिक क्षेत्रातील उपक्रम, अनुसूचित व्यापारी बँका, वित्तीय संस्था आणि सूचीबद्ध कंपन्या यांनी जारी केलेले नियोक्त्याकडून निवासस्थान वाटपाचे पत्र / अधिकृत निवासस्थानाचे वाटप करणाऱ्या अशा नियोक्त्यांसोबत केलेले भाडेपट्टा आणि परवाना करार.

कंपनी / भागीदारी संस्थेसाठी	दस्तऐवज
ओळखीचा पुरावा	पॅन कार्ड / नोंदणीकृत भागीदारी करारपत्र
पत्त्याचा पुरावा	निगमन प्रमाणपत्र / जीएसटी प्रमाणपत्र / कोणत्याही सेवा प्रदात्याचे दोन महिन्यांपेक्षा अधिक जुने नसलेले उपयोगिता बिल (वीज, दूरध्वनी, पोस्टपेड मोबाईल फोन, पाईपद्वारे पुरवठा होणारा गॅस, पाणी बिल)
सहभागासाठी प्राधिकरण पत्र	कंपनी / भागीदारी संस्थेच्या वतीने व्यवहार करण्यासाठी प्रदान केलेला संचालक मंडळाचा ठराव / प्राधिकरण पत्र / मुखत्यारपत्र

९. यशस्वी खरेदीदार/बोलीदाराने त्याच्या/तिच्या/त्यांच्या प्रस्तावाच्या २५% रकमेचा (ईएमडी समाविष्ट करून) भरणा / द्वारे वरील नमूद खात्यात, वरील नमूद ई-लिलावाच्या दिवशी किंवा त्यानंतरच्या पुढील कामकाजाच्या दिवशी बँकिंग वेळ संपण्यापूर्वी जमा करणे आवश्यक आहे. सदर जमा रक्कम फिनिक्स यांनी पुष्टी करणे आवश्यक असून, अन्यथा विक्री अपयशी समजली जाईल आणि संबंधित यशस्वी बोलीदाराची ईएमडी जप्त करण्यात येईल. **१०.** ई-लिलावात यशस्वी न ठरलेल्या इतर सर्व बोलीदारांची, ई-लिलाव संपल्यानंतर ७२ तासांमध्ये फिनिक्सकडून परत करण्यात येईल. ईएमडी वर कोणतेही व्याज देय राहणार नाही. **११.** खरेदी किंमतीची उर्वरित रक्कम, तारण मालमत्तेची विक्री प्राधिकृत अधिकारी/तारण धनको यांनी पुष्टी केल्याच्या दिनांकापासून **पंधराव्या दिवशी किंवा त्यापूर्वी,** किंवा प्राधिकृत अधिकारी यांच्या लेखी संमतीने त्यांच्या विवेकाधिकारानुसार मंजूर केलेल्या वाढीव कालावधीत, यशस्वी खरेदीदार/बोलीदाराने अदा करणे आवश्यक आहे. कोणत्याही डिफॉल्टच्या परिस्थितीत, त्या वेळेपर्यंत जमा केलेली सर्व रक्कम जप्त करण्यास पात्र राहील. १२. तारण मालमत्तेची तपासणी किंवा अधिक माहितीसाठी, संभाव्य बोलीदार श्री. अमित मासेकर आणि किंवा फेनिल सांगोई यांच्याशी वरील नमूद पत्त्यावर किंवा **amit.masekar@phoenixarc.co.in** (९७६९४९७२८६) आणि **fenil.sangoi@phoenixarc.co.in** (९३२११८८४६१९) किंवा ०२२-६८४९२४५० वर संपर्क साधू शकतात. **१३.** ई-लिलावाच्या कोणत्याही टप्प्यावर, प्राधिकृत अधिकारी कोणतेही कारण न देता आणि कोणतीही पूर्वसूचना न देता, वरील नमूद केल्याप्रमाणे बोली/ऑफर स्वीकारू/नाकारू/सुधारित करू/रद्द करू शकतात किंवा ई-लिलाव पुढे ढकलू शकतात. **१४.** यशस्वी खरेदीदार/बोलीदाराने लागू कायद्यानुसार तारण मत्ता (बाब I आणि/किंवा बाब II)/मिळकत त्याच्या/तिच्या/त्यांच्या नावावर हस्तांतरित/वितरित करून घेण्यासाठी देय असलेली कोणतीही वैधानिक देणी, कर, शुल्क, स्टॅम्प ड्युटी, नोंदणी शुल्क इत्यादी स्वत: भरावी लागतील. **१५.** कोणत्याही प्राधिकरण/मंडळ/सोसायटी इत्यादीकडे कोणत्याही कालावधीत देय असलेली सर्व वैधानिक/अवैधानिक देणी, कर, दर, आकारणी, शुल्क, सोसायटी देणी इत्यादींचा भरणा करण्याची संपूर्ण जबाबदारी केवळ यशस्वी बोलीदाराची राहील. **१६.** ग्रामपंचायत/नगरपरिषद/महानगरपालिका किंवा इतर कोणत्याही प्राधिकरण/मंडळ इत्यादीकडे अधिकाराच्या हस्तांतरणासाठी देय असलेले कोणतेही खर्च/व्यय/शुल्क/आकारणी/ ट्रान्स्फर प्रीमियम इत्यादींची संपूर्ण जबाबदारी यशस्वी खरेदीदार/बोलीदाराचीच राहील. **१७.** इच्छुक खरेदीदार/बोलीदारांनी स्वत: स्वतंत्र चौकशी करून, सुरक्षित मालमत्तेवरील अडचणी (भार), मालकी हक्क, ई-लिलावात ठेवलेल्या मालमत्तेची स्थिती तसेच तारण मालमत्तेला प्रभावित करणारे दावे/हक्क/देणी, यामध्ये वैधानिक देणी व तपशीलाचा समावेश करून, बोली सादर करण्यापूर्वी समाधान करून घेणे ही त्यांची स्वत:ची जबाबदारी राहील. १८. वृत्तपत्रामध्ये प्रसिद्ध करण्यात आलेल्या ई-लिलाव सूचनेतील तपशील खाली सही करणाऱ्याच्या माहितीनुसार नमूद करण्यात आलेले आहेत; तथापि कोणतीही चूक, चुकीचे विधान किंवा त्रुटीबाबत खाली सही करणारे जबाबदार/उत्तरदायी राहणार नाहीत. १९. संभाव्य/इच्छुक बोलीदाराने इन्सॉल्व्हन्सी अँड बँकरप्सी कोड, २०१६ च्या कलम २९(ए) च्या तरतुदीनुसार अपात्र नसल्याचे लेखी हमी सादर करणे आवश्यक आहे. अशा प्रकारचे हमी कागदपत्रासह सादर करण्यात अपयश आल्यास, तो/ती आपोआप अपात्र ठरेल किंवा त्याची बोली नाकारली जाईल. २०. वरील नमूद तारण मालमत्तेबाबत नियोजित ई-लिलाव कोणत्याही कारणास्तव अपयशी ठरल्यास, फिनिक्स यांना सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ मधील नियम ८(५) तसेच सरफेसी ॲक्ट, २००२ च्या तरतुदींनुसार कोणत्याही पद्धतीने तारण मालमत्ता विक्री करण्याचा अधिकार राहील. **२१.** सदर थकबाकीसाठी जबाबदार असलेले कर्जदार/हमीदार/मालक/गहाणदार यांनी या विक्री सूचनेला सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स मधील नियम ८(६) अंतर्गत वरील नमूद लिलाव विक्रीबाबतची सूचना म्हणून ग्राह्य धरावे.

ठिकाण: रत्नागिरी, महाराष्ट्र
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फिनिक्स ट्रस्ट-एफवाय१६-२

मंगलम ऑर्गेनिक्स लिमिटेड

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पोस्टल बॅलेट सूचना आणि दूरस्थ ई-मतदानाची माहिती

याद्वारे सूचना देण्यात येते की, मंगलम ऑर्गेनिक्स लिमिटेड (''कंपनी'') आपल्या सभासदांची मंजुरी केवळ दूरस्थ ई-मतदानाद्वारे पोस्टल बॅलेटच्या माध्यमातून विशेष ठरावाद्वारे मिळवू इच्छित आहे. सदर मंजुरी **श्री. वैभव गांधी (डीआयएन: ०९५६०८५२) यांची कंपनीचे बिगर-कार्यकारी स्वतंत्र संचालक म्हणून नियुक्ती करण्यासाठी असून, ते आवर्तनानुसार निवृत्त होण्यास पात्र नसतील आणि त्यांचा पहिला कार्यकाळ १४ नोव्हेंबर, २०२६ ते १३ नोव्हेंबर, २०३१ असा सलग पाच वर्षांचा असेल,** दोन्ही दिवस समाविष्ट असतील, असे १४ नोव्हेंबर, २०२६ रोजीच्या पोस्टल बॅलेट सूचनेत (''सूचना'') नमूद केले आहे.
कंपनीज ॲक्ट, २०१३ च्या कलम १०८ आणि ११० तसेच इतर लागू तरतुदी, कंपनीज (मॅनेजमेंट अँड ॲडमिनिस्ट्रेशन) रूल्स, २०१४ चे नियम २० आणि २२, सेबी (लिस्टिंग ऑब्लिगेशन्स अँड डिस्क्लोजर रिक्वायरमेंट्स) रेग्युलेशन्स, २०१५ चे विनियम ४४ आणि कॉर्पोरेट व्यवहार मंत्रालयाची लागू परिपत्रके, ज्यामध्ये २२ सप्टेंबर, २०२५ रोजीचे सामान्य परिपत्रक क्र. ०३/२०२५ समाविष्ट आहे, यांच्या अनुषंगाने कंपनीने स्पष्टीकरणात्मक निवेदनासह सदर सूचना १६ नोव्हेंबर, २०२६ रोजी इलेक्ट्रॉनिक माध्यमातून पाठविण्याची प्रक्रिया पूर्ण केली आहे. सदर सूचना अशा सभासदांना पाठविण्यात आली आहे, ज्यांची नावे शुक्रवार, १३ नोव्हेंबर, २०२६ **(''कट-ऑफ तारीख'')** रोजी कामकाजाच्या समाप्तीच्या वेळी सभासद नोंदवही / लाभार्थी मालकांच्या यादीत नोंदलेली होती आणि ज्यांचे ई-मेल पत्ते कंपनी / निबंधक व समभाग हस्तांतरण प्रतिनिधी (''आरटीए'') / डिपॉझिटरी पार्टिसिपंट्स / डिपॉझिटरीज यांच्याकडे नोंदणीकृत होते.
सूचनेच्या प्रत्यक्ष प्रती, पोस्टल बॅलेट अर्ज आणि पूर्वप्रदत्त व्यावसायिक उत्तराची पाकिटे पाठविण्यात येत नाहीत. सभासद केवळ दूरस्थ ई-मतदानाद्वारे आपली संमती किंवा असहमती व्यक्त करू शकतात. कंपनीने ही सुविधा इन्स्टावोटच्या माध्यमातून उपलब्ध करून देण्यासाठी आपले आरटीए, एमयूएफजी इनटाइम इंडिया प्रायव्हेट लिमिटेड (''एमयूएफजी'') यांची नियुक्ती केली आहे.
सभासदांनी खालील बाबींची नोंद घ्यावी:
१. दूरस्थ ई-मतदान **मंगळवार, १७ नोव्हेंबर, २०२६ रोजी सकाळी ९:०० वा. (आयएसटी)** सुरू होईल आणि **बुधवार, १६ डिसेंबर, २०२६ रोजी सायंकाळी ५:०० वा. (आयएसटी)** समाप्त होईल. त्यानंतर दूरस्थ ई-मतदान प्रणाली निष्क्रिय करण्यात येईल आणि त्या वेळेनंतर मतदानास परवानगी दिली जाणार नाही. एकदा मतदान केल्यानंतर त्यामध्ये नंतर बदल करता येणार नाही.
२. कट-ऑफ तारखेस प्रत्यक्ष किंवा डीमटेरियलाइज्ड स्वरूपात समभाग धारण करणारे सभासद मतदान करण्यास पात्र असतील. मतदानाचे अधिकार त्या तारखेस कंपनीच्या प्रदत्त इक्विटी समभाग भांडवलातील त्यांच्या समभागांच्या प्रमाणात असतील. कट-ऑफ तारखेस जे व्यक्ती सभासद नव्हते, त्यांनी ही सूचना केवळ माहितीसाठी असल्याचे समजावे.
३. सविस्तर ई-मतदान सूचनांसह सदर सूचना अशा सभासदांना ई-मेलद्वारे पाठविण्यात आली आहे, ज्यांचे ई-मेल पत्ते कंपनी / आरटीए / डिपॉझिटरी पार्टिसिपंट्स यांच्याकडे नोंदणीकृत आहेत. ती कंपनीच्या www.mangalamorganics.com या वेबसाईटवर, बीएसई लिमिटेडच्या www.bseindia.com या वेबसाईटवर, नॅशनल स्टॉक एक्स्चेंज ऑफ इंडिया लिमिटेडच्या www.nseindia.com या वेबसाईटवर आणि एमयूएफजीच्या इन्स्टावोट वेबसाईट https://instavote.linkintime.co.in वरदेखील उपलब्ध आहे.
४. ज्या सभासदांनी आपले ई-मेल पत्ते नोंदणीकृत केलेले नाहीत, त्यांनी डीमटेरियलाइज्ड स्वरूपातील समभागधारणेसाठी संबंधित डिपॉझिटरी पार्टिसिपंट्सकडे आणि प्रत्यक्ष स्वरूपातील समभागधारणेसाठी एमयूएफजीकडे आपले ई-मेल पत्ते नोंदणीकृत / अद्ययावत करावेत, अशी विनंती करण्यात येते. पात्र सभासद सूचना आणि ई-मतदानासाठी आवश्यक लॉगिन तपशील प्राप्त करण्यासाठी सूचनेच्या पृष्ठ ८ वरील प्रक्रियेचे पालन करू शकतात किंवा त्यामध्ये नमूद केलेले तपशील व कागदपत्रांसह enotices@in.mpms.mufg.com या ई-मेल पत्त्यावर ई-मेल पाठवू शकतात. investor.helpdesk@in.mpms.mufg.com किंवा cs@mangalamorganics.com येथेही सहाय्य उपलब्ध आहे.
५. दूरस्थ ई-मतदानासंबंधी कोणत्याही शंका किंवा तक्रारी असल्यास, सभासद https://instavote.linkintime.co.in वरील हेल्प विभागात उपलब्ध असलेल्या वारंवार विचारले जाणारे प्रश्न (एफएक्यू) आणि इन्स्टावोट ई-मतदान मार्गदर्शिकेचा संदर्भ घेऊ शकतात किंवा enotices@in.mpms.mufg.com / ०२२-४९१८ ६००० येथे इन्स्टावोट हेल्पडेस्कशी संपर्क साधू शकतात. सभासद कंपनी सचिव व अनुपालन अधिकारी श्रीमती चार्मी शाह यांच्याशी cs@mangalamorganics.com / ०२२-४९२० ४०८९ येथेही संपर्क साधू शकतात.
संचालक मंडळाने मे. योगेश शर्मा अँड कंपनी, कार्यरत कंपनी सचिव (सीओपी क्र. १२३६६) यांची पोस्टल बॅलेट प्रक्रिया दूरस्थ ई-मतदानाद्वारे निष्पक्ष व पारदर्शक पद्धतीने पार पाडण्यासाठी छाननी अधिकारी म्हणून नियुक्ती केली आहे.
दूरस्थ ई-मतदान समाप्त झाल्यानंतर दोन कामकाजाच्या दिवसांच्या आत, म्हणजेच शुक्रवार, १८ डिसेंबर, २०२६ पर्यंत, अध्यक्ष किंवा त्यांनी प्राधिकृत केलेली व्यक्ती निकाल जाहीर करेल. निकाल आणि छाननी अधिकाऱ्याचा अहवाल बीएसई लिमिटेड आणि नॅशनल स्टॉक एक्स्चेंज ऑफ इंडिया लिमिटेड यांच्याकडे सादर करण्यात येईल आणि कंपनीच्या वेबसाईटवर तसेच एमयूएफजीच्या इन्स्टावोट वेबसाईटवर प्रदर्शित करण्यात येईल.
आवश्यक बहुमताने मंजूर झाल्यास, सदर ठराव १६ डिसेंबर, २०२६ रोजी संमत झाल्याचे मानले जाईल.

मंगलम ऑर्गेनिक्स लिमिटेडकरिता
चार्मी शाह
कंपनी सचिव व
अनुपालन अधिकारी

ठिकाण : मुंबई
दिनांक : १६ नोव्हेंबर, २०२६

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अॅसेट रिकव्हरी मॅनेजमेंट शाखा (एआरएमबी), ठाणे
३रा मजला, पीएनबी प्रगती टॉवर, प्लॉट सी-९, जी ब्लॉक, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पूर्व, मुंबई-४०००५१.
ई-मेल: cs8325@pnb.co.in

पूर्वग्रह न ठेवता

सुधारित परिशिष्ट - ३१ (सुधारित -४)

सरफेसी कायदा, २००२ च्या कलम १३(२) अंतर्गत मागणी सूचना
एडी सोबत नोंदणीकृ पोस्ट

दिनांक: ०७.११.२०२६

कु. राणी श्रीकांत सिंग (कर्जदार) खोली क्र. ३/सी/९, सेक्टर ०२, गायत्रीधाम सीएचएस, गणपती मंदीर रोड, टिटवाळा पूर्व, धोटसाई, ठाणे - ४२१६०५.	**श्री. श्रीकांत कुमार सिंग (कर्जदार)** खोली क्र. ३/सी/९, सेक्टर ०२, गायत्रीधाम सीएचएस, गणपती मंदीर रोड, टिटवाळा पूर्व, धोटसाई, ठाणे - ४२१६०५.
कु. राणी श्रीकांत सिंग (सह-कर्जदार) फ्लॅट क्र. २०७, २रा मजला, बी विंग, गगनगिरी हिल्स अशा ज्ञात बिल्डिंग क्र. १, गाव खोपोली, ग्रँड लीला रिसॉर्ट जवळ, खोपोली, तालुका खालापूर, जिल्हा रायगड - ४१०२०३.	**श्री. श्रीकांत कुमार सिंग (सह-कर्जदार)** फ्लॅट क्र. २०७, २रा मजला, बी विंग, गगनगिरी हिल्स अशा ज्ञात बिल्डिंग क्र. १, गाव खोपोली, ग्रँड लीला रिसॉर्ट जवळ, खोपोली, तालुका खालापूर, जिल्हा रायगड - ४१०२०३.

विषय: सिक्युरिटायझेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (यापुढे ''ॲक्ट'' म्हणून संबोधण्यात येईल) च्या कलम १३(२) अंतर्गत सूचना
१. आपल्या विनंतीनुसार, बँकेने आपल्या **डोंबिवली (११५०२०)** शाखेमार्फत वेळोवेळी विविध मत्तांवर बँकेच्या नावे तारण हितसंबंध निर्माण करून, आर्थिक सहाय्याच्या स्वरूपात विविध कर्ज सुविधा आपल्याला मंजूर केल्या आहेत. सदर कर्ज सुविधांचे संबंधित तपशील आणि आपण निष्पादित केलेल्या तारण करारांचे/दस्तऐवजांचे तपशील, जंगम मत्तांच्या तारणाचा अपवाद वगळता, अनुक्रमे परिशिष्ट 'ए' आणि 'बी' मध्ये नमूद केलेले आहेत. आपण सदर करारांच्या/दस्तऐवजांच्या अटींनुसार सदर आर्थिक सहाय्याची परतफेड करण्याचे वचन देऊन आर्थिक सहाय्याचा लाभ घेतला आहे.
२. आपण मालकी हक्काचे दस्तऐवज जमा करून गहाण/नोंदणीकृत गहाण ठेवून बँकेच्या नावे तारण हितसंबंधही निर्माण केले आहेत. अशा गहाण व्यवहारांशी संबंधित दस्तऐवज परिशिष्ट 'बी' मध्येही नमूद केलेले आहेत.
३. तारण मत्तांचे संबंधित तपशील विशेषत: परिशिष्ट 'सी' मध्ये नमूद केलेले आहेत.
४. आपण वेळोवेळी शिल्लक रकमेची पुष्टीपत्रे, पुनरुज्जीवन पत्रे आणि इतर दस्तऐवज निष्पादित करून उपरोक्त कर्ज सुविधांच्या संदर्भातील विद्यमान दायित्वांचीही कबुली दिली आहे. आपण मुद्दल कर्जाची रक्कम आणि त्यावरील व्याजाची परतफेड करण्यात केलेल्या कसुरीमुळे, भारतीय रिझर्व्ह बँकेने जारी केलेल्या मत्ता वर्गीकरणाशी संबंधित निर्देश/मार्गदर्शक तत्त्वांनुसार, वरील आर्थिक सहाय्य/कर्ज सुविधांचे व्यवहार व कार्यपद्धती अनियमित झाली असून, २५.१०.२०१९ रोजी सदर कर्ज अनुत्पादक मत्ता म्हणून वर्गीकृत करण्यात आले आहे.
५. सदर आर्थिक सहाय्यास आपल्या बाबतीत शून्य यांच्या वैयक्तिक हमीचेही तारण आहे. वारंवार विनंती करूनही, आपण सदर देय रक्कम/थकीत दायित्वांची परतफेड करण्यात कसूर केली आहे व त्याकडे दुर्लक्ष केले आहे.
६. म्हणून, बँक सदर अधिनियमाच्या कलम १३(२) अंतर्गत ही सूचना जारी करून, या सूचनेच्या तारखेपासून ६० दिवसांच्या आत खाली नमूद केलेली बँकेप्रती आपली सर्व दायित्वे पूर्णपणे अदा करण्याची मागणी करीत आहे. **३१.१०.२०२६ रोजी** बँकांना देय असलेली आपली एकूण थकीत दायित्वांची रक्कम रु. ४७,६९,२२३.५० **(रुपये सत्तेचाळीस लाख एकोणसत्तर हजार दोनशे तेवीस आणि पन्नास पैसे फक्त)** इतकी आहे. तसेच, उपरोक्त रकमेवर करारानुसार लागू दराने पुढील व्याज, त्यासोबत आनुषंगिक खर्च, व्यय, शुल्क इत्यादी अदा करण्यासही आपण जबाबदार आहात.
७. आपण **३१.१०.२०२६ रोजीस रक्कम रु. ४७,६९,२२३.५० (रुपये सत्तेचाळीस लाख एकोणसत्तर हजार दोनशे तेवीस आणि पन्नास पैसे फक्त),** त्यावरील पुढील व्याज व वर नमूद केल्याप्रमाणे आनुषंगिक खर्च, व्यय यांसह, सदर सूचनेच्या तारखेपासून ६० दिवसांच्या आत बँकेला परतफेड करण्यात कसूर केल्यास, बँक सदर अधिनियमाच्या कलम १३ च्या उपकलम (४) अंतर्गत तपशीलवार नमूद केलेल्या तसेच सदर अधिनियमाच्या इतर लागू तरतुदींनुसार प्रदान करण्यात आलेल्या सर्व किंवा कोणत्याही अधिकारांचा वापर करील.
८. आपणास पुढे अशीही सूचना देण्यात येते की, कलम १३ च्या उपकलम १३ मधील तरतुदींनुसार, बँकेची लेखी संमती प्राप्त केल्याशिवाय, या सूचनेच्या परिशिष्ट 'सी' मध्ये तपशीलवार नमूद केलेल्या तारण मत्तांचे विक्रीद्वारे, भाडेपट्ट्याद्वारे किंवा अन्य कोणत्याही प्रकारे हस्तांतरण करू नये.
९. तारण मत्तांचे विमोचन करण्यासाठी कर्जदार/हमीदार यांना उपलब्ध असलेल्या कालावधीबाबत तरतूद करणाऱ्या सरफेसी अधिनियमाच्या कलम १३ च्या उपकलम (८) मधील तरतुदींकडे आम्ही आपले लक्ष वेधत आहोत.
१०. सिक्युरिटायझेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ च्या कलम १३(२) अंतर्गत यापूर्वी जारी करण्यात आलेली कोणतीही सूचना मागे घेण्यात येत आहे.
११. आपल्या वतीने जारी व स्थापित करण्यात आलेल्या थकीत डिस्काउंटेड बिल्स, बँक हमीपत्रे आणि लेटर्स ऑफ क्रेडिट तसेच इतर आकस्मिक दायित्वांमधून उद्भवू शकणाऱ्या दायित्वांची परतफेड करण्याची मागणी करण्याचे आपले अधिकार बँक राखून ठेवते.
१२. इतर कोणत्याही लागू कायदेशीर तरतुदींनुसार आवश्यक वाटणारी अशी इतर कार्यवाही किंवा कायदेशीर प्रक्रिया सुरू करण्याच्या बँकेच्या अधिकारांना बाधा न आणता ही सूचना जारी करण्यात येत आहे.

आपले विश्वासू,
पंजाब नॅशनल बँक करिता
सही/-
देवाकुमार वाय एन,
मुख्य व्यवस्थापक
प्राधिकृत अधिकारी

परिशिष्ट ए
कर्जदाराचे नाव: कु. राणी श्रीकांत कुमार सिंग आणि श्री. श्रीकांत कुमार सिंग

(रक्कम रु. मध्ये)

अ. क्र.	सुविधेचा प्रकार	एनपीएच्या तारखेपर्यंत म्हणजेच २५.१०.२०१९ रोजीची व्याजासह थकीत रक्कम	३१.१०.२०२६ पासून न लावलेले व्याज	३१.१०.२०२६ पासून न लावलेले व्याज	२६.१०.२०१९ ते ३१.१०.२०२६ पर्यंतची वसुली	३१.१०.२०२६ रोजीची एकूण देय रक्कम तसेच पुढील व्याज व शुल्क
१	गृह कर्ज खाते क्र. १५५०३०००३९२६	रु. २८,८६,२१२.००	रु. १८,८४,५३२.००	रु. २९५.००	रु. १,८१५.५०	रु. ४७,६९,२२३.५०

परिशिष्ट 'बी'
दस्तऐवजांची यादी (सर्व पूरक दस्तऐवजांसह तारण दस्तऐवजांचा तपशील आणि गहाण निर्माण केल्याचा पुरावा दर्शविणारे दस्तऐवज)

अ. क्र.	दस्तऐवजाचे नाव	तारणाचे स्वरूप	निष्पादनाची तारीख	तारण रक्कम
१	युनायटेड हाऊसिंग लोन स्कीम अंतर्गत करार (संलग्नक - १८)	स्थावर मिळकतीचे समतुल्य गहाणखत	२०.१२.२०१७	रु. २८,६०,०००.००
२	मालकी हक्काचे दस्तऐवज जमा केल्याचा पुरावा दर्शविणारे ज्ञापन		१८.१२.२०१७	रु. २८,६०,०००.००

परिशिष्ट 'सी'
भाग-I:- (जंगम मिळकतीचे जंगमगहाण)
एनए
भाग-II (स्थावर मिळकतीचे समतुल्य गहाण)

मिळकत येथे स्थित चे समतुल्य गहाणखत: फ्लॅट क्र. २०७, २रा मजला, गगनगिरी हिल्स अशा नावाच्या बिल्डिंग मधील बिल्डिंग क्र. ०१ मध्ये विंग क्र. बी येथे स्थित फ्लॅट धारक सीटीएस क्र. ४२८९/१, सर्व्हे क्र. २३, हिस्सा क्र. २/२ (ए) येथे खोपोली, तालुका खालापूर, जिल्हा रायगड क्षेत्र मोजमापित ५२.९७ चौ.मी. चटई (५७० चौ.फू. चटई) आणि बाल्कनी क्षेत्र चे ८.६४ चौ.मी. (९३ चौ.फू.)., सौ. राणी श्रीकांत कुमार सिंग यांचा नावाने.

दिनांक: ०७.११.२०२६
ठिकाण: मुंबई

पंजाब नॅशनल बँक करिता
तारण धनको
सही/-
देवाकुमार वाय एन
मुख्य व्यवस्थापक
प्राधिकृत अधिकारी

✓ YES BANK येस बँक लिमिटेड

नोंदणीकृत कार्यालय: येस बँक हाऊस, वेस्टर्न एक्सप्रेस हायवे, सांताक्रुझ (पू), मुंबई ४०००५५
शाखा कार्यालय : १९वा मजला, सी विंग, एम्पायर टॉवर, रिलायबल टेक पार्क, क्लाउड सिटी कॅम्पस, प्लॉट क्र.३१, ठाणे बेलापूर रोड, ऐरोली, नवी मुंबई-४००७०८.

सरफैसी ॲक्ट च्या कलम १३(२) अन्वये सूचनेची प्रकाशन

याद्वारे सूचित करण्यात येते की, खाली नमूद केलेल्या कर्जदार/सहकर्जदार/हमीदार/गहाणदार यांनी बँकेकडून घेतलेल्या कर्ज सुविधेच्या मुद्दल व व्याजाच्या परतफेडीत कसूर केली असून, त्यांची कर्ज खाती अनुत्पादक मालमत्ता (एनपीए) म्हणून वर्गीकृत करण्यात आली आहेत. त्यांना सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (सरफैसी ॲक्ट) च्या कलम १३(२) अंतर्गत सूचना जारी करण्यात आल्या होत्या आणि त्याद्वारे संबंधित मागणी सूचनेमध्ये नमूद केलेल्या रकमेची परतफेड करण्याची मागणी करण्यात आली होती. वरील संदर्भात, या जाहिर सूचनेद्वारे खाली नमूद केलेल्या कर्जदार/सहकर्जदार/हमीदार/गहाणदार यांना पुन्हा एकदा सूचना देण्यात येत असून, त्यांनी या सूचनेच्या प्रसिद्धीच्या तारखेपासून ६० दिवसांच्या आत खाली दर्शविलेली थकीत रक्कम तसेच त्यावरील पुढील व्याजासह अदा करावी, अशी याद्वारे मागणी करण्यात येत आहे. तसे करण्यात कसूर झाल्यास, सदर ६० दिवसांचा कालावधी संपल्यानंतर सरफेसी अधिनियमाच्या कलम १३ च्या उपकलम (४) अंतर्गत पुढील पावले उचलण्यात येतील.

मागणी सूचना/कर्जदार/गहाण ठेवलेल्या मिळकतीचा तपशील

अ. क्र.	कर्ज खाते क्र.	कर्जदार, सह-कर्जदार, गहाणदार आणि हमीदारांचे नाव	तारण मत्ता:-	कलम १३(२) सूचनेनुसार थकबाकी	१३(२) सूचनेची तारीख / एनपीए तारीख
१.	ग्राहक आयडी:- ३२५२३३४५	**१. जॉय बिल्डर्स,** एक भागीदारी फर्म (कर्जदार) **२. श्री. जॉय मूलेसेरिल सॅम्युअल** (भागीदार, सह-कर्जदार आणि गहाणदार) **३. श्री. सॅम जॉय** (भागीदार आणि सह-कर्जदार) **४. सौ. लिली जॉय सॅम्युअल** (सह-कर्जदार आणि गहाणदार)	रो हाऊस क्र. ७, तळ मजला आणि १ला मजला, मोजमापित १३०५ चौ.फू. बिल्ट अप क्षेत्र., माउंट व्ह्यू को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., सेंट्रल बँक ऑफ इंडिया जवळ, सायन ट्रॉम्बे रोड, मानखुर्द पूर्व, कुर्ला, मुंबई ४०००८८, महाराष्ट्र., श्री. जॉय सॅम्युअल आणि सौ. लीली जॉय यांचाद्वारे मालकीचे., आणि **खालीलप्रमाणे सीमाबद्ध:** पूर्वेकडे: अंतर्गत रस्ता, पश्चिमेकडे: इतर रो हाऊस, उत्तरेकडे: अंतर्गत रस्ता, दक्षिणेकडे: इतर रो हाऊस.	रु. २,८३,४१,१७३.६०	११.११.२०२६ / २२.१०.२०२६

पुढे तुमचे लक्ष वेधण्यात येते की, सरफेसी अधिनियमच्या कलम १३(८) अंतर्गत विक्री किंवा हस्तांतर करिता जाहीर लिलाव/निविदा द्वारे/खाजगी करारामार्फत सूचनेच्या प्रसिध्दीच्या तारखेपूर्वी कोणत्याही वेळी आमच्या द्वारे झालेले सर्व खर्च, प्रभार आणि परिव्यय प्रदान केल्यास सह आमचे थकीत प्रदान केल्यास तारण मत्ता आमच्या द्वारे विक्री किंवा हस्तांतर केले जाणार नाही आणि तारण मत्तेच्या हस्तांतर किंवा विक्री करिता आमच्या द्वारे पुढील पावले उचलणार नाही.

दिनांक : १७.११.२०२६
ठिकाण: मुंबई

सही/- प्राधिकृत अधिकारी
येस बँक लिमिटेड

जाहीर सूचना

सर्वसामान्य जनतेला याद्वारे सूचित करण्यात येते की आमचे अशील, **मे. मुथूट फायनान्स लि., नोंदणीकृत कार्यालय: एनएच बायपास, पलारिवट्टोम, कोची-682028, केरळ, भारत, CIN: L65910KL1997PLC011300, दूरध्वनी: +91 484-4804000, 2396884, 2394712, mails@muthootgroup.com, www.muthootfinance.com** हे (**31.07.2026** पर्यंतच्या कालावधीतील **NPA** खात्यांशी संबंधित), थकबाकीदार कर्जदारांनी आमच्या अशिलाकडे गहाण ठेवलेल्या दागिन्यांचा खाली दिलेल्या तपशीलानुसार लिलाव करीत आहेत. सर्व इच्छुक यामध्ये सहभागी होऊ शकतात.
GSTIN-27AABCT0343B1ZY (महाराष्ट्र)
प्रथम लिलावा तरीख आणि वेळ: 28.12.2026, 03:00 P.M.
दुसऱ्या लिलावाची तारीख आणि वेळ: 29.12.2026, 03:00 P.M.
तिसऱ्या लिलावाची तारीख आणि वेळ: 30.12.2026, 03:00 P.M.
मुंबई-भाईंदर (0566): HIR-8, 11, 12, 13, MIR-6, 12, 22, 35, 41, 52, 55, SIR-4, 5, 6, 9, 14, 15, 16, 31, 32, 33, 36, 38, 40, 41, 48, 50, 54, 55, 58, 61, 64, 75, 78, 79, 82, 86, 87, 90, 95, 96, 98, 107, 111, 120, 121, 123, 127, 128, SRS-265, STU-56, **मुंबई-मीरा रोड (1014):** HVG-3, 4, 9, 17, 18, MUL-15387, 16005, MVT-3, 11, 12, SIR-4, 8, 12, 14, 15, SVT-4, **मुंबई-मीरा रोड (पूर्व) (2659):** HVG-4, 7, 12, 13, 30, 31, MIR-5, 9, 10, 21, 25, 32, 36, 43, 49, 51, 54, MUL-12120, 12226, SIR-2, 8, 13, 16, 17, 21, 24, 30, 33, SVT-1, **मुंबई-भाईंदर (पश्चिम) (2660):** BTI-1, HIR-1, 6, 7, 8, 10, 23, 25, 26, 29, 35, HVG-7, 8, 10, 22, MIR-1, 3, 4, 5, 12, 13, 14, 15, 21, 26, 30, 32, 33, 35, 36, 37, 38, 40, 41, 44, 48, 49, MVT-3, SIR-2, 4, 6, 8, 10, 15, 16, 17, 22, 25, 30, 31, 32, 33, 38, 39, 43, 44, 50, 51, 56, 62, 63, 72, 76, 78, 79, 80, 86, 88, 91, 95, 98, 99, STU-2, SVT-3, **पवई-मुंबई एक्स्टेंशन मीरा रोड (5412):** SIR-3, 4, 6, 10, 14, 16
लिलाव केंद्र: कार्यालय क्र. 126-128, पहिला मजला, आशा दीप, सिल्व्हर पार्क सिग्नलजवळ, मीरा भाईंदर रोड, मीरा रोड (पूर्व), मुंबई-401107
प्रथम लिलावा तरीख आणि वेळ: 28.12.2026, 11:00 A.M.
दुसऱ्या लिलावाची तारीख आणि वेळ: 29.12.2026, 11:00 A.M.
तिसऱ्या लिलावाची तारीख आणि वेळ: 30.12.2026, 11:00 A.M.
मुंबई माहीम (पश्चिम) (1087): HIR-2, 7, 9, 13, 18, HVG-3, 23, 25, 26, HVT-1, MDL-2210, MEG-161, 257, MIR-2, 4, 5, 6, 9, 10, 17, 28, 29, MTU-1, MUL-7214, 7240, 7397, 7447, SIR-5, 7, 8, 9, 10, 11, 13, 21, 22, 24, 25, 27, 34, 38, 42, 45, 46, 48, 49, SVT-1, 2, 5, 6, 10, **मुंबई-माझगाव (3552):** HIR-4, HVT-1, MIR-2, 3, 4, MTU-4, MUL-4566, MVT-3, SIR-3, SRS-45, STU-5, 50, SVT-2, 4, 6, **मुंबई-वरळी (3564):** HVG-6, 7, MEG-454, MIR-1, 2, 7, 22, SIR-3, 16, 32, 35, 37, STU-68, **मुंबई-दादर (3773):** HIR-5, 6, 7, 8, 11, 12, 13, 16, 22, 23, 46, 47, 48, 50, HVG-1, 6, 16, 18, 20, 27, 33, 40, 52, 55, 59, 64, 66, 67, 76, 84, MIR-2, 5, 8, 9, 11, 12, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 32, 33, 35, 37, 38, 58, 59, 67, 68, MUL-6050, MVB-1, MVT-12, SIR-1, 3, 7, 9, 13, 19, 22, 28, 29, 39, 40, 42, 45, 48, 51, 52, 54, 57, 59, 60, 63, 64, 66, 67, 68, 71, SRS-59, 75, 76, SVT-2, **मुंबई-धारावी (4074):** HVG-8, MIR-3, 5, 7, 10, 11, 12, 14, 18, 23, 24, SIR-4, 6, 7, 10, 15, 21, 27, 30, 35, SRS-83, 90, STU-30, **मुंबई-गिरगाव (4257):** HIR-1, 3, 4, 5, 6, 9, 15, HVG-4, 18, HVT-1, 2, MIR-2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 19, 23, 26, 27, 36, 37, 39, 42, MUL-4313, 4320, 4323, 4365, 4480, 4520, MVT-1, 4, SIR-3, 4, 10, 22, 27, 28, 29, 35, 36, 39, 40, 43, 45, 46, STU-10, SVT-1, 5, **मुंबई-ॲंटॉप हिल (4326):** HIR-2, 5, 6, 10, 11, 12, HVG-1, 2, 4, MEG-133, MIR-18, 41, SIR-1, 7, 8, 11, 12, 16, 18, 25, 29, STU-47, SVT-2, 6, **वांद्रे (5396):** HVG-7, MIR-2, 9, 19, SIR-1, 3, 4, 7, 9, 12, 14, 18, **मुंबई-करी रोड एक्स्टेंशन घाटकोपर पूर्व (5464):** MVT-2, SIR-1, 5, 6, **मुंबई सेंट्रल एक्स्टेंशन पवई-चांदिवली (5503):** SIR-5, 8
लिलाव केंद्र: मुथूट फायनान्स लिमिटेड, पहिला मजला, ओम आशीर्वाद सीएचएस, एन. सी केळकर रोड, ~~क्ष्क्ष्क्ष~~ बँकेच्या वर, दादर पश्चिम मुंबई-400028
संबंधित शाखेच्या अंतर्गत दाखवलेल्या कर्ज खात्यांबाबतचे लिलाव वर दिलेल्या तपशीलानुसार संबंधित लिलाव केंद्रांवर आयोजित केले जातील. नियोजित लिलाव निर्दिष्ट पहिल्या तारखेला यशस्वी न झाल्यास किंवा पूर्ण न झाल्यास, अशा परिस्थितीत तो/ते लिलाव **दुसऱ्या लिलावाच्या तारखेला** आणि **तिसऱ्या लिलावाच्या तारखेला** वर नमूद केलेल्या लिलाव केंद्रांवर आयोजित/पुढे चालू ठेवले जातील. याबाबत पुढे कोणतीही वेगळी नोटीस जारी केली जाणार नाही.
कोहली अँड सोबती ॲडव्होकेट्स, डी-72 लोअर ग्राउंड फ्लोअर, पंचशील एनक्लेव्ह, नवी दिल्ली-110017
टीप: ग्राहक आमच्या अशिलाकडील थकबाकी भरून, नियोजित लिलाव दिनांकाच्या पूर्वी त्यांचे तारण ठेवलेले दागिने सोडवून घेऊ शकतात. **अधिक माहिती साठी संपर्क साधा recoverynorth@muthootgroup.com** कॉल करा: **7834886464, 7994452462.**

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फेडरल बँक, एलसीआरडी/मुंबई विभाग, १३४, १३वा मजला, जॉली मेकर चेंबर क्र. २, नरिमन पॉईंट, मुंबई, महाराष्ट्र-४०००२१ दूरध्वनी: +०२२२२८४६६७६,२२२२८५३७१२,२२२२०२८४२७
ईमेल : mumlcrd@federal.bank.in, वेबसाईट: www.federal.bank.in, सीआयएन: एल६५१९१केएल१९३१पीएलसी०००३६८
//स्पीड पोस्ट सह एडी//

१. श्री. शशांक मनोहर पाटील, श्री. मनोहर मोतीराम पाटील यांचा मुलगा,
पत्ता: ई ४०३, मातृ प्रेरणा सीएचएस, प्लॉट क्र. १४, एसईसी २४, एम जी हॉस्पिटल मागे, कामोठे, पनवेल, नवी मुंबई, महाराष्ट्र ४१०२०६.
सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (यानंतर ॲक्ट असा उल्लेख) च्या कलम १३(२) अन्वये जारी सूचना.
वर उल्लेख केलेल्या पक्षांनी मुख्य कर्जदार/सह-दायित्वधारक/हमीदार/गहाणवटदार म्हणून फेडरल बँक लिमिटेड, कंपनीज् ॲक्ट २०१३ अंतर्गत नोंदणीकृत बँकिंग कंपनी. आलवेय (यापुढे बँक म्हणून संदर्भित) येथे नोंदणीकृत कार्यालय असलेल्या, **कामोठे** येथील शाखेद्वारे, बँकेच्या नावे आवश्यक सुरक्षा करार/कर्ज कागदपत्रे पार पाडल्यानंतर, खालील क्रेडिट सुविधांचा लाभ घेतला.

अ. क्र.	मर्यादेचे स्वरुप	खाते क्र.	मंजूर मर्यादा रुपयांत	वितरण तारीख	एनपीए तारीख	द्वारे उपलब्ध
१.	ईआय-नवीन कार लोन	२१२९७४००००८७०	रु. २०,००,०००.००	१८/०७/२०२३	१३/०८/२०२६	वर नमूद

बँकेकडून मिळालेल्या वरील कर्ज सुविधांच्या सुरक्षिततेसाठी, तुम्ही खालील व्यक्तींनी खालील जंगम मालमत्तेच्या बाबतीत गहाण ठेवून बँकेच्या बाजूने सुरक्षा हितसंबंध निर्माण केले आहेत.

गहाण ठेवलेल्या जंगम मिळकतींचे वर्णन

अ. क्र.	जंगमगहाण जंगम मिळकतींचा तपशील	आकारला जाणारे	जंगमगहाणद्वारे
१	नवीन टाटा हॅरिअर एक्सझेड + २एलबीएस६पीएच२ आरडीआरके बीएसव्हीआय, ज्याचा चेसिस क्र. एमएटी६३१०२५पीडब्ल्युजी२७६२७, इंजिन क्र. ४६३५४४४२-४२६६७६६, २०२३ मॉडेल, ऑबेरॉन बीएलके कलर, डिझेल, नोंदणी क्र. एमएच ४६ सीएल ७९७९ चे जंगमगहाण.	२१२९७४००००८७०	वर नमूद

वरील सदर नमूद तारण मिळकतींचा यानंतर 'तारण मत्ता' असा उल्लेख.
तुम्ही मान्य केलेल्या अटींचे उल्लंघन करून वरील तारण कर्जाचा परतावा करण्यास कसूर केलेली आहे आणि खाते आरबीआयच्या मार्गदर्शक तत्वांनुसार नॉन परफॉर्मिंग ॲसेट बनले आहे. निम्नस्वाक्षरीकार फेडरल बँक लि. चे प्राधिकृत अधिकारी या नात्याने तुम्हाला सूचित करीत आहेत की, तुमच्याकडून खालील वर्णन केलेली रक्कम थकीत आहे.

अ. क्र.	कर्ज खाते	ए) उर्वरीत थकीत	बी) न लावलेले व्याज पैकी	सी) प्रलंबित प्रभार पैकी	व्याजाचा दर	द्वारे उपलब्ध
१	२१२९७४००००८७०	१४/०९/२०२६ रोजीस रु. १३,६९,९६२.००	रु. ३५,३७९.००	रु. ५,४५१.००	मासिक आधारे द.सा. ७.८०% दराने सह १५/०९/२०२६ पासून ४.००% दराने दंडात्मक व्याज	वर नमूद

बँक तारण धनको या नात्याने सदर ॲक्टच्या कलम २ (झेडडी) अंतर्गत उद्देश ठेऊन तुम्हाला सदर ॲक्टच्या कलम १३(२) अंतर्गत **सदर सूचना तारखेपासून ६० दिवसांत** प्रदानाच्या तारखेपर्यंत सदर रक्कम आणि पुढील व्याज आणि परिव्यय/इतर प्रभार या वरील नमूदची थकबाकी रक्कम प्रदान करण्यासाठी याद्वारे बोलावणे करीत आहे. कसूर केल्यास, बँक तारण धनको या नात्याने कोणत्याही इतर हक्क आणि उपायांचा पूर्वग्रह न ठेवता, पुढील कोणतीही सूचना न देता सदर ॲक्टच्या कलम १३(४) अंतर्गत विहित खालील उपायांचा अवलंब करेल:
१. वरील वर्णिलेल्या तारणमत्तांचा कब्जा घेणे आणि थकबाकी वसूल करण्यासाठी सदर मत्ता भाडेपट्टा, अभिहस्तांकन किंवा विक्रीच्या मार्गाने हस्तांतरण करणे.
२. तारण मत्तेचे व्यवस्थापन ताब्यात घेणे आणि थकबाकी वसूल करण्यासाठी भाडेपट्टा, अभिहस्तांकन किंवा विक्रीच्या मार्गाने तिचे हस्तांतरण करणे.
३. बँकेद्वारे ताब्यात घेतलेल्या तारण मत्तेच्या व्यवस्थापनासाठी कोणाही व्यक्तीची नियुक्ती करणे.
४. बँकेस भरणा करण्यास अशी व्यक्ती ज्यांनी तारण मत्ता संपादित केली आहे वा अशी व्यक्ती जिला तुम्ही थकबाकी देणे आहे वा अशी व्यक्ती जिच्याकडून तुम्हाला थकबाकी येणे आहे त्यासंबंधी बँकेस लेखी स्वरुपात सूचित करणे आवश्यक आहे.
सदर ॲक्टच्या कलम १३(१३) अंतर्गत तुम्हाला याद्वारे सूचना देण्यात येते की, सदर सूचना प्राप्त झाल्यानंतर तुम्ही सदर सूचनेत नमूद करण्यात आलेली तारण मत्ता बँकेच्या पूर्वनियोजित लेखी संमतीशिवाय बँकेच्या हितसंबंधाला बाधा येऊ न देता कोणत्याही बाबतीत सदर सूचनेत उल्लेखित तारण मत्ता विक्री, भाडेपट्टा किंवा अन्य स्वरुपात हस्तांतरण करू शकत नाही.
तुम्हाला याद्वारे सदर ॲक्टच्या कलम १३(६) अंतर्गत सूचना देण्यात येते की, जर, सदर तारण मत्तेच्या मालकांकडून हस्तांतरण झाल्यास बँकेकडे तारण मत्तेच्या संदर्भात हस्तांतरण करण्याचे हस्तांतरिती या नात्याने सर्व अधिकारांवर वैध नामाधिकार देणे आवश्यक आहे. सदर सूचना प्राप्तीच्या ६० दिवसांत तुम्ही बँकेच्या तुमच्यावरील सर्व देयाची परतफेड करण्यास कसूरवार ठरल्यास सूचना घ्यावी आणि बँक सदर ॲक्ट अंतर्गत उपायांची कार्यवाही करतील. तुम्ही पुढे त्यासंबंधी बँकेस सर्व रक्कम, आकार आणि करण्यात आलेल्या खर्चाचा भरणा करण्यास जबाबदार असाल. तुमचे लक्ष तारण मत्ता (तारण मिळकती) विमोचित करण्यासाठी उपलब्ध वेळेच्या संदर्भात अधिनियमाच्या कलम १३(८) च्या तरतुदींकडे वेधण्यात येत आहे. तारण मत्तेच्या विक्री प्रक्रियेतून थकितांची वसुली न झाल्यास बँक तुमच्याकडून व्यक्तिगत थकीत रक्कम वसूल करण्याची कार्यवाही करेल. त्यांच्या थकबाकीच्या वसुलीकरिता सदर सूचना बँकेकडे उपलब्ध असलेल्या हक्कांचा आणि उपायांचा पूर्वग्रह न ठेवता निर्गमित करण्यात येत आहे.
सदर सूचना ही बँकेच्या थकबाकीच्या वसुलीकरिता बँकेकडे उपलब्ध असलेल्या इतर हक्क आणि उपायांना बाधा येऊ न देता निर्गमित करण्यात येत आहे.
मुंबई येथे सदर दिनांक १५ ऑक्टोबर, २०२६

दि फेडरल बँक लि. करिता
पांडुरंग चंद्रकांत भट्टगावकर
सहाय्यक उपाध्यक्ष आणि शाखा प्रमुख
(सरफैसी ॲक्ट अन्वये प्राधिकृत अधिकारी)

Phoenix ARC Limited

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057,
Tel : 022- 68492450, Fax : 022- 67412313
CIN: U67190MH2007PLC168303; Email: **info@phoenixarc.co.in**
Website: www.phoenixarc.co.in; **https://phoenixarc.co.in?p=7793**

ONLINE E- AUCTION SALE OF ASSETS

TENDER DOCUMENT FOR E-AUCTION

Whereas Phoenix ARC Limited Formerly known as Phoenix ARC Private Limited) ("**Phoenix**") acting through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through e-auction the secured asset mentioned in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to Rs.6,10,25,237.90/- (Rupees Six Crores Ten Lakhs Twenty-Five Thousand Two Hundred Thirty-Seven and Paise Ninety Only) as on 25.08.2011 together with further interest, other charges and expenses from 26.08.2011 till the date of repayment of dues in full together with incidental expenses, costs and charges as per the Demand Notice issued under section 13(2) of the SARFAESI Act, 2002 dated 05.10.2011 issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., Vijayent Crusher, Vijayent Petroleum & Jakadevi Agencies and the Guarantors under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	**Phoenix ARC Limited** Phoenix Trust FY16-2 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (East), Mumbai - 400 057
Auction held with the aid by	**M/s. C1 India Pvt. Ltd.**, ("**Service Provider**") Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	**Date of Auction:- As per Sale Notice (Mentioned in Annexure – I)** **Timings:- As per Sale Notice (Mentioned in Annexure – I)** **Auction Website :-** https://www.bankeauctions.com
Annexure	1) Soft Copy of Auction Notice published in newspapers (Annexure – I) 2) Terms & conditions of e-Auction 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 6) Price Confirmation Letter by H1 Bidder (Annexure – V) 7) Declaration from Bidder / Buyer (Annexure – VI) 8) Undertaking (Annexure – VII)
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.**

E-Auction bid Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidders and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to*

circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations.

2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid**: Sale of secured asset by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidders on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**

Procedure of e-Auctioning

i. **e-Form Submission**
All interested bidders need to fill online form available on e-Auction domain with necessary details.

ii. **Online e-Auction**:

- Phoenix will declare its **Opening Price** (**OP**), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
- The **"Bid Increase Amount"** has been fixed in respect of the secured assets which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount".**
- Online Auction shall be open for **1 hour**. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure – V after the completion of e - Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid placed by bidder
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. Phoenix / Service Provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
16. **Successful bidder**: At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Phoenix ARC Limited

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057,
Tel : 022- 68492450, Fax : 022- 67412313
CIN: U67190MH2007PLC168303; Email: **info@phoenixarc.co.in**
Website: www.phoenixarc.co.in; **https://phoenixarc.co.in?p=7793**

ONLINE E- AUCTION SALE OF ASSETS

Terms & Conditions for Sale of Secured Assets:-

The E-Auction is being held on **AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**.

i) To the best knowledge and information to the Authorised officer, the known encumbrance exists on the secured asset are property tax and other dues. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

ii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

iii) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.

iv) The inspection of secured asset put on auction will be permitted to interested bidders at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.

v) The EMD shall be payable through RTGS in the **Current Account: 6811566827; Kotak Mahindra Bank Limited, Kalina Branch; Name of the A/C.: Phoenix Trust FY16-2`, IFSC Code: KKBK0000631.**
***Please note that the Cheques / Demand Draft shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper** which is annexed herewith as **ANNEXURE-I** and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on **Helpline No. 0124-4302020/21/22/23/24, +91-9594597555/07291981124 and e-mail ID: support@bankeauctions.com**. After deposit of EMD as mentioned in para (vi) above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as **ANNEXURE-I**) **(Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**
   1. Copy of the RTGS challan;
   2. Copy of PAN card;
   3. Board Resolution
   4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
   5. Copy of proof of address, without which the bid is liable to be rejected.

vi) The E-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the E- Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.

vii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS. **The secured assets shall not be sold below the reserve price.**

viii) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**

ix) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

x) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for the item in the multiple of amount mentioned against the secured assets under column "**Bid Increment Amount**" in **ANNEXURE-I**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I.**

xi) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online within 72 hours of the completion of the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

xii) The Authorised Officer of Phoenix is not bound to accept the highest offer and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

xiii) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS to the account mentioned in public notice annexed as ANNEXURE – I, on or before 18.30 hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before 15th day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the

amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xiv) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

xv) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

xvi) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

xvii) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.
-

Sd/-
Authorised Officer
Phoenix ARC Limited
(Formerly known as Phoenix ARC Private Limited)
Phoenix Trust FY 16-2

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure –III:** All the Prospective Bidder(s) will have to -
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure – IV:** Just after receiving Training on e-Auction, Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- **Annexure – V:** Just after the completion of e-Bidding Process, the H1 Bidder will have to –
  - get the printout
  - fill it up and sign
  - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
   (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)

2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned
   i) Bank A/c. No. :
   ii) IFSC Code No. :
   iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
    : Name of Bank _____
    : Branch _____
    : A/c. No. _____
    : IFSC Code No. _____
12. Bid Amount quoted for Item I (L&B) (not EMD amount) : _____(Rupees _____ _____ _____)
13. Bid Amount quoted for Item II(L&B) (not EMD amount) : _____(Rupees _____ _____ _____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website **https://www.bankeauctions.com** and **https://phoenixarc.co.in?p=7793** and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

.....
(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER (S)

To: **Date:**

The Authorised Officer,
Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited),
Trustee of Phoenix Trust FY 16-2 ("Phoenix"),
Mumbai – 400 057.

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".**
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To: **Date:**
The Authorised Officer,
Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited),
Trustee of Phoenix Trust FY 16-2 ("Phoenix"),
Mumbai – 400 057.

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com** **https://phoenixarc.co.in?p=7793,**

I/We confirm that:

a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **https://www.bankeauctions.com** & **https://phoenixarc.co.in?p=7793** and also e-Auction notice published by Phoenix ARC Limited in daily newspapers and unconditionally agree to them.

b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.

c. I/We confirm that bank and **M/S. C1 India Private Limited** shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.

d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302000/21/22/23/24

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Limited , acting in capacity of Trustee for Phoenix Trust FY16-2 mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – V

Price Confirmation Letter by Bidder(s)

To: **Date:**

The Authorised Officer,

Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited),

Trustee of Phoenix Trust FY 16-2 ("Phoenix"),

Mumbai – 400 057.

Sub.: E-auction sale vide Sale Notice dated 17.11.2026 - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Limited (Trustee of Phoenix Trust FY16-2)

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/- (In Words _____) for the purchase of the Secured Asset at Item No. I (Land & Building) and highest bid of Rs._____/- (In Words _____) for the purchase of the Secured Asset at Item No. II (Land & Building) property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by The Authorised Officer of M/s. Phoenix ARC Limited, through the website of M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to: M/S. C1 India Private Limited, Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon(Haryana)-122015, Help Line No: 0124-4302000/21/22/23/24

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Limited mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.

Annexure VI

Declaration from Bidder / Buyer*

To: **Date:**
The Authorised Officer,
Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited),
Trustee of Phoenix Trust FY 16-2 ("Phoenix"),

Dear Sir/Madam,

Subject: Payment under e-auction sale notice dated 17.11.2026 for the secured asset for the e-auction held on 08.12.2026.

Ref: Deposit of Rs _____ made by me on __/__/____ being highest bidder / buyer for auction of _____ Item No. I (Land & Building) and deposit of Rs _____ made by me on __/__/____ being highest bidder / buyer for auction of _____ Item No. II (Land & Building) held on _____ vide cash/cheque/DD/RTGS/NEFT no _____ and _____.

I / We hereby declare:

- I have participated in the bidding process of _____ Item No. I (Land & Building) and Item No. II (Land & Building) (property details) and have been declared highest bidder vide letter dated _____ / I am buying _____ Item No. I (Land & Building) and Item No. II (Land & Building) (property details)
- The source of the amount being paid by me is _____
- My PAN is_____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act.
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
    - The "ISIL (Da'esh) & Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html)
    - The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.htm)

Signature:

Name of the Bidder / Buyer / Depositor:

Annexure VII

Undertaking

(TO BE EXECUTED ON RS. 500 STAMP PAPER AND NOTARISED)

AFFIDAVIT REGARDING SECTION 29A OF THE INSOLVENCY AND BANKRUPTCY CODE, 2016

I, _____, aged ___ years, the Deponent, residing at _____, ("**Applicant**") do hereby solemnly affirm and irrevocably and unconditionally state, in relation to proposed purchase of immovable property being mortgaged in favour of Phoenix ARC Limited (Trustee of Phoenix Trust-FY16-2) (**"Phoenix"**) in the loan account of Vijayent Crusher, Vijayent Petroleum & Jakadevi Agencies **("Borrower")**, as follows:

1. I hereby unconditionally state, submit and confirm that I/we are not disqualified from purchasing the immovable property owned by the Mortgagor by the Applicant, being mortgaged in favour of Phoenix in the loan account of Borrower, pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 (**"IBC"**) and/or otherwise.

2. I hereby state, submit and declare that none of: (a) the Applicant, being the Proposed Investor; (b) any other person acting jointly or in concert with the Applicant:

   a) is an undischarged insolvent;

   b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("**RBI**") issued under the Banking Regulation Act, 1949 (the "**BR Act**");

   c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;

   d) has been convicted for any offence punishable with imprisonment:

      (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
      (ii) for 7 (seven) years or more under any law for the time being in force.

   e) is disqualified to act as a director under the Companies Act, 2013;

   f) is prohibited by the Securities and Exchange Board of India ("**SEBI**") from trading in securities or accessing the securities markets;

   g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;

   h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;

   i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;

   j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in **Schedule A** hereto.

3. I, hereby state and confirm that the Applicant and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Applicant or any of its Affiliates qualify to be Related Parties of the Borrower at any time.

5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Schedule A hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.

6. I submit to the Phoenix, that the Applicant unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Applicant ineligible.

8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this Affidavit for the purposes of determining eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Applicant.

9. I, unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this Affidavit, to the satisfaction of Phoenix.

10. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Applicant unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Applicant.

11. This Affidavit shall be governed in accordance with the laws of India and the courts of Mumbai shall have an exclusive jurisdiction over any dispute arising under this Affidavit.

12. I submit that, the contents of the Affidavit, as provided above are correct, true, valid and genuine.

13. I submit that, no information/details, have been concealed while signing the Affidavit and there are no further facts to be disclosed to determine eligibility of the Applicant, in terms of Section 29A of the IBC.

Solemnly, affirmed at _____ on _____ day of _____.
Before me,
Notary

Deponent

VERIFICATION

I, the Deponent hereinabove, do hereby verify and affirm that the contents of paragraph 1 to ____ of this Affidavit are true and correct to my knowledge and belief and no material facts have been concealed therefrom.

Verified at _____ on this _____ day of _____, 2026.

Deponent

Schedule A

LIST OF THE CONNECTED PERSONS