



THE DECCAN MERCHANTS CO-OP BANK LTD,

217, RAJA RAM MOHAN ROY ROAD, GIRGAON, MUMBAI - 400 004.

Tel. No.: 022-23891233

E-mail: legal@deccanbank.com • Web: www.deccanbank.com

NOTICE FOR SALE (NON BANKING ASSET)

Under the Powers delegated to me U/s 156 of MCS Act 1960, read with Rule 107 (11) E of MCS Rules 1961, Offers are invited in sealed covers as to reach the undersigned on or before **19.01.2026 up to 5.30 p.m** for the sale of the following property in the possession of the Bank on "as is where is and what is basis" towards the recovery of its secured debts with interest, costs, charges etc. from borrowers/guarantors as stated hereunder:-

Sr No	Borrowers Name	Description of property and Name of Owners	Distress Price Rs.	Earnest Money Deposit Rs.	Date of Inspection
1	M/s. Hotel Kokan Darbar Prop. Mr. Sudhakar Murari Chavhan	Shop No. 1 & 2, Ground Floor, Rajiv Sanjiv Apartment, Uthalsar, K Vilha Road, Opp. Holy Cross High School, Thane (West) 400 601 admeasuring area 74.34 Sq. Mtr. Built up	Rs. 1,50,40,000/- (Including TDS)	Rs. 22,56,000/-	02.01.2026 & 12.01.2026 from 11.30 a.m. to 04.00 p.m.
2	M/s. Riddhi Siddhi Corporation Prop. Mr. Sunil Gopal Chavhan.	Shop No. S4, 2nd Floor, Eternity Mall CHS Ltd., Teen Hath Naka, Thane (West) 400 601. Owned by Mr. Sunil Gopal Chavhan (Prop.) admeasuring area 1190 Sq. Ft. Built up	Rs. 1,38,00,000/- (Including TDS)	Rs. 20,70,000/-	02.01.2026 & 12.01.2026 from 11.30 a.m. to 04.00 p.m.

Tender Document will be available at Head Office or any Branch of the Bank between 10.:00 am to 5:00 pm on all working days till 19.01.2026 by Paying Non-Refundable Amount of Rs.3,000/- (Per Tender Document)

The Bank Draft/Pay order of the EMD drawn in favour of The Deccan Merchants Co-op Bank Ltd., payable at Mumbai (the payment of EMD can also be made through NEFT/RTGS) should be accompanied with the offer which is refundable without interest if the bid is not successful. The offers will be opened by the undersigned at **The Deccan Merchants Co-op Bank Ltd, 217, Raja Ram Mohan Roy Road, Girgaon, Mumbai - 400 004, at 11.30 a.m onwards on 20.01.2026.** The OPEN bidding will also take place at the same time. Offerers may remain present and revise offer upwards. The successful Offer/bidder should deposit 25% (Inclusive of 15% EMD Amount) of the bidding amount immediately after auction on the same day or not later than next working day and balance 75% within 30 days failing which the Bank shall forfeit the entire amount already paid by the offerer without any notice. The Bank has not appointed any agent/brokers for sale. Enquiries, if any and/of terms and conditions for sale can be obtained from the undersigned. The Bank reserves its rights to reject any or all the offers received/Auction process without assigning any reason.

STATUTORY 30 DAYS SALE NOTICE

The Borrower Guarantors are hereby given notice to pay the sum mentioned as above before the date of Auction failing which property will be auctioned and balance if any will be recovered with interest and cost.

Date. 19.12.2025

Place. Mumbai

Sd/-

Recovery Officer

The Deccan Merchants Co-op Bank Ltd

District Deputy Registrar, Co-operative Societies, Mumbai (1) City

Malhotra House, 6th Floor, Opp. G.P.O., Fort, Mumbai - 400 001

FOR DEEMED CONVEYANCE OF

No.DDR1/MUM/Notice/2494/2025

Date : 18/12/2025

Application No. 41/2025

Chairman/Secretary, Arabian Apartments CHSL

Final Plot No. 466, T.P. Scheme-III

C.S No. 806, Pitamber Lane, Mahim, Mumbai-400016

... Applicant

Versus

1. a) Mr. Sidik Tyeb Khatri
b) Mr. Abdul Razak Sidik Khatri
c) Mr. Abdul Gani Sidik Khatri
d) Mrs. Azizabai Arab Khatri
e) Ms. Ayshabai Sidik Khatri
(Heirs And Legal Representative Of Smt. Safoorabai Sidik Tyeb Khatri Since Deceased)
26, Jasmina, Building, 2nd Floor, Mogul Lane, Mahim, Mumbai-400016

2. M/s. Citizen Builders
26, Jasmine Building, 2nd Floor, Mogul Lane, Mahim, Mumbai-400016

And

Suthriwala Building, 3rd Floor, 152, Babu Khote Street, Mumbai-400003

.... Opponents

All the concerned persons take notice that **Arabian Apartments CHSL, Final Plot No. 466, T.P. Scheme-III, C.S No. 806, Pitamber Lane, Mahim, Mumbai-400016** has applied to this office on **Dated 25.08.2025** for declaration of Unilateral Deemed Conveyance (The Maharashtra Ownership Flats Regulations of the Promotion of Construction, Sale, Management and Transfer Act, 1963) of the properties mentioned below.

Hearing of the said application were kept on **04.11.2025, 27.12.2025, 15.11.2025** On Principles of natural Justice hearing of above mentioned case is fixed on **dt. 12.01.2026 at 03.00 pm.** to hear opponent parties as a last chance. Failure to remain present by non applicant will result in ex-parte hearing of the application.

DESCRIPTION OF THE PROPERTY

Place of land situated at Plot no. 466, T.P. Scheme-III Arabian Apartments CHSL C.S No. 806, Pitamber Lane, Mahim, Mumbai-400016 admeasuring **489.97 Sq. Meters** or thereabouts together with the building standing/constructed requested of conveyance by the Applicant Society.

Those who have interest in said property may submit their say in writing with evidence within 15 days from the date of publication of this notice or upto next date of hearing and may remain present for hearing at the office mentioned above. Failure to submit any say shall be presumed that nobody has any objection and further action will be taken.

Sd/-

Competent Authority and District Deputy Registrar,

Co-operative Societies, Mumbai (1) City

Place: Mumbai

Date : 18/12/2025

District Deputy Registrar, Co-operative Societies, Mumbai (1) City

Malhotra House, 6th Floor, Opp. G.P.O., Fort, Mumbai - 400 001

FOR DEEMED CONVEYANCE OF

No.DDR1/MUM/Notice/2496/2025

Date : 18/12/2025

Application No. 10/2025

Chairman/Secretary, Bhavani Plaza Premises Co-op. Soc. Ltd.

Final Plot No. 551-B, Mahim Division, TPS-IV, Shankar Road, Dadar (West), Mumbai-400028

... Applicant

Versus

1. Shri. Nanji Shivji Gada (Deceased)
1a. Mr. Pankej Nanji Gada
B-1, Yogi Smruti Building, Park Road, Vile Parle (E), Mumbai-400057

1b. Mrs. Urvashi Chetan Gada
701, Arianth Residency Chsl, Plot No. 24, Pushpa Park, Near Utkarsh Mandir School, Malad (E), Mumbai-400097

2. Shri. Bhikhabhai K. Gohel (Deceased)
Through Legal Heirs
2a. Mr. Mahendra B. Gohel
2b. Mrs. Nirmala C. Gohel
2c. Mr. Vijay C. Gohel
2d. Mrs. Maya C. Gohel
2e. Mrs. Shantaben B. Kakarecha
2f. Mrs. Kamalaben K. Kholikya
2g. Mrs. Vimlaben N. Solanki
2h. Mr. Shailesh C. Gohel
2i. Mr. Satish B. Gohel
3. M/s. Shushanku Enterprises Ltd.
2 To 3 Address Is Not Known

.... Opponents

All the concerned persons take notice that **Bhavani Plaza Premises Co-op Soc. Ltd., Final Plot No. 551-B, Mahim Division, TPS-IV, Shankar Road, Dadar (West), Mumbai-400028** has applied to this office on **Dated 01.04.2025** for declaration of Unilateral Deemed Conveyance (The Maharashtra Ownership Flats Regulations of the Promotion of Construction, Sale, Management and Transfer Act, 1963) of the properties mentioned below.

Hearing of the said application were kept on **18.08.2025, 08.09.2025, 13.10.2025, 13.11.2025, 02.12.2025** On Principles of natural Justice hearing of above mentioned case is fixed on **dt. 29.12.2025 at 03.00 pm.** to hear opponent parties as a last chance. Failure to remain present by non applicant will result in ex-parte hearing of the application.

DESCRIPTION OF THE PROPERTY

Place of land situated at C.S no.1325 of lower parcel division, Bhavani Plaza Premises Co-op. Soc. Ltd., Final Plot No. 551-B, Mahim Division, TPS-IV, Shankar Road, Dadar (west), Mumbai-400028 admeasuring **2057 Sq. Meters** or thereabouts together with the building standing /constructed requested of conveyance by the Applicant Society.

Those who have interest in said property may submit their say in writing with evidence within 15 days from the date of publication of this notice or upto next date of hearing and may remain present for hearing at the office mentioned above. Failure to submit any say shall be presumed that nobody has any objection and further action will be taken.

Sd/-

Competent Authority and District Deputy Registrar,

Co-operative Societies, Mumbai (1) City

Place: Mumbai

Date : 18/12/2025

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH - I

C.P.(CAA) / 256 (MB) / 2025

IN

C.A.(CAA) / 236 / MB-1 / 2025

In the matter of the Companies Act, 2013

AND

IN THE MATTER OF SECTION 232 OF THE COMPANIES ACT, 2013 AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013 READ WITH COMPANIES (COMPROMISES, ARRANGEMENTS AND ARRANGEMENTS) RULES, 2016 AND REGULATIONS FRAMED THEREUNDER

AND

IN THE MATTER OF SCHEME OF ARRANGEMENT OF STANDARD GREASES & SPECIALITIES PRIVATE LIMITED WITH ROYAL CASTOR PRODUCTS LIMITED AND THEIR RESPECTIVE SHAREHOLDERS (Scheme)

Standard Greases and Specialities Private Limited, a company incorporated under the erstwhile provisions of the Companies Act, 1956 having its registered office at 101, Ketan Apartments, 233, R.B. Mehta Marg, Ghatkopar (East), Mumbai, Maharashtra 400077
... **Demerged Company / Petitioner Company**
CIN: U23201MH2007PTC174642

Royal Castor Products Limited, a company incorporated under the erstwhile provisions of the Companies Act, 1956 having its registered office at Unjha – Sidhpur State Highway, at – Khali, Sidhpur, Gujarat 384151.
CIN: U74999GJ1994PLC022829
... **Resulting Company / Non- Petitioner Company**

NOTICE OF FINAL HEARING OF COMPANY PETITION

Notice is hereby given that a Petition under Section 230 - 232 of the Companies Act, 2013 for an order sanctioning the Scheme of Arrangement of Standard Greases & Specialities Private Limited with Royal Castor Products Limited and their respective shareholders (Scheme), was presented by the Petitioner Companies at National Company Law Tribunal, Mumbai Bench (NCLT) on 21st November 2025 and was admitted by the Division Bench at NCLT by Hon'ble Shri. Sushil Mahadeorao Kochey, Member (Judicial) and Hon'ble Shri. Prabhat Kumar, Member (Technical) on 3rd December 2025. The said Petition is fixed for final hearing before the Mumbai Bench of National Company Law Tribunal (NCLT) on 16th day of January 2026.

Any person desirous of supporting or opposing the said Petition should send to the Petitioner Companies Advocate a notice of his / her intention, signed by him / her or his / her Advocate, with his / her name and address, so as to reach the Petitioner Companies Advocate and NCLT, before the date fixed for final hearing of Petition, where he / she seeks to oppose the Petition, the grounds of opposing or a copy of the affidavit should be furnished with such notice.

A copy of the Petition will be furnished by the undersigned to any person requiring the same on payment of prescribed charges for the same.

Dated this 19th day of December, 2025

HEMANT SETHI
Sd/-
Advocate for the Petitioner Company
307 Ram Nimi Building, 3rd Floor Mandlik Road, Next to Neuma Restaurant, Behind Taj Mahal Palace Hotel, Colaba, Mumbai – 400005
Mobile: 982024453; Email : hemanth@hemantsethi.com

कार्यपालक अभियंता का कार्यालय

पेयजल एवं स्वच्छता प्रमंडल, जुमरीतिलैया

शुद्धि पत्र

इस कार्यालय के द्वारा प्रकाशित निविदा संख्या **36/JMT/25-26,PR No. 367497** Detailed survey, designing and drawing, Construction of R.C.C. Intake Well cum Pump House, R.C.C. Gangway 50 M long and 3.00 M wide, 1.65 MLD Capacity Unconventional Water Treatment Plant, RCC Elevated Service Reservoir- 436 KiloLitre capacity Staging height- 18 m, Staff Quarter, Compound wall, Supplying and laying Raw and Clear Water rising main and Distribution Network, House/Quarter Connection, Supplying and Installation of VT and Centrifugal pump motor and Five years Operation & Maintenance with allied works etc. all complete job for **Sainik School Telaiya Water Supply Scheme** under **D.W. & S. Division JhumriTelaiya** on turnkey basis." में अपरिहार्य कारणवश निम्न संशोधन किया जाता है।

क्र०	पूर्व में प्रकाशित Distribution System in Pipe line dia	संशोधित Distribution System in Pipe line dia
1	परिमाण विपत्र के क्रमांक संख्या 198 से 239 तक Distribution System में Pipe line DI- K9 dia प्रकाशित हो गया है।	परिमाण विपत्र के क्रमांक संख्या 198 से 239 तक Distribution System में Pipe line DI- K9 dia के बदले Pipe line DI-K7 dia समाजा जाय।

शेष शर्तें यथावत रहेंगी।

(ई० अनुज कुमार सिन्हा)
कार्यपालक अभियंता,
पेयजल एवं स्वच्छता प्रमंडल,जुमरीतिलैया

PR 368904 (Drinking Water and Sanitation)25-26*D

PUBLIC NOTICE

IN THE COURT OF CIVIL JUDGE (SENIOR DIVISION), KALYAN

CIVIL M.A.NO 1108/2023

Adv. Smita Deshpande & Sumedha Dhopte
MA.No. 1108/2023
Exh No.05

1. Mr. Ulhas Prabhakar Vagal, Residing at- B-302 Suvidhi Darshan, Namdeo Patil Wadi, Dombivali-(E), District Thane, Pin code 421201,
And 2. Mr. Nitin Prabhakar Vagal, Residing at: H-903, Trillium Magarpatta City, Hadapsar, Pune City, Maharashtra-411013.

V/s.

1. Central Bank of India, A8/102, Veena Nagar, Co-Op Hsg. Soc. LBS Road, Mulund(W) Mumbai-400080.
2. New India Co-Op Bank Ltd.,
Golden Willows Soc., Shop No 1 & 2, Vasant Gardens, Mulund (W), Mumbai-400080.
LATE PRABHAKAR SHAMRAO VAGAL expired on 28.10.2020 Bangalore-South, Karnataka & LATE SMITA PRABHAKAR VAGAL expired on 04.10.2021 at Dombivali, Thane, Maharashtra-421201. Filed above referred Misc. Civil Application for grant of Succession Certificate, under Hindu Succession Act 1956 IN RESPECTS OF DEBTS & SECURITIES OF PRABHAKAR SHAMRAO VAGAL & SMITA PRABHAKAR VAGAL. And in the matter of grant of Succession Certificate, for moveable properties of the deceased which is as under:

A) Bank Lockers

Sr.no	Bank	Branch	Bank A/c No & Locker	Primary A/c Holder	Secondary A/C Holder	A/C Type
1.	Central bank	Thane	122 (3055695779)	Smita Prabhakar Vagal	Prabhakar S. Vagal	Locker (Safe)

B) Deposits

Sr No.	Bank	Branch	Bank A/C No.	Primary A/C No.	Total Balance
1.	ICICI Bank	Mulund (W)	098410007562	Prabhakar Shamrao Vagal	21,00,000/-
2.	Bank Of Baroda	Veena Nagar, Mulund	20070300068270	Prabhakar Shamrao Vagal	79,069/-
3.	Post Office	Mulund (W)	5311413	Smita Prabhakar vagal	1,18,800/-
Total					22,97,869/-

C) Bank Accounts

Sr. no	Bank	Branch	Bank Account No.	Primary Account Holder	Secondary Acct Holder	Account Type	Total Balance
1.	Central Bank	Modella Gram, Thane	3055695779	Prabhakar Shamrao Vagal	Smita Prabhakar Vagal	Savings	3,300/-
2.	Bank Of Baroda	Veena Nagar, Mulund	20070100006223	Prabhakar Shamrao Vagal	Smita Prabhakar Vagal	Savings	64,188/-
3.	ICICI bank	Mulund- W	623801140817	Prabhakar Shamrao Vagal	Smita Prabhakar Vagal	Savings	31,219/-
4	Central bank	Modella Gram, Thane	1121275143	Smita Prabhakar Vagal	Prabhakar Shamrao Vagal	Savings Pension	2,98,329/-
5	ICICI bank	Mulund- W	623801537336	Smita Prabhakar Vagal	Prabhakar Shamrao Vagal	Savings	29,719/-
6	Bank Of Baroda	Veena Nagar, Mulund	20070100006274	Nitin Prabhakar Vagal	Prabhakar Shamrao Vagal	Savings	2,24,774/-
7	Bank Of Baroda	Veena Nagar, Mulund	200701000117346	Prabhakar Shamrao Vagal	Ulhas Prabhakar Vagal	Savings	88,015/-
8	ICICI Bank	Mulund	623801511195	Prabhakar Shamrao Vagal	Smita Prabhakar Vagal	Saving	14,751/-
9	ICICI Bank	Mulund	623801530690	Prabhakar Shamrao Vagal	Smita Prabhakar Vagal	Saving	15,928/-
10	ICICI Bank	Mulund	0950010021343	Smita Prabhakar Vagal	Prabhakar Shamrao Vagal	Saving	27,962/-
Total							7,98,185/-

D) Mutual Funds:

Sr No	Asset Management Company	Folio No	Market Value
A1	Prudential Mutual Fund	8680343/76	68985/-
A2	DSP Mutual Fund	864087/64	5,924/-
A3	ICICI Prudential Long Term Bond	2275854/74	1,01846/-
Total			1,76,755/-

Sr No

Asset Management Co.

Folio No

Market Value

B1

ICICI Prudential Mutual Fund

9663656/04

22,83,545/-

B2

ICICI Prudential Mutual Fund

8167724/96

1,84,962/-

B3

ICICI Prudential Mutual Fund

8167694/88

1,42,200/-

B4

ICICI Prudential Mutual Fund

8641503/02

68,985/-

B5

HDFC Mutual Fund

9626308/28

44,581/-

B6

DSP Mutual Fund

863285/45

5,924/-

B7

HDFC Mutual Fund

9605426/94

3,54,896/-

B8

TATA Mutual Fund

3219465/89

60,983/-

B9

Reliance Mutual Fund – Nippon India Growth Fund Direct

49067615872

50,027/-

B10

Reliance Mutual Fund – Nippon India Vision IDCW

49073694144

19,825/-

Total

32,15,928/-

All that persons are hereby informed that if they have objections of any nature, whatsoever, in respect of grant of succession certificate in favor of Applicants abovenamed. They may raise their objections, in writing before the Hon'ble Court, within 30 days from the date of Publication of this notice. Objections raised after the time stipulated hereinabove, will not be entertained by the Hon'ble Court.

By Order

Sd/-

Asst. Superintendent Civil Judge (S.D.) Thane

Sd/- Clerk

Seal

Business Standard

CAMPUS TALK

BS PROMOTIONS

LEADERSHIP AND THE ECONOMIC FUTURE OF INDIA NMIMS CONFERS.

In the recent past, NMIMS Mumbai has organized a powerful Campus Talk wherein Niraj Shah, Senior Executive Editor at NDTV Profit, and also an NMIMS SBM alumnus participated in the event. It was based on leadership, the emerging economic situation in India, future trends and sunrise industries that are going to define the next decade. Based on his vast knowledge in business journalism, Mr. Shah gave a subtle insight into macroeconomic trends, company development and how the media can have a positive impact on investor and popular opinion.

There were active students during the session, when they discussed investing, career paths, and media ecosystem redesign in a digital-first economy in India. Real world examples and

REIMAGINING INDUSTRY ACADEMIA CONVERGENCE ORGANIZED BY GRMI BRINGS TOGETHER OVER 40 INDUSTRY LEADERSAT SVKM'S NMIMS, MUMBAI

Stating a vital national dialogue, the Global Risk Management Institute (GRMI) convened its two-day summit titled 'Reimagining Industry Academia Convergence (RIAC) Movement 2025' for India's Future Talent 2025, at the prestigious campus of SVKM's Narsee Monjee Institute of Management Studies (NMIMS) Deemed-to-be University, Mumbai. The influential summit gathered a powerful assembly of CXOs, Deans and policymakers to address the critical question: Is the current education system relevant to industry needs?

GRMI founders Mr. Subhashis Nath and Mr. Jayant Palanensured the participation from all three sectors of policy, academia and industry. The event witnessed stalwarts such as Dr. Arvind Virmani, Member, NITI Aayog, Prof. Dr. Rajan Saxena, Former Vice Chancellor, NMIMS, and Subodh Bhargava, Chairman of Board of Directors, GRMI.40+ visionaries including Mr. Richard Rekhy, Vice Chairman, GT Bharat, Mr. Mukesh Butani, Managing Partner, BMR Legal, Ritu Chawla Kocchhar, India Head, Spencer Stuart Mr. Sandeep Baldava, Partner & Leader (West) – Forensic & Integrity Services, Mr. Joydeep Roy, Managing Director-HR & Talent Supply Chain Leader, PwC, Mr. Shrenik Baid, Partner, Deloitte, Shekhar Narayanabhata, Head – Talent, KPMG India and others brought forth their expertise to the event.

Dr. Arvind Virmani, Member, NITI Aayog, graced the event as Speaker, where he delivered an impactful address on Theme: Co-Creating talent "Atmanirbhar Bharat", followed by high-powered panels. The highlight of the event was the 'Think Tank Ideation' session where leaders deliberated on critical tracks: honest reflections on the skills gap, redefining industry contributions and proposing a taskforce to keep up the momentum.

RIAC 2025 successfully created an executable roadmap, moving from isolated discussions to coordinated action for a future-ready workforce. The discussions underscored a shared recognition that genuine convergence requires clearer expectations from corporates and greater accountability from academic institutions, and supportive frameworks from regulators.

Campus Reporter:
Muskan Agrawal, School of Business Management, NMIMS, Mumbai



E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-auction sale notice for sale of Immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis", "as is what is basis" and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided hereunder.

(Rs. In lakhs)

Sr. No.	Branch Name / Name of the borrowers/Guarantor and Amount outstanding	Description of the properties	Reserve price	EMD of the property	Contact Number
1.	Branch - TALA Mr. Milind Narayan Dalal Amt.O/S:- 5.68 Lakhs+ Interest + Cost of expenses/ charges	EQM of immoveable property House No. 2159 on land bearing CTS No.160 part at putasi, panchayat property No.53a at village Tala, Tal Tala, District Raigad. Area of Flat – Built Up Area - 1225.00 sq. ft (on the basis of Symbolic Possession)	24.23	2.43	Mob no. 8380988984
2	Branch – DHATAV Mr. Suresh Mahadeo Amt.O/S:- 15.37 Lakhs+ Interest + Cost of expenses/charges	EQM on immoveable property Flat.no- 304, and flat no 305 3 rd floor, Ekvira Villa, Survey No 33, Hissa No. 02, Plot No. 03, village Bhuvaneshwar, At & Post Roha Tal Roha, Dist Raigad. Area of Flat – Built up area - 515 sq.ft & 546 sq.ft (on the basis of Symbolic possession)	24.61	2.46	Mob no. 9951276371
3	Branch -DHATAV Mrs. Samiksha Sameer Shikhanekar & Mr. Sameer Dattarey Shikhanekar Amt.O/S:- 16.71 Lakhs+ Interest + Cost of expenses/ charges	EQM on immoveable property Flat No. 06, 1 st Floor, Govind Co-op Housing Society, Survey No. 104, Hissa No. B-1 at Roha Tal Roha, Dist Raigad. Area of Flat – Built up Area – 601 Sq. Ft (on the basis of Symbolic possession)	11.05	1.10	Mob no. 9951276371
4	Branch -DHATAV Mr. Narendra Namdev Marwade & Mrs. Narendra Marwade Amt.O/S:- 6.78 Lakhs+ Interest + Cost of expenses/ charges	EQM on immoveable property EQM of Flat no B-11, 2 nd Floor, Kundalka Vaibhav CHS bearing Survey No. 4, Hissa No. 4, at village Bhuvaneshwar, At & Post Roha, Tal Roha, Dist Raigad. Area of Flat Built Up Area - 530 sq.ft. (on the basis of Symbolic Possession)	12.73	1.27	Mob no. 9951276371

The auction sale will be "online E-auction / Bidding through website – https://ebkray.in on 28.01.2026 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each. Bidder may visit https://ebkray.in, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

❖ **Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal https://ebkray.in using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)

❖ **Step 2:** e-KYC Verification to be done by the Bidder/Purchases.

❖ **Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.

❖ **Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit https:// ebkray.in for registration and bidding guidelines.

❖ **Helpline Details / Contact Person Details of eBkRay:**

eBkRay Helpdesk Number			
Name	E-mail ID	Landline No.	Mobile No.
Helpdesk	support.ebkray@psballiance.com		8291220220

1. Last date of EMD and KYC submission will be up to 27.01.2026 (subject to website availability).

2. The intending purchasers can inspect the property on 15.01.2026 between 11.00 am and 03.00 pm.

3. The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" "WHATEVER THERE IS CONDITION".

4. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.

5. The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.10, 000/- (Rupees Ten thousand only) in respect of property listed at Sr No 1

25 % of the bid amount including the EMD amount to be deposited within 1(one) day and balance amount within 15(fifteen) days after successful bid.

7. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.

8. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.

9. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

10. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/ litigation if any pending before any court / tribunal are arisen thereof.

11. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc..

12. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.

13. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale /modify any terms and conditions of the sale without any prior notice or assigning any reasons.

14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.

15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.

16. The sale certificate will be issued in the name of successful bidder only.

17. This notice is also applicable to borrower / guarantors and public in general.

18. The sale of properties under symbolic possession are subject to the receipt of order from DM/CJM.

PLACE : Alibag
DATE : 19.12.2025

AUTHORISED OFFICER

SALE NOTICE TO BORROWER AND GUARANTORS

Dear Sir/Madam, The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Interest Act, 2002 and the Rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took (Symbolic & Actual) possession of the secured assets more particularly described in the schedule mentioned above and a sale notice was issued to you by the respective Branches, even otherwise this Notice is also construed as Notice under Rule 8 (6) under enforcement rules of the Act of 2002. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale, failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

PLACE: ALIBAG

AUTHORISED OFFICER