

ARMB Thane

Nashik - 422005

Mumbai 400706

Mumbai 400706

Mumbai 400706

ARMB THANE

M/s. Kushal Mercantile Pvt. Ltd.

Industrial Estate Nashik - 422103

Mr. Kaustabh Milind Chandukar

Mr. Milind Shripad Chandukar

Mumbai 400706 Ms. Sanjeevani Milind Chandukar

Mr. Nachiket Milind Chandukar

Mr. Hiraman Bhawar (Director)

Ms. Shaila Agale W/O Mr. Sunil Agale

M/s POOJA TRADING CORPORATION

34/35, 1st Floor, Maruti Shopping Complex

Mrs. KARISHMA SURESH KISHNANI

Near Bharat Cinema, ULHASNAGAR - 421003

MIDCAmbernath 421506

Dabhade, Pune 410506

Mr. MUKESH KISHNANI

Mr. SURESH KISHNANI

ARMB Thane

ARMB Thane

ARMB Thane

ARMB Thane

ARMR Thane

ARMB Thane

13 ARMB Thane

14 ARMB Thane

Ms. Sana Aslam Shaikh

M/s. Icon Pharma

M/S. Brondo Industries

Mr. Bharatraj Bhaskar Thali

Navi Mumbai, Pin: 400 702.

Mr. Kamal Thakurdas Jhamani

Opp. Jivan Mukt Maharaj Math ONGC.

l No . 579, Bharatraj Niwas Pirwardi Road, Nagaor

Flat No. B/704,7TH Floor, Raj Ragalia Complex

Building No. 3, Plot No. 3, Ambernath, Dist. Thane, Pir

207/208, Shakti industrial, Village Ringanwada, nani Daman, UT, Daman & Diu. 396201.Also At Regd.

Office-316, The Commodity Ex. Bldg., Plot No. 2,3& 4,

Flat No. 14/B, 3rd Floor, B Wing, nav Neelima CHS LTD., 42, mahakali cavwes road, Opp. Canosa School

Shop No. 02, GrounD Floor, Vaibhav Plaza, C.T.S. No. 4589, H. No. 40/1 H, Near Khopoli Post Office, Khopoli

Bazarpeth, Laxminagar, Mauje Devlad, Khopoli, Dist.

201/A. Chandresh Rachna CHSL, Lodha Com, Mira

Road (East), Thane 401107
Flat No.703, 7th Floor, B Wing, Janki Villa CHSL

Mr. Ghanshyam Ramkishore Sharma & Mrs Sangita

Flat no 401, B Wing , shree Ganesh Residency , CHS

New Golden Nest , Road Bhayandar , Thana Maharashtra-401107

Manisha Nagar Gate NO.1, Kalwa (West) 400605.

Shri. Rupeshkumar namdev (Borrowwer/Partner)

Shri. Arjunan Chandrathil (Borrower/Partner)

Sector19, Vashi Navi Mumbai-400705.

Shri. Markus Alois (Guarantor)

Andheri (East), Mumbai-400 093

Prop. Mr. Jindatta Haribhau Zarkar

Aruna Subhash karande

Mr. Hiraman Bhawar

C-23, Shubdha CHSL, 1st Floor, Near ITO Office, Sin

M/s. Deegesh Construction Pvt. Ltd. (Guarantor)

Duplex No. 5 C-Wing, Durgesh Residency Apartm situated at S. No. 63/2, Anandwali, Gangapur Road,

M/s. Four Star & Importers and Traders Pvt. Ltd.

Shop No. 13, Plot No. 35, Sec. 42, Nerul, Navi Mumbai

Plot No. 63, Sinar Talukar Industrial Estate, Musalgaor

B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Nav

B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi

B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi

B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi

M/S Pipetech Engineering Solutions Pvt. Ltd.

Ms Shaila Agale (Director)
Unit No.207 and 2012, Bldg B Type, Udyog Bhavan-1,

Plot No. A-20, Additional Ambernath Industrial Area

Row House No.39, Royal Park Row House, B Cabi Road, Near Navare Nagar, Gut No.49, CTS No.9277 Vill Morivall, Ambemath East 421501

Opp Bhegade Talim, 238, Shaniwar Peth, Talegao

Mr. Sumedh H Bhawar (Guarantor)
Row House No.39, Royal Park Row House, B Cabi

Road, Near Navare Nagar, Gut No.49, CTS No.9277 Vill Morivali, Ambemath East 421501

1304, Willowcrest, One Hiranandani Park, Ghodbunde Road, Brahmand, Thane West – 400 607

1401, Marvela, Building No.17, Rodas Enclave

Hiranandani Estate, Patlipada, Thane West – 400607 Mrs. ROSHNI MUKESH KISHNANI

1304, Willowcrest, One Hiranandani Park, Ghodbunde

and, Thane West-400 607

1401, Marvela, Building No.17, Rodas Enclave

Hiranandani Estate, Patlipada, Thane West - 400607

Pochkanwala Road, Worli, Mumbai - 400030.

ARMB Thane PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G.

Bandra Kurla Complex, Bandra (East), Mumbai - 400051.

SCHEDULE OF THE SECURED ASSETS

Nagar Udyan, Gangapur Road, Anandvali Shivar, Nashik - 422013 (Area 1881.00 sq.ft. Built up)

Duplex Flat No. B-04, First Floor, "Deegesh Tower

Final Plot No. 25, CTS No. 36/1, Near - Balwan

Nagar Udyan, Gangapur Road, Anandvali Shivar Nashik-422013 (Area 1564.00 sq.ft. Built up)

area. In the name of M/s. Deegesh Construction Pvt

Flat No. 301, 3rd Building No. B-7, Xrbia Hinjewadi, Vasundhara Society, Marunge Road, Village

Dattaward (Nere), Tal. Mulshi, Pune – 411057, Plot No. R-22 to R-29, S. No. 38/2+3+39+56+57

Area carpet 571.00 Sq. Ft. in the name of Mrs Sanjivni Milind Chandurkar

Flat No. S-1. 2nd Floor, Kumar Residency R.S No

924/A/2, Plot No. 23, Nr. Tulunadu Bhawan, Opp Sanjay Bhokare Group of Institure, Miraj - Sangl

Road, Village Kupwad, Tal. Mirai, Sangli 416410

Area adm. 932.27 sq. ft. BUA in the name of Mr

Admeasuring approx, 1424.94 sq ft builtup

Sanjivni Milind Chandurkar

Milind Shripad Chandukar.

Pvt.LTd.

Residential Building on Plot No. 32-B, Situated at S. A) 18.07.2014

Parisar, Anandvali, Tal. & Dist. Nashik – 422013. D) Symbolic Adm. 1318 sq. ft. saleable area and 471 sq. mtr plot

Flat No. 701, 7th Floor, W Wing, Jade Residences, A) 30.03.2022

Area admn 997.17 Sq. Ft. Built up in the name of Mrs. C) 23.09.2022

Row House No.39, Royal Park Row House CHS, B A) 10.07.2023

In the name of M/s Pipetech Engineering Solutions C) 16.09.2023

Commercial Gala No. F12, 1st Floor, Master A) 15-11-2023

Area, Plot No. 34, Village - Kahoj Khunavali, C)25-01-2024 Ambernath West, Dist. Thane 421505 D) Symbolic

Carpet area of 498 sq ft as per index II In the name of Mr. Mukesh Jhamulal Kishnani

Carpet area of 498 sq ft as per index II In the name of Mr. Mukesh Jhamulal Kishnani

of Mrs. Roshni Mukesh Kishnani

no 11. Opp. to Rahul Shoes sho

of Mr. Mukesh Jhamulal Kishn

421003 Maharashtra.

Commercial Gala No. F11, 1st Floor, Master

Business Centre, Wimco Naka, Kalyan Badlapur

Road, Near Star Big cinema, Ambernath Industrial Area, Plot No. 34, Village - Kahoj Khunavali, Ambernath West, Dist. Thane 421505

Office (Hotel) No 1,2,3 Ground Floor, Named Ansh

Palace Resto Bar, "Nenumal Shopping Center" U No 199, Sheet No 26, Section 5&6, Ulhasnagar 3, Thane

Built up area of 1446 sq ft as per index II In the name

Residential Flat at entire 6th floor in the building 'Jai

Gajanand Arcade'constructed on the land near Bk. No. 491A, Sheet no. 61, CTS no. 8284 & 8287 ward

Thane 421002, Maharashtra
Built up area of 1475 sq ft as per index II In the nam

carpet) approx. Mr. Kamal Thakurdas Jhamani

Flat No. 205, 2nd Floor, Building No. 2, Shanti Park CHS., LTD., Near Shri Sai Tower, Off-Karjat Murbad

Road, Neral, Neral (West), Talika – Karjat, Dist Raigad, Pin 410 101. Admeasuring 500 sq. ft. (

carpet) approx. Mr. Kamal Thakurdas Jhamani

(admeasuring 1049 sq.ft.)

Shri, RupeshKumar Namdev

Khopoli, Dist. Raigad-410203

Mr. Jindatta Haribhau Zarkar

(East), Dist-Thane 401107

Area -buildup 881sqft

Ghanshyam Sharma

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Admeasuring 282 sq.ft (built up). Approx

Manisha Nagar Gate No.1, Kalwa (West) 400605 (Area: 654 SFT Built UP)

Flat No. 405, Building No. L-4, Swapnapoorti HSG A) 19.11.2024

Admeasuring 359.85 sq.ft. (carpet) approx. C) 30.01.2025 Mr. Bharatraj Bhaskar Thali & Mrs. Sugandha D) Symbollic

Flat No. 204 2nd Floor, Building No. 2, Shanti Park A) 07:12:2024

Road, Neral (West), Talika - Karjat, Dist. chargestherec Raigad, Pin 410 101. Admeasuring 500 sq. ft. (C)26.03.2025

Scheme, Sector36, CIDCO Colony, Village B) Rs. 36,02,922/- plus Interest & Kharghar, Navi Mumbai, Maharashtra. Pin -410210. charges thereon

CHS., LTD., Near Shri Sai Tower, Off-Kariat Murbad B) Rs. 72,83,482,72 plus Interest

Gala No. 207 & 208, 2nd Floor, Survey No. A) 21.07.2014 135,136,& 137and 13/11, Shakati Industrial Estate, B) Rs. 1,86,63,814.36 plus Inf

C) 23.09.2014 D) Physical

LTD., 42, Mahakali Caves road, Opp. Canosa B) Rs. 56,77,747.54 plus Interest 8 B) Rs. 865,000/School, Andheri (East), Mumbai-400 093 (Icharges thereon (11,11,2025 (upto

No. 4589, H. No. 40/1 H. Near Khopoli Post Office, B) Rs.29,04,503.06 plus Interest & B) Rs. 3,27,000/-

C) 13.10.2022

B) Rs.61,59,678.30

C) 14.02.2024

D) Physical

Flat no 703 and Flat 703A, 7th Floor , Building No. 3, A)30-10-2018 A)76,55,000: "Gaurav Excellency" Near GCC Club , Mira Road B)33,80,607.00(As on 31-10- B)7,65,500/-

TERMS AND CONDITIONS

of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of The Authorized Officer, Punjab National

Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have

(As on 16.11.2023) plus Interest

2018)plus interest and charges

Village Ringanpada, Nani Daman, Daman, UT39620 & charges thereon

Flat No. 14/B, 3rd Floor, B Wing, Nav Neelima CHS. A) 22.04.2025

admeasuring 621 sq. ft. including terrace) C) 01.07.202
Subhash Dnyanoba karande & Mrs. Aruna Subhash D) Symbolic

Shop No. 02, Ground Floor, Vaibhav Plaza, C.T.S. A) 06.08.2022

Flat No.703, 7th Floor, B Wing, Janki Villa CHSL, A) 16.11.2023

Mr. Ghanshyam Ramkishore Sharma & Mrs Sangita C) 09-10-2025

Khopoli Bazarpeth, Laxminagar, Mauje Devlad,

No. 36/2, Village Anandvali, Off. Gangapur - Nashik B) Rs. 8,96,97,487.00

Road, Near Zudio – Ganagpur Showroom, B/s. future interest and charges) Deegesh Tower, Balwant Nagar, Navshya Ganpati C)07.11.2014

D) Symbolic

D) Physical

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security

Email: cs8325@pnb.bank.in Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the

Name of the Branch	Description of the Immovable Properties	A) Date of Demand Notice u/s	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	
Name of the Account	Mortgaged	13(2) of SARFESI ACT 2002 B) Outstanding Amount as on	B) EMD (Last Date			
Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property	C) Possession Date u/s 13(4) of	- P J It - F PAIRS			
mortgagor(s) / Guarantors	350000000000000000000000000000000000000	SARFESIACT 2002 D) Nature of Possession Symbolic /Physical / Constructive	C) Bid Incremental Amount		Name & Number of the Contact Person	
ARMB Thane	Duplex Flat No. C5, 2nd Floor, C - Wing, building	A) 18.07.2014	A) Rs. 41,50,000/-	11.11.2025	Not Known to Us	
M/s. M/s. Mynk 1906 Industries India Ltd. C-23, 1st Floor, Shubdha CHS Ltd., Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai – 400 030.	known as 'Durgesh Residency', Situated at S. No. 63/2, Village Anandvali, Gangapur – Nashik Road, Near Zudio – Gangapur Showroom, Opp. Durga Enclave, Navshya Ganpati Parisar, Anandvali, Tal. & Dist. Nashik—422013.	30.06.2014 (plus future interest and charges)	B) Rs. 4,15,000/- (11.11.2025 upto 03.00 pm) C) Rs.5,000/-	10.00 am to 04.00 pm	Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135	
ARMB Thane	Duplex Flat No. C6, 2nd Floor, C - Wing, building		A) Rs. 41,50,000/- B) Rs. 4,15,000/- (11,11,2025 upto 03.00 pm) C) Rs.5,000/-	11.11.2025 10.00 am to 04.00 pm	Not Known to Us	
M/s. Meuse Duds Pvt. Ltd. C-23, 1st Floor, Shubdha CHS Ltd., Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai – 400 030. & 524, 5th Floor, C-1, Soham Plaza, Chitalsar, Manpada, Thane – 400 610.	Near Zudio - Gangapur Showroom, Navshya	30.06.2014 (plus future interest and			Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135	
ARMB Thane	Duplex Flat No. B-01, Ground Floor, "Deegesh		A) Rs.63,00,000/-	11.11.2025	Not Known to Us	
M/s. Mitigate Trading Pvt. Ltd. C-23 Shubdha CHSL, 1st Floor, Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai – 400030	Tower", Final Plot No. 25, CTS No. 36/1, Near — Balwant Nagar Udyan, Gangapur Road, Anandvali Shivar, Nashik - 422013 (Area 1702.00 sq.ft. Builtup)	30.06.2014 (plus future interest and charges) C) 07.11.2014 D) Symbolic	B) Rs. 6,30,000/- (11.11.2025 upto 03.00 pm) C) Rs. 5,000/-	10.00 am to 04.00 pm	Satyendra Mishra 9903085950 Amritpal Singh	
M/s. Deegesh Construction Pvt. Ltd. (Guarantor) Duplex No. 5 C-Wing, Durgesh Residency Apartment situated at S, No. 63/2, Anandwali, Gangapur Road, Nashik – 422005.	Duplex Flat No. B-02, First Floor, "Deegesh Tower", Final Plot No. 25, CTS No. 36/1, Near – Balwant Nagar Udyan, Gangapur Road, Anandvali Shivar, Nashik -422013 (Area 1881.00 sq.ft. Built up)		A) Rs.52,50,000/- B) Rs. 5.25,000/- (11.11.2025 upto 03.00 pm) C) Rs. 5,000/-		8057134735 Vasim Kasmani 9167566135	
	Duplex Flat No. B-03, First Floor, "Deegesh Tower", Final Plot No. 25, CTS No. 36/1, Near – Balwant		A) Rs.52,50,000/- B) Rs. 5,25,000/-			

SECURED ASSETS

IN THE HIGH COURT OF JUDICATURE AT BOMBAY ORDINARY ORIGINAL CIVIL JURISDICTION COMPANY PETITION NO. 434 OF 2016

In the matter of Companies Act, I of 1956: And In the matter of Auram Machines (India) Pvt. Ltd. (In Liquidation) NOTICE FOR SALE OF VEHICLES BY THE OFFICIAL LIQUIDATOR,

HIGH COURT, BOMBAY AS LIQUIDATOR OF AURAM MACHINES (INDIA) PVT. LTD. (IN LIQUIDATION) THROUGH E-AUCTION

Pursuant to the order dated 07/08/2025 and 03/10/2025, passed by the Hon'ble High Court. Bombay in Official Liquidator's Report No. 94 o 2022, offers / bids are invited from the intending purchasers to purchase the following Vehicles owned by Auram Machines (India) Pvt. Ltd. (In Liquidator), whose details are memfoned below. The sale is on "as is, where is, whatever there is basis" and as per inventory, by inviting competitive bids through E-Auction to be conducted by selfing agent namely Mis Ratitlet Corporation of Intimed; a Ministran Centra Government (PSU) under Ministry of Railway, Government of India on its website https://lolauction.enivida.com and may also take help from the contacts: - Farhan Ahvi 8448288992, Amrendra Kumar 848288998 & Anand Kumar 9355030602. The intending purchasen have to register themselves on the portal 2 to 3 days prior to the last date of submission of online Earnest Money Deposit. The sale is subject to confirmation by the Hon'ble High Court. Bombay (Through E-Auction). The details of Vehicles as below:

Sr. No.	Particulars of the Assets	Reserve Price (Rs.)	EMD (Rs.)	Inspection
1	Maruti SX4 ZXI bearing Number MH-12-HF-4308 parked at	1,25,000/-	25,000/-	On
2	Swadeshi Mills Compound, Chunna Bhatti. Maruti Swift VDI bearing Number MH-12-PC-9215 parked at	3,75,000/-	25,000/-	28/10/2025 between
3	Swadeshi Mills Compound, Chunna Bhatti. Two Wheeler i.e. Honda Activa 110 bearing Number MH-12-JH- 1323 parked at Swadeshi Mills Compound, Chunna Bhatti.	15,000/-	2,500/-	11.00 A.M. to 4.00 P.M

Rs. 25,000/- for Maruti Swift VDI bearing Number MH-12-PC-9215 and the Earnest Money Deposit is fixed at Rs. 2,500/- for Two Wheeler i. onda Activa 110 bearing Number MH-12-JH-1323. The inspection of the subject vehicles will be allowed to the intending purchasers of 310/2025 between 11.00 a.m. to 4.00 p.m. All the said vehicles are keptigarked at Swadeshi Milis Compound, Chunna Bhatti, Mumbai. Th last date for submission of e-tender is 07/11/2025 and date of e-auction is on 10/11/2025.

HIGH COURT, BOMBAY 5th Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai - 400 001. Telephone :- 22670024 / 22675008. Email :- ol-mumbai-mca@nic.in

ORDINARY ORIGINAL CIVIL JURISDICTION COMPANY PETITION NO. 89 OF 2016 In the matter of Companies Act. Lof 1956: And In the matter of Reflection Promotions Pvt. Ltd. (In Liquidation) NOTICE FOR SALE OF MOVEABLE ASSETS BY THE OFFICIAL LIQUIDATOR,

REFLECTION PROMOTIONS PVT. LTD. (IN LIQUIDATION) THROUGH E-AUCTION Pursuant to the order dated 31/07/2025 passed by the Hor/ble High Court, Bombay in Official Liquidator's Report No.59 of 2024, offers / bit are invited from the intending purchasers to purchase the Moveable assets owned by Reflection Promotions Pvt. Ltd. (In Liquidation), who details are mentioned below. The sale is on "as is, where is, whatever there is basis" and as per inventory, by inviting competitive big

HIGH COURT, BOMBAY AS LIQUIDATOR OF

toestas are memorobe color. The sale is or as is, where is, where the control of the provided possible and as per inventory, by inviting competitive from the formula E-Auction to be conducted by selling agent namely Mis Raillet Corporation of India Limited, a Mini Ratha Central Government (PSU) under Ministry of Railway. Government of India on its website https://lolauction.en/vida.com and may also take help from the contacts: Farhan Airl 8448288992, Ammendra Kumar 8448288980. & Anand Kumar 935908602. The intending purchasers must register themselves on the portal 2 to 3 days prior to the last date of submission of online Eernest Money Deposit. The sale is subject to confirmation by the Honbie High Court. Bombay (Through E-Auction). The details of movable as below:

140.		Frice (MS.)	(1/2")	A COMMON CONTRACTOR
	Movable Assets Dining Table, Glass Product Display Showcase, Wooden Storage Cabinet, Teapot, Revolving Chair, Wooden Side Table, Wooden Filing Cabinet, MS Double Bed with Mattress, One three sitting sofa and Microscope		2,500/-	On 28/10/2025 between 11.00 A.M. to 4.00 P.M

and Microscope. The inspection of the subject moveable assets will be allowed to the intending purchasers on 28/10/2025 between 11.00 a.m.

https://olauction.en/vida.com
. The fee structure of E-Auction to be conducted by selling agent namely M/s Railtel Corporation of India limited a Minimatra Centr

Dated this 16th day of October, 2025. OFFICIAL LIQUIDATOR HIGH COURT, BOMBAY 5th Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai - 400 001

Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai 400028. Tel: 022-69231111/8879093790 [Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest Notice is hereby given to the public in general and in particular to M/s. Asaya Builders and Developers LLP (Borrower

Ashwin Prabhudas Vora (Personal Guarantor), Lalit Prabhudas Vora (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nimish Vora (Personal Guarantor), Amit Kumar Kundalia (Personal Guarantor), Anoop Chand Kundalia (Personal Guarantor), Mayur Anil Raigangar (Personal Guarantor), Mitali Luv Vora (Personal Guarantor) and Nivasti Imperium Pvt Ltd.(Co-Borrower/ Mortgagor) named hereinafter that the below described immovable properties nortgaged/charged to Piramal Capital and Housing Finance Limited (Formerly known as DHFL), the physical powhich has been taken by the Authorised Officer of Piramal Capital and Housing Finance Limited (Formerly known as DHFL now assigned to Omkara Assets Reconstruction Pvt Ltd) being the secured creditor. Thereafter, Omkara Asset Reconstruction Pvt. Ltd (OARPL) acting in its capacity as trustee of Omkara PS 10/2022-23 Trust, has acquired enting outstanding debt along with the undersigned security vide Assignment Agreement dt. 10.01.2023, from Piramal Capital and Housing Finance Limited (Formerly known as DHFL). Pursuant to the said Assignment Agreement OARPL has stepped into the shoes of the assignor and is entitled to recover the dues and enforce the security. Accordingly, the described immoveable property will be sold on "As is where is", "As is what is" and & "Whatever there is" and "Without Recourse" basis or ombolic possession, at Navi Mumbal for recovery of total dues Rs. 51.00.87.420/- (Fifty-One Crore Eighty-Seven Thousan Four Hundred Twenty Only) (Rs.33,50,69,848/- plus Rs.17,50,17,572/-) as on 07.03.2022, plus interest and expenses w.e. 08.03.2022 due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgago

No.	Description of immovable	property	Price Rs.	Rs.
1,	Shop No. 101 First Floor Admeasuring 1586 Sq ft, situ 1, Sector 19, Sanpada Navi Mumbai, Dist Thane	uated at "Nivasti Imperium", Plot no	Rs. 1,31,78,700/-	Rs. 13,17,870/-
2.	Shop No. 116 First Floor admeasuring 508 Sq. ft. situal Sector 19 Navi Mumbai Dist Thane	ated at Nivasti Imperium, Plot no 1,	Rs. 42,52,500/-	Rs. 4,25,250/-
3.	Shop No. 202 Second Floor admeasuring 238 Sq. ft. no 1, Sector 19 Navi Mumbai Dist Thane	situated at Nivasti Imperium, Plot	Rs. 18,79,200/-	Rs. 1,87,920/-
4.	Shop No. 201 Second Floor admeasuring 1580 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 1,24,74,000/-	Rs. 12,47,400/-
5.	Shop No. 207 Second Floor admeasuring 2431 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 1,91,97,000/-	Rs. 19,19,700/-
6.	Shop No. 301 Third Floor admeasuring 230 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 17,20,440/-	Rs. 1,72,044/-
7.	Shop No. 334 Third Floor admeasuring 176 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 13,16,250/-	Rs. 1,31,625/-
8.	Shop No. 335 Second Floor admeasuring 370 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 27,62,100/-	Rs. 2,76,210/-
9.	Shop No. 203 Second Floor admeasuring 770 Sq. ft. no 1, Sector 19 Navi Mumbai Dist Thane	770 Sq. ft. situated at Nivasti Imperium, Plot		Rs. 6,07,743/-
10	Shop No. 205 Second Floor admeasuring 766 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 60,45,840/-	Rs. 6,04,584/-
11	Shop No. 206 Second Floor admeasuring 1650 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 1,30,41,000/-	Rs. 13,04,100/-
12	Shop No. 211 Second Floor admeasuring 730 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 57,62,340/-	Rs. 5,76,234/-
13	Shop No. 212 Second Floor admeasuring 730 Sq. ft. situated at Nivasti Imperium, Plot no 1, Sector 19 Navi Mumbai Dist Thane		Rs. 71,44,200/-	Rs. 7,14,420/-
	Total		Rs. 9,48,51,000/-	Rs. 94,85,100/-
Bid	Increment	50,000		
Insp	pection Date and Time	Date: 31.10.2025 Time: 11:00 /	AM	
Last	t date and time for submission of bid letter of	03.11.2025		

participation/KYC Document/Proof of EMD 04.11.2025 Time: 11:00 AM to 12:00 Noon

2016. In case of failure in the same bid shall be rejected. ase refer to the link provided in https://o For detailed terms and conditions of the sale, plo

The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploadind data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "Mis. C1 India Pvl Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com. For any property related query contact the Authorised Officer, Mr. Piyush Jain, Mobile: +91 88790 93790 E Mail: piyush.jain@omkaraarc.com in official hours and working days. In case offailure in the same bid shall be rejected.

Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction or the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues a tentioned herein above along with cost & expenses, within the time as stipulated under section 13(8) of the SARFAESI Act. In

ise of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any o Court.

this 22 day of September, 2025 Registrar

PUBLIC NOTICE

It is hereby notified That My Client Mr. Badheka lalit Pranshankar has lost the original Purchase/Sale Agreement dated 08/02/1974, executed between betweenMr. Ramamurthy and Mr. Badheka Lalit Pranshankar-400077, in respect of the property situated atfor the residential premises situated at flat no. 7, 3rd Floor, Padmashana Co-operative Housing society, plot no. 85,

Garodia Nagar, Ghatkopar (E), Mumbai has been lost/ misplaced and is not traceable

despite diligent search.

The said Mr. Badheka Lalit Pranshankar is desirous of selling the above-mentioned premises and further A police complaint has been lodged at Pant Nagar Polce station Ghatkopar (E), under Lost report no 137499-2025 dated 16/10/2025. Any person having any claim, objection, or information regarding the said document is hereby requested to contact the undersigned within 14 days from the date of this notice, failing which it shall be presumed that there are no claims and the said Mr. Badheka Lalit Pranshankar will take further steps to proceed with the sale of the above mentioned premises proceed accordingly.

Name: Adv. K. Shilpa Singh 605, Skyline Status, M.G. Road, Ghatkopar (E), Mumbai-400077 Contact No.: [9152760362 Email: singhshilpa149@gmail.com

IN THE COURT OF SMALL CAUSES AT MUMBA

R A F SUIT NO 1132 OF 2024

Age: 80 years, Occu: Retired Hindu Indian Inhabitant of mumbai

Presently residing at House, No. 14, Khotachi Wadi, V. P. Road, Girgaon,

Versus

Smt. Gangabai Bhagoji Sangle, Age and Occupation: Not Known, Adult,

Shri. Ashok Bhagoji Sangle, Age and Occupation: Not Known, Adult,

Mumbai - 400 004.

Shri. VILAS CHANDRAKANT VARALIKAR

Shri. Shankar Bhagoji Sangle, Age and Occupation: Not Known, Adult, Shri. Harishchandra Bhagoji Sangle, Age and Occupation: Not known, Adult Shri, Vilas Bhagoli Sangle, Ms. Malati Bhagoji Sangle, Age and Occupation: Not known, Adult Ms. Kunda Bhagoji Sangle, Age and Occupation: Not known, Adult Def. Nos. 1 to 7 presently residing at their native place at Chinchwadi.

Post: Talavali, Taluka: Guhaghar, Dist: Ratnagari Pin No. 415719. Maharashtra Smt. Girijabai Laxman Sangle, Age and Occupation: Not known, Adult Shri. Ramesh Laxman Sangle, Age and Occupation: Not known, Adult Shri. Chandrakant Laxman Sangle, Age and Occupation: Not known, Adult

Age and Occupation: Not known, Adult 12. Smt. Shweta Santosh Dahale, Age and Occupation: Not known, 13. Shri. Suresh Laxman Sangle, Age and Occupation: Not known, Adult Def. Nos. 8 to 13 residing at Flat/Room NO. 7, Parvati Bhuvan, Ganesh Nagar,

Sanmansingh Road, Bhandup (West)

11. Smt. Kalyani Kamlesh Hale,

Mumbai - 400 078.

4. Smt. Suvarra Pandurang Chandwade Age and Occupation: Not known, Adult C/o. Shri. Pandurang Chandwade Carrying on business under the name and style Parijat Perfumary Products, Opp. Gai wadi/Parshuram Wadi, In between Kandewadi Police Station, and Surya Clinic, J.S.S. Road, Girgaum, Mumbai - 400 004. Smt. Anita Shridhar Dhumak, Age and Occupation: Not known, Adult

Residing at C/o. Shridhar Ganpat Dhumak, A-Wing, Bldg. No. 1504, 15" Floor, Khaparidev CHS Ltd., Near Permnand Wadi, G.D. Ambekar Marg, Parel, Mumbai - 400 012. 6. Shri. Shailesh Sharad Shigvan. Age & Occupation: Not Known, Adult.

17. Manda Vithal Shigvan,

Age & Occupation: Not Known, Adult. Both lastly known to be residing at Room No. 4. 1 floor. In the Outhouse of House No. 14, Khotachi Wadi, V.P. Road, Girgaon, Mumbai - 400 004. Dattaram Ganpat Shigwan, Age 62 years, Occupation: Painting Contractor.

9. Vishwanath Dattaram Shigwan, Age: 36 years, Occupation: Service, Both residing at First Floor, Patil Niwas, Behind Kedareshwar Temple,

Kedareshwar Nagar, Near Leprosy Colony, Anand Nagar, Thane (East), District: Thane, Pin: 400 603. The Defendant Nos. 2, 14, 16, 17 and 19 WHEREAS, the Plaintiff abovenary

has instituted the above suit against Defendant praying therein that the Defendants be ordered and decreed to quit, vacate and handover the quiet, vacant, and peaceful possession of the suit precises viz, Room No. 4, 1" Floor in the Outhouse of House No. 14, Varalikar House, Khotachi Wadi V. P. Boad, Giroaum, Mumbai-400 004, to the Plaintif and that pending the hearing and final disposal of the suit to appoint this Hon be Court be pleased to appoint some fit and proper person as Court Commissioner to visit and inspect the suit premises and to ascertain the present condition, use and occupation of the sui premises and to take photographs and also measure the suit premises viz. Room No. 4 1st Floor in the Outhouse of House NO. 14 Varalikar House, Khotachi Wadi, V. P. Road Girgaum, Mumbai-400 004, and submit his report and photographs to this Hon'ble

Court and for such other and further reliefs as prayed in the Plaint. YOU ARE hereby summoned to appea and directed to file your Written Statement within 30 days from the service of summor before Hon'ble Judge presiding in Court Room No. 14, 5th floor, New Annex Building, Small Causes Court, Lokmanya Tilak Marg Mumbai - 400 002, in person or by pleader duly instructed and able to answe all material questions relating to the suit, or who shall be accompanied by some person, able to answer all such questions, on the 30th October, 2025 at 2, 45 n.m. the afternoon, to answer the claim and as the day fixed for your appearance is appointed for the final disposal of the sui you must be prepared to produce on that

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 he suit will be heard and determined in our absence.

day all the witnesses upon whose evidence

Given under seal of the Court

SEAL

UNDER SARFAESI ACT

SALE NOTICE FOR SALE OF

A) Rs.52.50.000/ B) Rs. 5,25,000/ (11.11.2025 upto 03.00 pm) C) Rs. 5,000/-A) Rs.43,50,000/ B) Rs. 4.35.000/-(11.11.2025 upto 03.00 pm) C) Rs. 5,000/-Not Known to Us A) Rs.3.10.00.000 1.11.2025 (plus B) Rs. 31.00.000/-Satyendra Mishra 10 00 am to C) Rs. 25,000/-9903085950

04.00 pm 8057134735 9167566135

Not Known to Us Type C, Gat No. 1403/12, 1405A & 1405B, Wagholi, Awhalwadi Tal, Haveli, Dist, Pune – 421207. Satyendra Mishra (upto 11.11.2025 03.00 pm 9903085950 04.00 pm C) Rs. 5,000/-Amritpal Singh 8057134735 A) Rs 22.50:000/ Vasim Kasmar B) Rs. 2.25.000/-9167566135 (upto 11.11.2025 03.00 pm C) Rs. 5,000/

B) Rs. 2.83,500/ (upto 11.11.2025 03.00 pm C) Rs. 5,000/-A) Rs.78.30.000 Not Known to Us Cabin Road, Near Navare Nagar, Gut No.49, CTS B) Rs.4,33,12,801.38 B) Rs.7,83,000/No.9277, Vii Morivali, Ambernath East 421501 (As on 10.07.2023) plus Interest & (11.11.2025 upto 3.00 pm) 11.11.2025 Satvendra Mishra Time: 11.00 9903085950 a.m. to C) Rs.5,000/-Amrit Pal Singh

8057134735 Neera Kapahi 8108990060

A) Rs. 53,00,000/ 11.11.2025 Not Known to Us Business Centre, Wimoo Naka, Kalyan Badlapur B) Rs. 14,23,68,168.29 plus Interes Road, Near Star Big cinema, Ambernath Industrial & charges thereon Satvendra Mishra 11.00 am to (11-11-2025 upto 3.00 pm) 04.00 pm C) Rs. 5.000/-

> C) Rs. 5,000 A) Rs.2,57,00,000 B) Rs.25,70,000/-(11.11.2025 upto 3.00 pm C) Rs. 50,000/-

A) Rs. 53,00,000

B) Rs. 5,30,000/-

(11.11.2025 upto 3.00 pm)

A) Rs. 76.00.000/ B) Rs. 7,60,000/ (11.11.2025 upto 3.00 pm

C) Rs. 10,000/-A) Rs 31,00,000 B) Rs. 3,10,000/-

(11.11.2025 upto 03.00 pm

(11.11.2025 upto 03.00 pm C) Rs. 5,000/-

A) Rs. 21,12,000/-

B) Rs. 2.11.200/-

A) Rs 18 50 000/

B) Rs. 1,85,000/-

C)Rs. 5.000/

A) Rs 86.50.000/

C)Rs. 5,000/-

C) Rs. 5.000/-

A) Rs.49,59,000

B) Rs.4,95,900/

(11.11.2025

C) Rs. 5,000/

A)76:55:000/-

C)Rs 5,000/-

(11.11.2025 upto 3.00pm)

upto 3.00 pm)

A.) Rs 32,70,000.00

(11.11.2025 (upto 03.00

(11.11.2025 (upto 03.00

(11.11.2025 (upto 03.00

Not Known to Us 11.11.2025 10.00 am to (11.11.2025 (upto 03.00 04.00 pm C)Rs. 5,000/-A) Rs. 22,21,000/-11.11.202 B) Rs 2 22 100/-

11.11.2025

10.00 am ti

04.00 pm

11.11.2025

(10.00 am

04.00 pm

Date

1.11.2025

Time:

11.00 a.m

to 04.00

Date

1.11.2025

11.00 a.m.

to 04.00

p.m

Amritpal Singh 8057134735 Satvendra Mishra 9903085950 Not Known to Us Chetan Patil 10.00 am 9969178452 04.00 pm Amritpal Singh 8057134735 Satyendra Mishra 9903085950

Chetan Patil

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Amritpal Singh

8057134735

Neera Kapah

8108990060

Not Known to Us Chetan Patil 9969178452 Amritpal Singh 8057134735 Satyendra Mishra 9903085950 Not Known to Us Chetan Patil 9969178452 Amritoal Sinol 8057134735 Satyendra Mishra 9903085950 Not Known to Us Chetan Patil 9969178452

Amritpal Singh 8057134735

Satyendra Mishra 9903085950 Not Known to Us Satyendra Mishra

9903085950 Amritoal Singh 8057134735 Neerai Kapah 8108990060 Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 **Auction Date** Caushalya Pandey

8750332726 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through eauction platform provided at the Website https://baanknet.com on the date and time mentioned at the respective columns above. 4.For detailed term and conditions of the sale, please refe https://baanknet.com/swww.phbindia.in.5. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com/) using their email-id and mobile number. The process of eNYC is to be done through Digilocker. Once the e-KyC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower/Guarantors/mortgagors of the above loan accoununder Rule 8 (6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of

he modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002. For Omkara Assets Reconstruction Pvt Ltd. Date: 18.10.2025 (Acting in its capacity as a Trustee of Omkara PS 10/2022-23 Trust

the liberty to conduct a fresh auction/ sale of the property. & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

Sd/- Authorised Officer, Punjab National Bank

last date for submission of o-tender is 07/11/2025 and date of e-auction is on 10/11/2025.

3. The offer of H1 [Highest Bidder] will be placed before the Hontble High Court. Bombay for confirmation through the Official Liquidator's Report.

4. The Sale Notice and terms and conditions of sale are also available on the websites of the Hontble High Court. Bombay at www.bombayhighcourt.nic.iin, Ministry of Corporate Affairs at www.mca.gov.in and on the website of Rai/Tel Corporation of India Limited at https://olauction.en/ida.com

5. The fee structure of E-Auction to be conducted by selling agent namely Mis Railtel Corporation of India limited a Ministry of Railway, Government Of India, is hereunder:

(I) OL office and Ministry will not pay for the services rendered by the empanelled agencies in the case of successful auction.; (Iii.) A fixed amount of Rs. 20,000-will be charged by empanelled agency from successful bidder for sale price up to Rs. 20 Lakhs, (Iiii.) A fixed amount of Rs. 20,000-will be charged by empanelled agency from successful bidder for sale price above Rs. 20 Lakhs to lass than Rs. 50 Lakhs.; (Iv) In the case of unsuccessful auction (for reasons not attributed to empanelled agencies), OL shall reimburse the operational cost to empanelled agency which shall not be more than Rs. 10,000-fresher; 2025.

Dated this 16th day of October, 2025. OFFICIAL LIQUIDATOR

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

No.	Particulars of the Assets	Price (Rs.)	(Rs.)	Inspection
1	Movable Assets Dining Table, Glass Product Display Showcase, Wooden Storage Cabinet, Teapot, Revolving Chair, Wooden Side Table, Wooden Filing Cabinet, MS Double Bed with Mattress, One three sitting sofa and Microscope		2,500/-	On 28/10/2025 between 11.00 A.M. to 4.00 P.M.

and windowscept. In implection of mesource in over a superior windows and windows of the meson o

5. The fee structure of travaction to be conducted by setting agent namely Mrs kaitet Corporation of inqualisations at Ministray of Rallway, Government/Orlindia, is hereunder:—
(i.) OL office and Ministry of Rallway, Government/Orlindia, is hereunder:—
(i.) OL office and Ministry will not pay for the services rendered by the empanelled agencies in the case of successful auction; (iii.) A fixed amount of Rs. 20, 0000- will be charged by empanelled agency from successful bidder for sale price above Rs. 20 Lakhs; (iii.) A fixed amount of Rs. 20, 0000- will be charged by empanelled agency from successful bidder for sale price above Rs. 50 Lakhs; (iv.) A fixed amount of Rs. 30, 0000- will be charged by empanelled agency from successful bidder for sale price above Rs. 50 Lakhs; (iv.) In the case of unsuccessful auction (for reasons not attributed to empanelled agencies). Of a shall reimburse the operational cost to empanelled agency which shall not be more than Rs. 10, 000- wire specifive of the number of lot f auctioneer.

Telephone :- 22670024 / 22675008. Email :- ol-mumbai-mca@nic.ir

MARA OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Reserve

The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act. The Reserve Price and the earnest money deposit of the property has been mentioned below in respect

The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy along with EMD (DD/ Pay Order in original or remittance by way of NFET/ RTGS) is 24,04,205, by 6:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

YOU may obtain the copy of the said Plaint from the Court Room No. 14 of this