

Karnataka Bank Ltd.
 Asset Recovery Management Branch 2nd Floor, 'E' Block "The Metropolitan"
 Plot No C 26 & 27, Bandra Kuria Complex, Bandra (East), Mumbai - 400 051
 Phone: 022-35008917/3512482/3508258 Email: mumbaiarn@kbbank.com
 Website: www.karnatakabank.bank.in CIN: L85110KA1924PLC001128

POSSESSION NOTICE
 WHEREAS, the Authorized Officer of KARNATAKA BANK LTD., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "said act") and in exercise of powers conferred under Section 13(12) of the said act, read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued under the Demand Notice dated 31.01.2025 under Section 13(2) of the said act, calling upon the borrowers (1) **Mis Al Hayat Foods Represented by Prop. Mr. Akhtar Jafar Qureshi, (2) Mr. Akhtar Jafar Qureshi S/o Mr. Jafar Yusuf Qureshi and (3) Mr. Jafar Yusuf Qureshi S/o Mr. Yusuf Suloman Qureshi**, All are addressed at: 504, United CRAHS Ltd., Parera Compound, Behrampada, CTS-337, Near J. Meghani School, Jogeshwari West, Mumbai-400102, Maharashtra, to repay the amount mentioned in the Notice being **Rs.21,64,991.86 (Rupees Twenty One Lakh Sixty Four Thousand Nine Hundred Ninety One and Paise Eighty Six Only)** within 60 days from the date of receipt of the said Notice.
 The borrowers, having failed to repay the amount, notice dated 21.04.2025 was given to the borrowers in particular and the public in general that the undersigned being the Authorized Officer has taken Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules and in continuation of this notice the Authorized Officer has taken the **Physical Possession** of the said property on this **24th day of April 2026**. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
 The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with this property will be subject to the charge of KARNATAKA BANK LTD., Mumbai - Oshiwara Branch for an amount being **Rs. 25,12,007.86 (Rupees Twenty Five Lakh Twelve Thousand Seven and Paise Eighty Six Only)** in DPN No. 5114700140002401 as on 05.04.2026 plus future interest and costs from 05.04.2026.
Description of the Immovable Property
 All that piece and parcel of bearing Registered Flat No.303 admeasuring 596 Sq. Ft. super built up area, 3rd Floor, Building known as Globe Residence, C T S No.908, 936, 937, Momin Pada, Tapal Naka, M G Road, Old Panvel, Taluka Narvel, District Raigad and bounded: East: by Passage West: by Flat Door North: by Passage South: by Wall
DATE :24.04.2026 AUTHORIZED OFFICER
PLACE : Panvel KARNATAKA BANK LTD.

AVI PRODUCTS INDIA LIMITED
 CIN: L24200MH1989PLC050913
 Regd. 110, MANISH IND ESTATE NO.4, NAVGHAR ROAD VASAI (EAST), Thane, Maharashtra, India, 410210 Tel. No.: 8591106755;
 Email: aviphotochem@gmail.com; Website: www.aviphoto.in

NOTICE OF POSTAL BALLOT & REMOTE E-VOTING
 NOTICE is hereby given pursuant to and in compliance with the provisions of Sections 110 and 108 of the Companies Act, 2013 ("the Act") read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") including any statutory modification(s) or re-enactment(s) thereof for the time being in force, General Circulars issued by the Ministry of Corporate Affairs ("MCA Circulars"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof for the time being in force and as amended from time to time), approval of the Members of the Company is being sought for the following Special Resolutions & Ordinary Resolution by way of Postal Ballot through remote e-voting process only ("remote e-voting").

Sr. No. Description of Resolution
 1. Altering to the object clause of the Memorandum of Association of the Company.
 2. Shifting of registered office of the Company outside the local limits.
 3. Regularization of Additional Director Mr. Parthik K Mehta (DIN: 05251177) as Executive Director, chairman of the Company.
 4. Regularization of Additional Director Mr. Aranya Vivek Tandulkar (DIN: 10570619) as Executive Director of the Company.
 5. Regularization of Additional Director Mr. Bankim Pranjan Mehta (DIN: 09833941) as Non-Executive Director of the Company.
 6. Regularization of Additional Director Ms. Malvika Jagani (DIN: 11409166) as an Independent Woman Director of the Company.
 7. Regularization of Additional Director Mr. Dayashankar Patel (DIN: 05171043) as an Independent Director of the Company.
 8. Regularization of Additional Director Mr. Aditya Soni (DIN: 09898980) as an Independent Director of the Company.
 9. To Approve increase in the overall borrowings limits of the company in excess of paid-up share capital, free reserves and securities premium of the Company Under Section 180(1)(c) of the Companies Act, 2013.
 10. To Approve Creation of Charges on Assets of the Company Under Section 180(1)(A) of the Companies Act, 2013 to secure borrowings made to be made under section 180(1)(c) of the Companies Act, 2013.
 11. Authorization to advance any loan or give any guarantee or provide any security under section 185 of the Companies Act, 2013.
 12. Authorization to make loan(s) and give guarantee(s), provide security(ies) or make investments under section 186 of the Companies Act, 2013.
 13. Approval for material related party transaction (s) under section 188 of the Companies Act, 2013 And Regulation 23 of the SEBI (Listing Obligations And Disclosure Requirements), 2015.

In compliance with MCA Circulars, the Company has sent the Notice only through electronic mode, only to those members whose names appear in the Register of Members or the list of Beneficial Owners, as received from National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) (in demat form) and with M/s. MUFG Intime India Pvt. Ltd. the Registrar & Transfer Agent ("RTA") (in physical form) as on 17th day of April, 2026 ("Cut-off date"). Only those Members whose names are appearing in the Register of Members/List of Beneficial Owners as on the Cut-off date shall be eligible to cast their votes through postal ballot by remote e-voting facility. The communication of the assent or dissent of the Members would only take place through the remote e-voting system. Further, pursuant to the aforesaid circulars sending the physical copies of the Notice, postal ballot forms and pre-paid business reply envelopes have been dispensed with.
 This notice is available on the Company's website at www.aviphoto.in, website of the Stock Exchange viz. BSE Limited at www.bseindia.com respectively.
Instructions for remote e-voting:
 In compliance with the provisions of sections 108, 110 of the Act read with the Rules and regulation 44 of the Listing Regulations, the Company has provided the facility to the Members to exercise their votes electronically through remote e-voting only on the e-voting platform provided by MUFG Intime India Private Limited. The detailed procedure for casting of votes through remote e-voting has been provided in the Notice.
 Members whose names appear in the Register of Members/List of Beneficial Owner as on the cut-off date i.e. Friday, 17th April, 2026, are eligible to vote on the resolutions set out in the Notice through remote e-voting only. The voting rights shall be reckoned on the paid-up equity shares registered in the name of the Members as on that date. Members are requested to provide their assent or dissent through remote e-voting only. Person who is not a member as on the cut-off date should treat the Notice for information purpose only.
 The remote e-voting facility will be available at the link https://instavote.lintimetime.co.in from 09.00 A.M. IST on Wednesday, 29th April, 2026 till 05.00 P.M. IST on Thursday, 28th May, 2026. During this period shareholders of the Company may cast their vote electronically. The e-voting mode shall be disabled for voting after 05.00 P.M. IST on Thursday, 28th May, 2026. Once the vote on a resolution is cast by the shareholder, the shareholder shall not be allowed to change it subsequently.
 Once the vote is cast on the resolution, the Members will not be allowed to change it subsequently or cast the vote again.
 Members who have not registered their email ID are requested to register the same in the following manner:
 1. For Physical shareholders: please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to Company: aviphotochem@gmail.com/RTA email id: https://www.lintimetime.co.in.
 2. For Demat shareholders: Please update your email id & mobile no. with your respective Depository Participant (DP)
 3. For Individual Demat shareholders: Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.
 Ms. Aparna Tripathi & Associate, Practicing Company Secretary, having Membership No. ACS 67594 and COP No. 25278 has been appointed as Scrutinizer for conducting the Postal Ballot, through remote e-voting process, in a fair and transparent manner.
 The results of the remote e-voting conducted by Postal Ballot along with the Scrutinizer's Report will be made available within two working days from the conclusion of the e-voting and will be displayed on the Company's website www.aviphoto.in and the website of LIPL at https://instavote.lintimetime.co.in and the same shall be communicated to BSE Limited and the MUFG Intime India Pvt. Ltd., where the shares of the Company are listed.
 In case shareholders/members have any queries regarding e-voting, they may refer the Frequently Asked Questions ("FAQs") and InstaVote e-Voting manual available at https://instavote.lintimetime.co.in, under Help section or send an email to enquires@in.mpmis.mufg.com or contact on: Tel: 022 - 49186200.
 Members are requested to carefully read all the notes set out in the Notice and in particular manner of casting vote through remote e-voting.
 By Order of the Board of Directors
 For AVI Products India Limited
 Sd/-
 Avinash Dhiraajal Vora - Managing Director DIN: 02454059

Aadhar Housing Finance Ltd.
 Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai-400069
 Virar East Branch : 405 To 408, 4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station, Virar - East, Palghar - 401305 (MH).

E-AUCTION - SALE NOTICE
 E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorized Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:

S. No.	Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (Rs)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1	(Loan Code No. 20100004284 / Virar East Branch) Jayesh Ramesh Sawant (Borrower) Revati Ramesh Sawant (Co-borrower)	10-07-2024 & ₹ 14,11,875/-	All that part & parcel of Property bearing, Flat no 102, 1st floor, B Wing, Shree Ganesh Krupa CHS.LTD, Gymkhana Road, Sagari, Dombivli East 421203 Boundaries:- East: Flat No. 201, West : Flat No. 203 To 205/ Staircase, North: A-wing, South: Abhinav School	14,85,000/-	Rs. 1,48,500/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **01-06-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on <https://bankauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. 2. Date of Opening of the Bid/Offer (Auction Date) for Property is **02-06-2026 on <https://bankauctions.com> at 03:00 PM to 04:00 PM**. 3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis". 4. The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited'. Only 5. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. 6. The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankauctions.com>. 7. For further details contact Authorized Officer of Aadhar Housing Finance Limited, Arun Sahebrao Patankar, Mob: 9594995941 OR the service provider M/s C 1 INDIA PVT LTD, Mr. Prabhakaran, Mobile No: +91-74182-81709, Email: in@c1india.com & support@bankauctions.com, Phone No. +91291981124/25/26 as on date, there is no order restraining and/or court injunction AHFL/the authorized officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. 8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com. 9. The Bid incremental amount for auction is **Rs. 10,000/-**. 10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.
 (Authorized Officer)
 For Aadhar Housing Finance Limited

Aadhar Housing Finance Ltd.
 Housing Finance Ltd

NAGPUR MUNICIPAL CORPORATION, NAGPUR
 [GARDEN AND TREE AUTHORITY DEPARTMENT]

E-Quotations NMC Invites NON CSR ITEM For the Following Work. These Quotations Can be Submitted by the Entrepreneurs Working in this sector of their Authorized Dealers / Manufacturers / Artists Quotation Shall be Submitted office before Date: **03/05/2026 Time 3:00pm** of the Tree Conservator (Garden Dept) 6th Floor "C" Wing, NMC Civil Line Nagpur.
NON CSR ITEM

S.No	Item Description	Unit
1	The tree felling and trimming permission process under the Garden Department of Nagpur Municipal Corporation is currently being conducted manually. This traditional system often results in procedural delays, a lack of transparency, and difficulties in record management. To make the process more streamlined, transparent, and efficient, it is essential to develop a dedicated E-Governance system. This system will enable citizens to submit applications online, track application status, upload necessary documents, and make fee payments seamlessly. At the administrative level, the system will facilitate application scrutiny, site inspections (including Geo-tagging), approval work flows, report generation, and complete digital management of the entire process.	1

Key Features: 1. **Online Application System:** For Tree Cutting & Trimming Permissions. 2. **Site Inspection Module:** Integrated with Geo-tagging and photo upload capabilities. 3. **Multi-level Approval System:** Based on a structured digital workflow. 4. **Payment Gateway Integration:** For online processing of fees and security deposits. 5. **Notification System:** Real-time updates via SMS and Email. 6. **MIS Dashboard:** Comprehensive reporting for administrative monitoring. 7. **Mobile Responsive:** Accessible via smartphones for both citizens and field officers.

Note:- 1) These rates will be used for deciding rates/ Estimation purpose only. 2) Right to Reject any or all Quotation without issuing any reason is reserved by the municipal T.C. NMC Nagpur. 3) Rates Quoted Shall be Excluding GST. 4) Rates Shall be quoted for single unit. 5) Detailed Description of Items Are Available in the Office of the Tree Conservator (Garden Dept) NMC Nagpur. 6) Last Date Of Submission, **03/05/2026 up to 15.00pm**. 7) Opening Date, **03/05/2026 From 16.00pm**. 8) Details of item with pictorial representation are also available on the Website of NMC Nagpur.
<https://www.mcnagpur.gov.in/gardendep/assets/media/files>
Advt No. 82 RP Tree Conservator
Date 27/04/2026 Nagpur Municipal Corporation

KSB Limited
 Registered Office: Office No. 601, Runwal R-Square, L.B.S. Marg, Mulund (West), Mumbai - 400 080.
 CIN: L29120MH1960PLC011635;
 Tel. No.: 022 66588787; 020 2710 1000;
 Email: compsec.india@ksb.com; Website: www.ksbindia.co.in

Notice of the 66th Annual General Meeting
 Notice is hereby given that 66th Annual General Meeting ("AGM") of the Company will be held on Wednesday, 20th May, 2026 at 01.30 p.m. IST through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM") facility as per the provisions of the Companies Act, 2013 read with Circular No. 14/2020 dated 8th April 2020, Circular No. 14/2020 dated 8th April 2020, Circular No. 17/2020 dated 13th April 2020, Circular No. 20/2020 dated 5th May 2020, Circular No. 21/2021 dated 14th December 2021, Circular No. 2/2022 dated 5th May 2022, Circular No. 10/2022 dated 28th December 2022, Circular No. 09/2023 dated 25th September 2023, Circular No. 09/2024 dated 19th September, 2024 and Circular No. 03/2025 dated 22nd September, 2025 ("MCA Circulars"), issued by Ministry of Corporate Affairs, Government of India ("MCA") and Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 7th October 2023 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 3rd October, 2024 ("SEBI Circular") issued by the Securities and Exchange Board of India ("SEBI"). The 66th Annual General meeting ("AGM") of the Company is being held through VC/OAVM which does not require physical presence of the Members at a common venue. The proceedings of the AGM will be deemed to be conducted at the Registered Office of the Company which shall be the deemed Venue of the AGM.
 The Annual Report of the Company for the FY 2025 including the financial statements for the year ended 31st December, 2025 together with the Notice of the 66th AGM and Boards' Report for the said year ended, will be sent to the shareholders in due course by email to all those Members, whose email id's are registered with the Depository Participant(s) or Company or Company's Registrar and Transfer Agent and to other shareholders in permitted mode.
 In accordance with the Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations, 2015"), a letter containing the web-link, including the exact path, where complete details of the Annual Report are available, is being sent to all the Shareholders who have not registered their Email IDs with the Company or Depository Participant(s) or MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), Registrar & Transfer Agent ("RTA") of the Company.
 Pursuant to Section 108 of the Companies Act, 2013 read with Rules thereof and Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 the Company is providing to its members with the facility to cast their vote electronically through the remote e-voting services for all the resolutions set forth in the Notice of the 66th AGM through electronic voting system on Instavote e-Voting of RTA. The businesses stated in the Notice may be transacted through voting by electronic means. The details pursuant to provisions of the Act and the Rules are given hereunder:
 1. The remote e-voting period will commence on **Sunday, 17th May, 2026 at 9.00 a.m. IST and ends on Tuesday, 19th May, 2026 at 5.00 p.m. IST**. The remote e-voting mode shall be disabled by Instavote e-Voting for voting after 5.00 p.m. IST on Tuesday, 19th May, 2026 and remote e-voting shall not be allowed beyond the said time.
 2. Any person, who acquires shares of the Company and becomes member of the Company after circulation of the Notice of 66th AGM may refer the Soft copy of Notice of the AGM and Annual Report 2025 on the website of the Company www.ksbindia.co.in and refer Notes to the Notice of AGM for voting procedure.
 3. The voting rights of members shall be in proportion to their shares of the paid-up equity share capital of the Company as on the cut-off date of Thursday, 14th May, 2026.
 4. A person whose name is recorded in the register of members or in register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of remote e-voting or voting during the AGM.
 5. The members will be present in the AGM through VC/OAVM facility and who have not cast their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM on all of the businesses specified in the Notice.
 6. Members may participate in the AGM even after exercising their right to vote through remote e-voting but shall not be entitled to vote again in the meeting.
 7. In case of any queries / grievances, members may contact the RTA at following:
 i. Email: Investor.helpdesk@in.mpmis.mufg.com
 ii. All shareholder queries or service requests in electronic mode are to be raised only through RTA website at: https://web.in.mpmis.mufg.com/helpdesk/Service_Request.html
 iii. Website: www.in.mpmis.mufg.com
 iv. Tel: 022 - 49186270 / +91 810 811 6767

On behalf of Board of Directors
 For KSB Limited
Shradha Kavathekar
 Company Secretary

Place: Pune
 Date: 27th April, 2026

MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD (A MHADA UNIT)

e-Tender Notice no. 01/2026-2027
Main Portal : <https://mahatenders.gov.in>, MHADA Portal : <https://mhada.gov.in>
 Executive Engineer "F/N" Division / Mumbai Building Repairs & Reconstruction Board, Unit of MHADA, 2nd Floor, Sunshine Plaza, Mumbai Marathi Granth Sangralay Marg, Dadar (East), Mumbai-400014, is calling e-Tender for the 02 numbers of works online digitally signed tenders in form "B-1" (Percentage Rate) from the **Labour Co-operative Society** registered with MHADA / PWD under appropriate class with **Deputy District Registrar in Mumbai City District**. The e-Tender will be available on the above portal. Bidding documents can be loaded on the website. The tender schedule as follows:
Tender Documents sale and submission start from 28/04/2026 (10:30 am) to 05/06/2026 (4:00 pm) and Technical Bid opening on 06/06/2026 at 4:00 pm and Financial Bid of eligible contractors may be opened on 07/06/2026 at 10:30 am onward.
 The Competent Authority reserves the right to reject any or all the tenders without assigning any reason therefor Conditional offers will not be accepted.
 Note. 1 Please refer detailed tender notice on website
 Note. 2 Corrigendum / Amendments if any could be published only on the website.

Executive Engineer "F/N" Divn., M.B.R. & R. Board
 Follow us: @mhadaofficial

MHADA - Leading Housing Authority in the Nation
 CPRO/A/340

PUBLIC NOTICE
 Notice is hereby given that I am investigating title of under mentioned land and the structures of the **Abhay Apartment Co-operative Housing Society Ltd.**, free from all encumbrances.
 Any person/persons/entities including any bank and/or financial institution having any right, title, claim, benefit, demand and/or interest etc. against the Owners and/or the under mentioned land and/or the structures of the members standing thereon and/or open car parking spaces and one garage on the under mentioned land or any part thereof and/or the development potential and/or the development rights and/or any other rights, title, interest etc. or any part thereof including any right, title, claim, benefit, demand and/or interest etc. by way of sale, exchange, let, lease, sub-lease, license, assignment, mortgage, inheritance, bequest, succession, gift, lien, charge, maintenance, easement, tenancy, sub-tenancy, trust, occupation, possession, family arrangement/settlement, contracts, agreements, partnership, arrangement, decree and/or order of any Court of Law, Tribunal, Authority and/or any other for a or otherwise of whatsoever nature, is/are hereby required to make the same known in writing, along with supporting documentary evidence, to the undersigned at the address and the email ID and Phone Number mentioned below, **within 14 days from the date of the publication of this public notice**, failing which, any and all the rights, titles, claims, benefits, demands and/or interests etc., if any, shall be deemed to have been waived and abandoned, and thereafter no claims or objections shall be taken in consideration and the sale, transfer and assignment of the under mentioned land and the structures, will be completed in favour of my client, without reference to any such claims etc.

The Schedule above referred to
 All that pieces and parcel of land bearing C.T.S. No. 64A, admeasuring 905.85 square yards equivalent to 757.54 square meters, bearing Final Plot No. 10-B of T.P.S. Santacruz II, Corner of S. V. Road and Dattatraya Road, Santacruz (West), Mumbai-400054, Village Bandra-G, Taluka-Andheri, Mumbai Suburban District together with structures of the society members, standing thereon being ground plus two floors in the name of 'Abhay Apartment Co-operative Housing Society Ltd.' along with open car parkings and one garage and bounded as follows:
On or towards the East : S. V. Road
On or towards the West : Aroggyadham
On or towards the North : Dattatraya Road
On or towards the South : Surya Hospital

MR. D. V. KINI
 ADVOCATE HIGH COURT
 Office: 21, Ground Floor, Vakola Pankaj C.H.S. Ltd., Nehru Road, Vakola Bridge, Santacruz (East), Mumbai-400055.
 Phone No. 0982966281
 Email id: digambarkini@gmail.com

ASREC (India) Limited
 Bid No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.
APPENDIX-IV-A
 Sale Notice for sale of immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002

E-AUCTION SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 will also serve as 15 days' notice to the borrowers, Joint Co. borrowers and for sale of secured properties under SARFESI Act and Security Interest (Enforcement) Rules, 2002 is hereby given to the public in general and secured creditors of Praramod Dagadu Thorawade and Dr Vandana Pramod Thorawade (Borrowers/Mortgagors) and its Guarantors Mr. Baraysh Bharat Babanbhai, Mr. Pullickat Uniraman Shankarkatty and Mr. Yadhav Laxmikant Rajkumar in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13(2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited through online auction for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis under 8 & 9 of Security Interest (Enforcement) Rules for recovery of dues. Recovery of Rs. 1,73,72,018.00 (Rupees One Crore Seventy-Three Lakh Seventy-Two Thousand and Eighteen Only) as on 15.02.2026.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)	Date & Time of E-auction and Place of sale
1	Plot admeasuring area about 40 sq mtrs. Row House consisting ground plus two floors admeasuring (Ground + First Floor + Second Floor) Total area around 895.56 sq ft + Terrace 245.48 sq ft, lying being and situate at piece of land and know R/P No.192, sector 4 Sub Sector-2 Group 1, Airloli, Navi Mumbai 400708.. Owned by Mrs. Vandana Pramod Thorawade	90.00	9.00	1.00	14.05.2026 11.00 AM To 1.00 PM Online

Last date for Submission of Bid Form is 13.05.2026 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The date of inspection of properties on 07.05.2026 from 03.00 PM to 04.00 PM with prior appointment. For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> and <https://sarfaesi.auctiontender.net>, or my client Mr. Navinchandra Anchan - Cell No. 9820250145, 022 - 61387051, Mr. Dipesh Wadia - Cell no. 9821509508, 022-61387030, Mr. Jagdish Shah - Cell No. 9819931487, 022-61387042 may be contacted for any query.

MR. D. V. KINI
 Authorised Officer & DVP (Sd/-)
 Mr. Navinchandra A. Anchan,
 ASREC (India) Ltd.

PUBLIC NOTICE
 Notice is hereby given that I am investigating title of under mentioned Flats and Flat Owners of the **Abhay Apartment Co-operative Housing Society Ltd.**, free from all encumbrances.
 Any person/persons/entities including any bank and/or financial institution having any right, title, claim, benefit, demand and/or interest etc. against the Owners and/or the under mentioned Flat and Ownership or any part thereof and/or the development potential and/or the development rights and/or any other rights, title, interest etc. or any part thereof including any right, title, claim, benefit, demand and/or interest etc. by way of sale, exchange, let, lease, sub-lease, license, assignment, mortgage, inheritance, bequest, succession, gift, lien, charge, maintenance, easement, tenancy, sub-tenancy, trust, occupation, possession, family arrangement/settlement, contracts, agreements, partnership, arrangement, decree and/or order of any Court of Law, Tribunal, Authority and/or any other for a or otherwise of whatsoever nature, is/are hereby required to make the same known in writing, along with supporting documentary evidence, to the undersigned at the address and the email ID and Phone Number mentioned below, **within 14 days from the date of the publication of this public notice**, failing which, any and all the rights, titles, claims, benefits, demands and/or interests etc., if any, shall be deemed to have been waived and abandoned, and thereafter no claims or objections shall be taken in consideration and the sale, transfer and assignment of the under mentioned Flat and Ownership, will be completed in favour of my client, without reference to any such claims etc.

The Schedule above referred to
 Abhay Apartment Co-operative Housing Society Ltd., Final Plot No. 10-B of T.P.S. Santacruz II, Corner of S. V. Road and Dattatraya Road, Santacruz (West), Mumbai 400 054, land bearing C.T.S. No. 64A, Village Bandra-G, Taluka-Andheri, Mumbai Suburban District together with structures of the society members, standing thereon being ground plus two floors in the name of 'Abhay Apartment Co-operative Housing Society Ltd.' along with open car parkings and one garage and bounded as follows:
On or towards the East : S. V. Road
On or towards the West : Aroggyadham
On or towards the North : Dattatraya Road
On or towards the South : Surya Hospital

MR. D. V. KINI
 ADVOCATE HIGH COURT
 Office: 21, Ground Floor, Vakola Pankaj C.H.S. Ltd., Nehru Road, Vakola Bridge, Santacruz (East), Mumbai-400055.
 Phone No. 0982966281
 Email id: digambarkini@gmail.com

PUBLIC NOTICE
 Notice is hereby given to the public at large that the original Sale Agreement dated 07/04/1992 Between M/s Poonam Investments Co. Pvt. Ltd. (Developer) and M/s. Vora Financial Services' Limited (Purchaser) for the Shop No. 01, adms. 315 Sq. ft. built up area in Poonam Darshan 'A' Chs. Ltd., Poonam Nagar, S.V.P. Road, Off Mahakali Road, Andheri East, Mumbai - 400093, on the plot bearing C.T.S. No. 176, 179, 190 village - Majas, is lost and/or misplaced by my clients Mr. Siddharth R. Verma & Mrs. Shreelekha R. Verma and is not traceable due to diligent search.
 All Persons are hereby informed not to deal with or carry out any transaction with anyone on the basis of said missing documents and any Persons / Bank / Institutions, lenders and/or creditors having any claim on the basis of the said missing documents in respect of the said shop or any part thereof by way of Sale, Exchange, Mortgage equitable or otherwise, Gift, Trust, Inheritance, Family arrangement, Maintenance, Lien, Charge, Pledge, Easement or otherwise are hereby requested to inform the same in writing to the undersigned with supporting documentary evidence at the address mentioned below within 15 days from the date hereof. If no claim is received or made as required herein above, it shall be presumed that any such claim in or on the said shop or any part thereof shall be deemed to have waived for in all intents and purposes and the same shall not be binding on my client and any purchaser/s.
 Sd/-
 Adv. Mithilesh Kumar Dubey
 Subhash Nagar, Andheri (E), Mumbai - 93.
 9819281391
 Place: Mumbai
 Date: 28/04/2026

PUBLIC NOTICE
 Notice is hereby given to the public at large that the original Sale Agreement dated 07/04/1992 Between M/s Poonam Investments Co. Pvt. Ltd. (Developer) and M/s. Vora Financial Services' Limited (Purchaser) for the Shop No. 01, adms. 315 Sq. ft. built up area in Poonam Darshan 'A' Chs. Ltd., Poonam Nagar, S.V.P. Road, Off Mahakali Road, Andheri East, Mumbai - 400093, on the plot bearing C.T.S. No. 176, 179, 190 village - Majas, is lost and/or misplaced by my clients Mr. Siddharth R. Verma & Mrs. Shreelekha R. Verma and is not traceable due to diligent search.
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 Sd/-
 Adv. Mithilesh Kumar Dubey
 Subhash Nagar, Andheri (E), Mumbai -



Bldg No. 2, Unit No. 201-202 & Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

APPENDIX-IV-A

Sale Notice for sale of immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002

WHEREAS,

ASREC (India) Ltd., is a secured creditors of Dr Pramod Dagadu Thorawde and Dr Vandana Pramod Thorawade (Borrowers/Mortgagor) and its **Guarantors Mr. Baraiya Bharat Babanbhai, Mr. Pulickal Uniraman Shankarkatty and Mr. Yadhav Laxmikant Rajkumar** by virtue of Assignment Agreement dated 30.03.2022, executed with original lender viz. Chembur Nagrik Sahakari Bank Ltd, by ASREC (India) Ltd., acting in its capacity as trustee of ASREC PS-08/2021-22 Trust.

The Authorized Officer of ASREC (India) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 08.06.2023 u/s. 13(2) of the said Act calling upon the aforesaid borrowers/mortgagors/guarantors to repay total outstanding due amount aggregating to sum of Rs 1,40,40,430.00, (Rupees One Crore Forty lakh Forty Thousand Four Hundred Thirty Only) as on 31.05.2023 together with further interest thereon from 01.06.2023, in respect of the advances granted by the Chembur Nagrik Sahakari Bank Ltd. within the stipulated period of 60 days of the said notice.

As the Borrower/guarantors/Mortgagor failed to pay the said dues within period of 60 days, the Authorized Officer of ASREC (India) Ltd in exercise of powers conferred under Section 13(4) read with rule 8/9 Enforcement of Securities (Interest) Rules, 2002 took physical possession of the below mentioned secured property by virtue of Section 13(4) read with section 14 of SARFAESI Act, 2002.

Hence notice is hereby given to the public in general and Borrower(s) and guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited through online auction for the purchase of the secured property. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues detailed as follows.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakh)	Bid Increment (Rs. in Lakh)
1.	Plot admeasuring area about 40 sq mtrs, Row House consisting ground Plus two floors ad-measuring (Ground + First Floor + Second Floor Total area around 895.56 ft ² + Terrace 246.48 ft ²). lying being and situate at piece of land know RH Plot No.192, sector 4 Sub Sector-T Group 1, Airloli,	90.00	9.00	1.00

Navi Mumbai 400708,. Owned by Mrs. Vandana Pramod Thorawade			
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Details of auction:

Inspection of Property: On 07.05.2026 from 3.00 pm to 4.00 pm with prior appointment

Collection of Bid Forms: From 28.04.2026 to 13.05.2026 10.00 a.m. to 2.00 p.m.

Last date & time for submission of Bid Forms: Till 13.05.2026 up to 4.00 p.m.

Auction Date : 14.05.2026

TERMS & CONDITIONS: -

- 1. THE E-AUCTION WILL BE HELD ON 14.05.2026 BETWEEN 11.00 A.M TO 01.00 P.M WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.**
- E-auction will be conducted under "online electronic bidding" through Asrec's approved service provider provider **M/S e-Procurement Technologies Pvt. Ltd. (Auction tiger)** at website: <https://sarfaesi.auctiontiger.net> (web portal of **M/S e-Procurement Technologies Pvt. Ltd. (Auction tiger)**). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and <https://sarfaesi.auctiontiger.net>. The intending bidder shall hold a valid e-mail address. The contacts of **M/S e-Procurement Technologies Pvt. Ltd. (Auction tiger)** - Mr. Ram Sharma, Mobile: +91 8000023297, Help Line No.: (+91- 9265562821/9265562818, Email support@auctiontiger.net & ramprasad@auctiontiger.net.
- Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
- To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC (India) Ltd. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer shall not be responsible in any way for any third-party claims/ rights/views.
- Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever Condition There is and No Recourse basis".
- Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093 or submit through email navinanchan@asrecindia.co.in The bid form or EMD received after 13.05.2026 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
- The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email to navinanchan@asrecindia.co.in, **Last date for Submission of Bid Form is 13.05.2026 upto 4.00 PM.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way as received. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account from which the EMD has been remitted, to facilitate quick and proper refund incase of unsuccessful bid.
9. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
10. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
11. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
12. The interested bidders can **inspect the property (with prior appointment) on 07.05.2026 from 03.00 PM to 4.00 PM. Contact Details: Mr. Navinchandra Anchan - Cell No. 9820250145, 022 - 61387051, Mr. Dipesh Wadia - Cell no. 9821509508, 022-61387030, Mr. Jagdish Shah - Cell No. 9819931487, 022 - 61387042** may be contacted for any query.
13. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No.: **009020110001551**, with Bank of India, SSI, Andheri Branch, IFSC Code: **BKID0000090** Name of the Beneficiary: **ASREC-PS 08/ 2021-22 TRUST.**, or by way of Demand Draft drawn in favour of **ASREC-PS 08/ 2021-22 TRUST** drawn on any Nationalized or Scheduled Bank and payable in Mumbai.
14. The Authorised officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.
15. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
16. The highest bid will be subject to approval of the secured creditor/ Authorised officer.
17. This notice, under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 15 days' notice to the borrowers, Joint/Co. borrowers and for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date. Present outstanding dues is **Rs. 1,73,72,018/- as on 15.02.2026**

Date: 27.04.2026

Sd/-

Place: Mumbai

**Authorised Officer & DVP
Mr. Navinchandra A. Anchan,
ASREC (India) Ltd.**