



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

APPENDIX-IV-A
PUBLIC NOTICE FOR AUCTION - SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

WHEREAS,

ASREC (India) Ltd is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditors of ("Borrower (s)") by virtue of registered Assignment Agreement dated. 25.03.2021 executed with Bharat Co-operative Bank Ltd, Acting in its capacity as Trustee of ASREC-PS 12/2020-21 Trust and has acquired the secured debts of with underlying securities from the original lender, erstwhile Bharat Co-operative Bank Ltd.

As the Borrowers/ Guarantors/ Mortgagors having failed to pay as per the Demand Notice issued under Sec.13(2) within stipulated period of 60 days, the Authorised Officer of Bharat Co-operative Bank Ltd in exercise of the powers conferred under Section 13(4) read with Rule 8/9 Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd took Physical possession of the below mentioned properties by virtue of Section 13(4) read with section 14 of SARFAESI Act, 2002.

Notice is hereby given to the public in general and Borrower(s) and Guarantor(s) in particular that the Authorised Officer of ASREC (India) Ltd hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The Properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "AS IS WHATEVER CONDITION THERE IS" and "NO RECOURSE BASIS" under Rule 8 & 9 of Security interest (Enforcement) Rules for recovery of dues detailed as follows:

Lot No.	Name of Mortgagor/ Borrower/ & Account Name	Demand Notice Date/ Outstanding Amount As Per Demand Notice	Property Description	Reserve Price (Rs. In lakhs)	Earnest Money Deposit (EMD) (Rs. In lakhs)
1	Mr. Vishal Karkera Prop. K Scope Entertainment Pvt Ltd, Mr Khushal Prem Shrivinasa and Bantwal Praveenchandra Kulal.	16.11.2018 Rs.51,47,719	Office No 402, admeasuring 1022 sq. ft built up area equivalent to 95 sq. meters situated on the 4th Floor of Building known as "Durga", Durga Chambers Premises Co-operative Society Ltd., Veera Industrial Estate, Near Veera Desai Road, Behind Mukta Arts Studio, Fun Republic Lane, Andheri (West), Mumbai- 400 053	185.00	18.50
2	M/s. Dhruv Enterprise, Shubham Enterprises,	12.03.2021 M/s Dhruv Enterprises Rs. 10,24,89,152	Flat No.1101, admeasuring 906 sq. ft. built up on the 11th Floor of the Building known as "Adobe Heights" Shradhanand Road, Vile Parle (East), Mumbai-400 057	145.00	14.50
3	Dilip Dhruv, Varsha Dhruv, Shubhangan Dhruv	M/s Shubham Enterprises Rs.12,55,75,563 Mr. Shubhang	Flat No.901, admeasuring 906 sq. ft. built up on the 11th Floor of the Building known as "Adobe Heights" Shradhanand Road, Vile Parle (East), Mumbai-400 057	145.00	14.50
4		Dilip Dhruv Rs. 3,57,56,551	Flat No.601, admeasuring 906 sq.ft. built up on the 6th Floor of the Building known	145.00	14.50

		Mr. Dilip Amrutlal Dhruv Rs. 4,03,22,030 Mrs. Varsha Dilip Dhruv Rs. 45,19,194	as "Adobe Heights" at Shradhanand Road, Vile Parle (East), Mumbai-400 057		
5			Storage No. B-1, at Basement adms. 425 Sq, ft., carpet area, Varalakshmi CHSL, Plot no.35, Hanuman Road, Vile Parle Road (East), Mumbai - 400 057	75.00	7.50
6	Dattatray Yande, Proprietor of M/s Yande Caterers, & Global trend Inc	04.07.2018 M/s. Yande Caterers- Rs. 32,53,598.96 M/s Global Trend Inc- Rs. 74,07,585 & Rs. 30,57,832	Flat No.408, admeasuring 660 sq. ft. built up area situated on the 4th Floor of Galaxy Co-operative Housing Society Limited constructed on Land Bearing Survey No. 50 (Part), C. T. S. No. 297 (Part), situate, lying and being at Village Valnai, Taluka Borivali, Mith Chowki, Opp. Uncle's Kitchen, Junction of Marve & Linking Road, Malad (West), Mumbai- 400064	128.00	12.80
7	Gopal Rao and Associates, Food Kraft, Mr N. Gopal Krishna Rao, Mr. Narla Rammohan Rao, Mr.	02.08.2019 M/s. Gopal Rao & Associates- Rs.3,16,96,820	Flat No.105, admeasuring 225 sq.ft. carpet area equivalent to 25.09 sq.mtrs. built-up area on the First Floor of Maitri Chhaya Co-operative Housing Socie-ty Ltd., Village Kole Kalyan, Manipada Village Road, Opp.University, Kalina, Vidyana-gari, Santacruz (East), Mumbai - 400 098	50.00	5.00
8	Shankar Thevar & Mr. Narla Shiva Rao.	10.11.2017 Food Craft- Rs.3,71,22,058	Unit No.318, admeasuring 360 sq.ft. carpet area on the 3rd Floor & Mezzanine Floor 283.00 sq.ft of Creative Industries Premises Co-operative Society Limited. , Sunder Nagar, Road No.2, Kalina Santacruz (East), Mumbai -400 098	119.75	11.98
9	M/s Poly Films & M/s Poly Bags Mr. Nikhil Chandrahas Kamat, Ashwin C Kamat, (Son and legal heir of Chandrahas Kamat)	25.06.2019 M/s. Poly Bags Rs. 1,27,77,077.55 M/s. Poly Films- Rs. 4,06,48,335	All that piece and parcel of Industrial Plot of Land bearing Plot No. 55, admeasuring 1000 sq. meters and building constructed thereon admeasuring 7543.60 sq. ft., build up area situated at Survey No. 220 Hissa No. 3, Survey No. 219 Hissa No. 1, of Village-Atgaon, Pundhe, Mumbai Agra Highway Road, Taluka Shahapur, District Thane-421603	97.20	9.72
10			All that Piece and Parcel of non-agricultural land bearing Plot No. 38, admeasuring 1550 Sq. meters and constructed building consisting of RCC Shed area admeasuring 12729.1 Sq. ft. and extended shed area, admeasuring 3893.50 sq. ft bearing Survey No.220, Hissa No.1, Survey No. 219, Hissa No. 4, Survey No. 220, Hissa No. 3 and Survey No. 221, Hissa No. 1, New Survey No.58/4, 57/1,2,3 and 561/1 situate, lying and being at Village Atgaon, Taluka Shahapur, District Thane-421603	137.70	13.77

Details of auction:

- **Auction Date & Time: 16.06.2026 at 12.00 P.M**
- **Inspection of the Properties Date and Time : Authorised Officer may be contacted for any query and advance appointment .**
- **Venue of Bid Forms Collection/submission & Venue of Auction & Bids opening: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri- Ghatkopar Link Road, Chakala, Andheri (E), Mumbai - 400093.**

- **Last date of submission of bid with EMD is 15.06.2026 up to 4.00 p.m. The EMD amount is required to be submitted as per the details provided under Sr. No. 9 of the Terms & Conditions mentioned below**
- **The Offers/tenders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office address on 16.06.2026. at 12.00 P.M onward wherein inter-se bidding, may take place.**

TERMS & CONDITIONS:

1. 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. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.
2. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and No Recourse basis".
3. Bid in the prescribed format Collected from ASREC office 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. The bid form or EMD received after **4:00 p.m on 15.06.2026** for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
4. 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. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
5. 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.
6. The balance amount i.e. 75% 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.
7. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. The Bid without EMD amount and or/less than the Reserve price shall not be accepted / confirmed.
9. The intending purchasers / bidders are required to deposit EMD amount either through Account No.: 009020110001517, with Bank of India, SSI, Andheri Branch, IFSC Code: BKID0000090 Name of the Beneficiary: ASREC PS-12/2020-21 TRUST, or by way of Demand Draft/Pay order drawn in favour of ASREC PS-12/2020-21 TRUST drawn on any Nationalized or Scheduled Bank and payable in Mumbai.

The interested bidders can **(With Prior Appointment) inspect the property For detailed terms and conditions of the sale, please refer to our website: <https://asrecindia.co.in> or may Contact: Mr.N. Manjunath Email Id: manjunath@asrec.co.in, contact no. 022- 61387025, may be contacted for any query. (for tender form kindly contact on given contact no / emailid).**

11. 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.
12. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
13. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue SALE CERTIFICATE in favour of the successful Bidder/s.
14. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002
15. The highest bid will be subject to approval of the secured creditor/ Authorised Officer.

THIS NOTICE SERVE AS 15 (THIRTY) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.

Date: 20.05.2026
Place: Mumbai

Authorised Officer
ASREC (India) Ltd.

NAVI MUMBAI ZONAL OFFICE : Cidco Old Admin Building, P-17 Sector-1 Vashi, Navi Mumbai-400703. Email: nvm@mahabank.co.in. H.O.: Lokmangal, 1501, Shivajinagar, Pune-5

NOTICE BOMBAY OXYGEN INVESTMENTS LIMITED Regd. Office: 22/B, Mittal Tower, B Wing, Nariman Point, Mumbai - 400021

FEDERAL BANK YOUR PERFECT BANKING PARTNER LCRD Mumbai Division Federal Bank Loan Collection & Recovery Department-Mumbai

Bank of Baroda, Ramchandra Nagar Branch, 16, Saraswati Sadan, Manpada Road, Dombivli (E) Thane District, Maharashtra Phone-(Gen): 0251 2456396, Phone-Manager: 0251 2456970

POSESSION NOTICE (For immovable property) Whereas, the Authorized Officer of Bank of Maharashtra under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 13.11.2024 under Section 13 (2) of the said Act and called upon you 1. Mrs. Panchawati Uttam Dak, 2. Mr. Uttam Abbaro Dak to repay the amount mentioned in the said notice being Rs. 28,07,120/- plus unapplied interest @9.60% from 13.11.2023 towards housing loan facility plus cost and expenses incurred for recovery, against Mortgage of Scheduled property, within 60 days from the date of receipt of the said notice.

Table with 5 columns: Name of holders, F.V, Folio No., Cert. No., Shares, Dist. Nos. Includes entries for Rasida Ahmed Miya Kola & Ahmed Mahmud Kara (Deceased) with various share details.

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 11/06/2026, for recovery of Rs. 59,71,34,011 (Rupees Fifty-Nine Lakhs Seventy-One Thousand Three Hundred Thirty-Four and Paise One Only), claim amount on 24/09/2025, as per Original Application filed before Hon'ble Debts Recovery Tribunal-2, Mumbai, vide OA No. 994 of 2025 together with further interest, charges and cost thereon, due to The Federal Bank Limited (Secured creditor) till realization from (1) M/s Prince Trans Solutions Private Limited, (2) Mr. Rajesh Bal Singh and (3) Mrs. Shashiprabha Rajesh Singh. The Reserve price will be Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the earnest money deposit will be Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only).

ANNEXURE 1 NOTICE TO GUARANTOR (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) Ref. No: VJMANP/SAR/MAY/2026-27 Place: Ramchandra Nagar Date: 06-05-2026

GREATER BANK The Greater Bombay Co-operative Bank Limited (Scheduled Bank) Stressed Account Department Ground Floor, JITO House, Plot No. A-56, Road No. 1, MIDC Marol, Next To The International by Tungta Hotel, Andheri (E), Mumbai 400 093 Tel No: 61285900.

REVISED NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 Due to non-payment of instalment/interest/principal debt, the below accounts have been classified as Non-Performing Assets as per Reserve Bank of India guidelines. We have demanded/ recalled the entire outstanding together with interest and other charges due under the facilities mentioned below. Also, we have invoked the guarantees for the entire outstanding together with interest and other charges due under the facilities mentioned below. The total amount due to the Bank is mentioned in column (h) below.

Table with 10 columns: Sr. no., Name of the Borrower(s) / Guarantor(s), Name of Branch, Account Number, Loan amount (Rs), Date of NPA, Date of Demand Notice, Amount due as per Demand Notice, Description of Secured Asset(s) / Immovable Properties. Includes entry for Mr. Mahesh Rohidas Thombare.

EASY HOME FINANCE LIMITED Reg. Office: 302, 3rd Floor, Savoy Chambers, Dattatray Road & V. P. Road (EXTN.), Santacruz West, Mumbai - 400054. CIN: U74999MH2017PLC297819 Website: www.easyhomefinance.in

NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) In respect of loans availed by below mentioned borrowers/guarantors through EASY HOME FINANCE LIMITED, which have become NPA with below mentioned balances outstanding on dates mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Asset Enforcement of Security Interest Act 2002 by Registered Post with acknowledgement due to you which has been returned undelivered/acknowledgment not received. We have indicated our intention that taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days. In the event of your not discharging liability as set out herein above the Bank / Secured Creditor may exercise any of the right conferred vide section 13(4) of SARFAESI Act and while publishing the possession notice auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank/Secured Creditor may also publish your photograph. Details are hereunder:-

Table with 4 columns: Sr./Branch/Loan A/c No., Name of Borrower / Co-Borrower / Guarantors & Date of NPA, Demand Notice Date, Detail of Secured Assets. Includes entries for Mr. Sukram Dashrath Tayade and Mr. Uttam Sadashiv Patil.

ASREC (India) Limited 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 PUBLIC NOTICE FOR AUCTION - SALE OF IMMOVABLE PROPERTY (Under Rule 8 (6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002) SALE notice for Sale of Immovable Properties under Rule 8(6) of Security Interest (Enforcement) Rule, 2002 will also serve as 15 days' notice to secured creditors. By virtue of Assignment dated 25.03.2021 executed with original lender Bharat Co-Operative Bank (Mumbai) Ltd. Acting in its capacity as Trustee of ASREC-PS 12/2020-21 Trust and has acquired the secured debts of with underlying securities from the original lender, for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules, 2002.

Table with 6 columns: Sr no, Name of Mortgagor/ Borrower/ Account Name, Property Description, Date and Amount of Demand Notice, Reserve Price (Rs in Lakhs), Earnest Money Deposit (EMD) (Rs in Lakhs), Date & Time of Auction and Place of sale. Includes entries for Mr. Vishal Karkera, M/S Dhruv Enterprises, M/S Shubham Enterprises, etc.

Omka Assets Reconstruction Private Limited Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai - 400028 Tel: 022-69231111/887990973

[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 Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002

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 Raigankar (Personal Guarantor), Mittal Luv Vora (Personal Guarantor) and Nivasti Imperium Pvt Ltd. (Co-Borrower/ Mortgagee) named in the below described immovable properties mortgaged/charged to Omka Assets Reconstruction Pvt Ltd (OARPL) acting in its capacity as trustee of Omka PS 10/2022-23 Trust, has acquired entire outstanding debt along with the undersigned security vide Assignment Agreement dt. 10.01.2023, from Piramal Capital and Housing Finance Limited (Assignor). 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. The physical possession of which has been taken by the Authorized Officer of Omka Assets Reconstruction Pvt Ltd being the secured creditor. Accordingly, the described immovable property will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse" basis on physical possession, at Navi Mumbai for recovery of total dues of Rs. 51,00,87,420/- (Fifty-One Crore Eighty-Seven Thousand Four Hundred Twenty Only) (Rs. 53,60,69,848/- plus Rs. 17,50,17,572/-) as on 07.03.2022, plus interest and expenses w.e.f. 08.03.2022 due to Omka Assets Reconstruction Private Limited from above mentioned Borrower / Guarantors/mortgagors. 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 have been mentioned below in respective column.

Table with 3 columns: Sr No., Description of Immovable Property, Reserve Price (Rs), EMD (Rs). Includes entries for Shop No. 101, Shop No. 116, Shop No. 121, Shop No. 202, Shop No. 201, Shop No. 207, Shop No. 203, Shop No. 205, Shop No. 206.

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 NEFT/ RTGS) is 09.06.2026, 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, 2016. In case of failure in the same bid shall be rejected. For detailed terms and conditions of the sale, please refer to the link provided in https://omkarar.com/auction.php. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd., Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankelections.com. For any property related query contact the Authorized Officer, Mr. Sunny Gajraj, Mobile: +91-88797-90973 E Mail: sunny.gajraj@omkarar.com in official hours and working days. In case of default in payment, the property shall be sold through the Authorized Officer/Secured Creditor by court through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

TATA CAPITAL LIMITED Registered Office : Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013. Branch Address: 902-906 Quantum Tower, Chincholi, Gopindji Shroff Marg, Malad West, Mumbai - 400064.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules 2002) 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) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. This is to inform that Tata Capital Ltd. (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at Mumbai, Maharashtra ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCTL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCTL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interests, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the (Borrowers/Co-Borrowers) in terms thereof. Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor)/TCL, the Possession of which has been taken by the Authorized Officer of Tata Capital Limited (Secured Creditor), will be sold on 16th Day of June, 2026 "As is where is basis" & "As is what is and whatever there is & without recourse basis". Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of Rs. 1,60,09,781/- (Rupees One Crore Sixty Lakh(s) Nine Thousand Seven Hundred Eighty One Only) due in Loan Account No. 5596879 as on 18-May-2026 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mrs. Yogni Rajendra Dave (As Co-borrower & Legal Heir of Late Rajendra G Dave); (2) Mr. Karan Rajendra Dave (Legal Heir of Late Rajendra G Dave); (3) Kajor Rajendra Dave (Legal Heir of Late Rajendra G Dave); (4) Mr. Rakesh G. Dave & (5) Mr. Upendra G. Dave all having address at A-005, ground floor, Siddhi Vinayak CHS Ltd., Charpok, Kandivli (West), Mumbai, Maharashtra-400067. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 PM, on the said 16th Day of June, 2026 (TCL), having its branch office at 902-906, Quantum Tower, Chincholi, Gopindji Shroff Marg, Malad West, Mumbai - 400064. The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 5.00 PM on the said 15th Day of June, 2026.

Table with 4 columns: Description of Secured Assets, Type of Possession, Reserve Price (Rs.), Earnest Money EMD (Rs). Includes entry for Flat No. A/005, on the Ground Floor admeasuring 600 Sq. Feet Carpet Area in the building known as "Shree Siddhi Vinayak 'A' Co-operative Housing Society Limited".

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid interest and costs (including the cost of the sale) are tendered to the Authorized Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal https://BidDeal.in on 16th Day of June, 2026 between 2.00 PM to 3.00 PM with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED" payable at Mumbai. Inspection of the property may be done on 05th Day of June, 2026 between 11.00 AM to 05.00 PM. Note: The intending bidders may contact to Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Sushilkumar Navgekar; Email id- sushilkumar.navgekar@tatacapital.com and Mobile No. +91-9033008785. For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. http://www.tatacapital.com/content/dam/tata-capital/pdf/e-auction/tcfsls/05th-E-Auction-NewsPaper-Publication-Rajendra-Dave-5596879.pdf Place- Mumbai (Maharashtra) Date- 20-05-2026

