

OFFICE OF THE RECOVERY OFFICER-III

DEBT'S RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RP NO. 09 OF 2025

MAHARASHTRA GRAMIN BANK

V/S

MR. ARVIND MAHADEV MORE. & ORS.

DEMAND NOTICE

To,

CD-1 MR. ARVIND MAHADEV MORE

RESIDING AT - B-102,PLOT NO. 5,SAI PRIDE,

SECTOR-18,PALM BEACH ROAD,SANPADA,THANE,

MAHARASHTRA - 400705.

CD-2. MR. PRRAFUL NARENDRA BAGDAI

RESIDING AT- FLAT NO. 102,PADMA GALAXY,PLOT NO 266,

SECTOR-28,VASHI MUMBAI,THANE MAHARASHTRA-400705.

CD-3 M/IS. VIGNAHARTHA MOTORS

RESIDING AT- SHOP NO. 9,PLOT NO. 65,KRISHNAARCADE,

SECTOR-2,KOPARKHIRANE, NAVI MUMBAI,THANE,

MAHARASHTRA - 400709.

1. In view of the Recovery Certificate issued in O.A.No. 86 OF 2018 passed by the Presiding Officer, DRT-III Mumbai an amount of Rs.19,85,756.00 in word (Rs. Nineteen Lakhs Eighty Five Thousand Seven Hundred Fifty Six only)is due against you.

2. You are hereby called upon to deposit the above sum within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 16/06/2025 at 2:30 p.m for further proceedings.

5. In addition to the sum aforesaid you will be liable to pay:-

(a) Such interest as is payable for the period commencing immediately after this notice of the execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and other process that may be taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 15.04.2025

Seal

(DEEPA SUBRAMANIAN)

RECOVERY OFFICER-III

DEBT'S RECOVERY TRIBUNAL MUMBAI (DRT 3)

ASREC

(India) Limited

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

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., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Building No.2 – Unit No.201-202A & 200-202B, Ground Floor, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditor of M/s Dhruv Enterprises, M/s Shubham Enterprises, Mr. Shubhang Dilip Dhruv and Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv (borrower) by virtue of Deed of Assignment dated 25.03.2021, executed with original lender Bharat Co-operative Bank (Mumbai) Ltd, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-12/2020-21 Trust, has acquired the financial assets of aforesaid borrowers from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Bharat Co-operative Bank (Mumbai) 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 12.03.2021 u/s 13(2) of the said act calling upon the borrower i.e. M/s Dhruv Enterprises (hereinafter referred to as "the Borrower") Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv, Mr. Shubhang Dilip Dhruv, Ms. Siddhi Dilip Dhruv, Mr. Jayesh Rajnikant Sanghani, Mrs. Shweta Shubhang Dhruv, Mr. Dilip Amrutlal Dhruv, son & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Raksha H. Parekh, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Bina V. Shrinankar, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Nita R. Parekh, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv (Partners & Joint Co-Borrowers) in their capacity for repayment of total outstanding amount to Rs.10,24,89,152.00 (Rupees Ten Crores Twenty Four Lakhs Eighty Nine Thousand One Hundred Fifty Two Only) and, 2. M/s Shubham Enterprises (hereinafter referred to as "the Borrower") Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv, Ms. Neeta Amrutlal Dhruv, Mrs. Shweta Shubhang Dhruv, Mr. Shubhang Dilip Dhruv, Ms. Siddhi Dilip Dhruv, Mr. Dilip Amrutlal Dhruv, Son & legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Raksha H. Parekh, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Bina V. Shrinankar, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv (Partners & Joint Co-Borrowers) in their capacity for repayment of total outstanding amount to Rs.12,55,75,563.00 (Rupees Twelve Crores Fifty Five Lakhs Seventy Five Thousand Five Hundred Fifty Three Only) and 3. Mr. Shubhang Dilip Dhruv (hereinafter referred to as "the Borrower") Mr. Dilip Amrutlal Dhruv, Mrs. Varsha Dilip Dhruv, Mrs. Raksha H. Parekh, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Bina V. Shrinankar, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv, Mrs. Nita R. Parekh, Daughter & Legal heir of late Mrs. Indira Amrutlal Dhruv (Partners & Joint Co-Borrowers) in their capacity for repayment of total outstanding amount Rs.3,57,56,551.00 (Rupees Three Crores Fifty Seven Lakhs Fifty Six Thousand Five Hundred Fifty One Only), 4. Mr. Dilip Amrutlal Dhruv, Joint Co-Borrower Mr. Shubhang Dilip Dhruv to repay the amount mentioned in the notice aggregating to Rs. 4,03,22,030.00 (Rupees Four Crores Three Lakhs Twenty Two Thousand and Thirty Only), 5. Mrs. Varsha Dilip Dhruv, Joint Co-Borrower Mr. Shubhang Dilip Dhruv, Mr. Dilip Amrutlal Dhruv to repay the amount mentioned in the notice aggregating to Rs. 45,19,194.00 (Rupees Forty-Five Lakh Nineteen Thousand and One Hundred Ninety-Four Only) as on 28.02.2021 together with accrued further interest as stated in demand notice and expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice. Total outstanding amount aggregating to Rs. 30,86,62,490.00 (Rupees Thirty Crores Eighty Six Lakhs Sixty-two Thousand Four Hundred and Ninety only) with further interest thereon till the date of payment in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd to M/s Dhruv Enterprises, M/s Shubham Enterprises, Mr. Shubhang Dilip Dhruv, Mr. Dilip Amrutlal Dhruv & Mrs. Varsha Dilip Dhruv within the stipulated period of 60 days from the date of the Notice.

The borrower/Joint Co. Borrower/Partners/Guarantors/mortgagors/having failed to repay the entire dues as per said demand notice within the stipulated period of sixty days and pursuant to aforesaid Assignment in favor of ASREC (India) Limited acting as trustee of ASREC – PS- 12/2020-21 Trust, the Authorized Officer of ASREC (INDIA) LTD., in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 12.05.2023 in respect of Part & Parcel of the Flat No. 903, measuring 627 sq. Ft. carpet area Storage B-1 measuring 425 sq. Ft. carpet area, on 18.05.2023 in respect of Office No. 6 measuring 314 sq. Ft. Carpet area and on 19.05.2023 in respect of Commercial premises 1& 1B, measuring 375 sq. Ft. carpet area and 715 sq. Ft.carpet area.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Co-borrower and Guarantor (s) in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) of the said act after giving the payment receipt subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis.

Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (In Rs.)
Commercial Premises / Office in the building now known as "Shubhang" (formerly known as 'Hira Tuls'), Swastik Cooperative Housing Society Ltd., JVPD, Vile Parle (West), Mumbai – 400 056.	272.00	27.50	100000
1.No. 1/A in Ground Floor measuring about 375 sq.ft. carpet area and			
ii.No.1/B in Lower 1st Floor, measuring about 715 sq. Ft. carpet area (Owned by Mrs. Varsha Dilip Dhruv, Mr. Dilip Amrutlal Dhruv and Mr. Shubhang Dilip Dhruv)			

TERMS & CONDITIONS:

1.THE E-AUCTION WILL BE HELD ON 15.05.2025 BETWEEN 10.00 A.M TO 12.00 P.M WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.

2. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider M/s C1 INDIA PRIVATE LIMITED at website: <https://www.bankauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available at websites: www.asrecindia.com in and <https://www.bankauctions.com>. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 INDIA Private Limited - Mr. Bhavik Pandya, Mobile: +91 886682937, Help Line No.:- (+91 -124-4302020/ 21/22 + 917291981124/ 1125/ 1126, Email: gujarat@c1india.com, support@bankauctions.com.

3. 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 shall 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.

4. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. 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 e-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 Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims /rights/ views.

5. The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd. and successful creditor. Bids in the prescribed form given in the tender document shall be submitted to auction and claims/rights/dues affecting the property shall be sold along with.

6. Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400093 or submit through email to vikas@asrecindia.com in. Last date for Submission of Bid form is 14.05.2025 up to 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 intending purchasers /bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 09020110001517, with Bank of India, SSI, Andheri Branch, Name of the Account /Name of the Beneficiary: ASREC-PS-12/2020-21 TRUST, IFSC Code: BKID0000090.

7. 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.

8. 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 all taxes and interest deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. 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.

10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can inspect the property on 07.05.2025 between 11:00 AM to 1:00 PM Contact Details: Mr. Vikas Kanade - Cell No. 932427224, 022 – 69314509, Mr. Vishal Anand – Cell No. 9570882898, 022-69314510, Mr. Vijay Ashtekar - Cell No. 9545521975, 022 – 69314516, Mr. Jagdish Shah- Cell No. 7021428336, may be contacted for any query.

12. The Authorized Officer reserves absolute right to accept or reject any or all offers and/or modify terms/conditions without assigning any reasons therefor.

13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc., as applicable as per law.

14. The highest bid will be subject to approval of the secured creditor.

15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 15 days' notice to the borrowers / guarantors / mortgagors for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their outstanding dues are not paid in full.

Date: 26.04.2025

Place: Mumbai

Sd/-

Vikas Kanade

Authorized Officer,

ASREC (India) Ltd.

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(G))

Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV,Gurgaon-122015,(Haryana) and Branch Office at:- "213, 2nd floor,Yash Padma Arcad,Boisar Tarapur Road,Boisar (West), -401501,Dist - Palghar." under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer (AO) of IFL-HFL had taken the possession of the following properties pursuant to the notice issued u/s 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Mahendra Yadav 2. Mrs. Phulmati Mahendra Yadav 3. Ganesh Fashion (Prospect No. IL1010968)	Rs. 20,17,476/- (Rupees Twenty Lakh Seventeen Thousand Four Hundred Seventy Six Only) Bid Increase Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat 406, Addressing 335 Sq. Ft., On Balcony Area Addressing 60 Sq. Ft., On the 4th Floor, In The Builtup Complex Known As 'Nest Leaf Phase - I, Bearing Survey No. 6/31, 6/2, 5/3 Situated At Vill. Tembhodha, Tal. & Dist. Palghar, Maharashtra, 401404, India (Carpet area 395 sq. ft., Super built up area 553 sq. ft.)	22-Apr-2024 Total Outstanding as On Date 17-Apr-2024: Rs. 24,40,897/- (Rupees Twenty Three Lakh Forty Thousand Five Hundred and Ninety Seven Only)	Rs. 10,25,000/- (Rupees Ten Lakh Twenty Five Thousand Only) Earnest Money Deposit (EMD) Rs. 1,02,500/- (Rupees One Lakh Two Thousand Five Hundred Only)

Date of Inspection of property	EMD Last Date	Date/Time of E-Auction
08-May-2025 1100 hrs -1400 hrs.	13-May-2025 till 5 pm.	15-May-2025 1100 hrs-1300 hrs.

Mode of Payment - EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iflhome.com> and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login <https://www.iflhome.com> My Bid >Pay Balance Amount.

TERMS AND CONDITIONS:-

1. For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.iflhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the dosing time will automatically get extended for 5 minutes.

3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.

4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IFL HFL.

6. Bidders are advised to go through the website: <https://www.iflhome.com> and <https://www.ifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID-care@iflhome.com, Support Helpline Numbers:-1800 2672 499.

8. For any query related to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iflhome.com

9. Notice is hereby given to above said borrower to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.

10. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.

12.AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place:- Palghar, Date: 26-April-2025

Sd/-Authorized Officer, IFL Home Finance Limited.

pnb

punjab national bank

Together for the better

PNB Pragati Tower, 1st Floor, Plot C – 9, Block – G, Bandra Kurla Complex, BKC, Bandra East, Mumbai – 400051, E Mail : zs8356@pnb.co.in

SALE NOTICE 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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the 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 respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot. No	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.12.2024. C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolical/Physical/Con-structive	A) Reserve Price (Rs. in Lacs) B) EMD (In Lac) C) Bid Increase Amount	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
	Zonal Sastra Center	Property	1.			
	M/s. Rolta Pvt. Ltd.	Unit No. 10, Corporate Centre, 1, World Trade Centre, Cuff Parade, Mumbai 400005	A-18.06.2019 B- Rs.450.85 Cr plus further interest and charges minus recoveries if any thereon from the date per measurement (C) is 955 sq. ft.	A-531.00 B-53.10 C-0.50	30.05.2025 11:00AM to 04:00PM	Not Known
1.	M/s. Rolta Private Limited (Borrower and Mortgagor) and M/s. Rolta Holding and Finance Corporation Private Limited (Guarantor & Mortgagor)	Both at : Registered Office: 211, 21st floor, Maker Tower F, Cuffe Parade, Mumbai - 400005. Sh. Kamal Krishan Singh (Promoter/Guarantor) R/o – 141/151, Maker Tower A, Cuffe Parade, Mumbai, 400005	A-18.06.2019 B- Rs.450.85 Cr plus further interest and charges minus recoveries if any thereon from the date per measurement (C) is 955 sq. ft. D- Physical Possession	A-531.00 B-53.10 C-0.50	30.05.2025 11:00AM to 04:00PM	Not Known

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
1. The properties are being sold on "AS IS WHERE IS BASIS"and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
2. 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 e-auction platform provided at the Website <https://baanknet.com> on 30.05.2025 at 11.00 AM to 04.00 PM.
4. Property is having society status of Rs. 28.10 lacs as on 28.02.2025 and for the same an SA 286/2025 was also filled in DRT I Mumbai by M. Viseveswarya Industrial Research against FNB.
5. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.
Sd/-
Place : Mumbai
Date : 26.04.2025
Authorized Officer, Punjab National Bank
Secured Creditor, Mob: 8637084022
STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

VASAI VIKAS SAHAKARI BANK LTD.

(Scheduled Bank)

Opp. Chhimajappa Ground, Near S.T Stand, Vasai (W), Palghar - 401 201
Tel No: 8591987974
Email address: sandeep.jadhav@vasaivikasbank.co.in

AUCTION SALE NOTICE

Whereas the undersigned being the Authorized Officer of Vasai Vikas Sahakari Bank Ltd., invites general public to participate in Auction Sale of under mentioned Non-Banking Asset/property on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS", to submit a prescribed Bid form along with the KYC & EMD with the undersigned for conditions mentioned hereunder by Tuesday, 13th, May 2025 before 4.00 p.m. under the specific provision of Banking Regulation Act, 1949, in exercise of powers conferred under the said Act.

● Auction will be conducted on Wednesday, 14th May 2025 at 4.00 pm
● Auction Venue: Head office - Vasai Vikas Sahakari Bank Ltd., Opp. Chhimajappa Ground, Near S.T Stand, Vasai (W), Palghar - 401 201

NAME OF THE OWNERS OF THE PROPERTY	DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD	ENCUMBRANCES	DATE & TIME OF INSPECTION
Vasai Vikas Sahakari Bank Ltd.	Open NA. Plot No. 4/2, G.N. 404/21, area measuring 2462.50 sq.mtrs, At Mouje Gimrare, Gimrare – Harsul Road, Tal. & Dist. Nashik – 422203 (Bounded:- On North by:- Gat No. 404/A, On South by:- 18m Road, On East by:- Gat No.404, Plot No.4/1, On West by:- Gat No.404, Plot No.5,6,7.)	₹1,15,00,000/- (inclusive of TDS @ 1%)	₹11,50,000/-	Dues of the related to Land property & property taxes	28/04/2025 & 13/05/2025 between 10:00am to 02:00p.m. (with prior intimation)

Terms & Conditions:-

1. Bid Form will be available on payment of a non-refundable Bid fee of Rs.1,000/-plus GST in the form of cash from 28/04/2025 to 13/05/2025 up to 4.00 p.m. at the above-mentioned address at Vasai Vikas Sahakari Bank Ltd. Opp. Chhimaji Appa ground, Near S.T. stand, Vasai (w), Palghar-401201.

2. The Auction sale will be conducted by the Authorized Officer at Vasai Vikas Sahakari Bank Ltd., Opp. Chhimaji Appa ground, near S.T. Stand, Vasai (w), Palghar-401201, on or before 13/05/2025 up to 4.00 p.m. Please note no Bid Form will be accepted after 04.00 p.m. on 13/05/2025.

3. Bid Form should be submitted to the Authorized Officer along with Demand Draft / Pay Order /RTGS for Earnest Money Deposit in favour of "Vasai Vikas Sahakari Bank Ltd." at Vasai Vikas Sahakari Bank Ltd., Opp. Chhimaji appa ground, near s.t. stand, Vasai (w), Palghar-401201, on or before 13/05/2025 up to 4.00 p.m. Please note no Bid Form will be accepted after 04.00 p.m. on 13/05/2025.

4. The property will be sold strictly on "AS IS WHERE IS" AND "AS IS WHAT IS BASIS" and the intending bidders may make their queries/enquiries as regards any claims, charges, taxes, levies, dues and/or any other liabilities accrued against the properties and 1% TDS on transaction cost on sale of property as per Income Tax Act, if any such liability is found, then the same shall be borne by the successful bidder. The present accrued hidden liabilities on the said property is not known to the Bank.

5. Without earnest money deposit amount along with Bid Form as well as EMD with bid form from Agents / Third Party will not be entertained as Bank have not appointed any agent to deal in this Auction Sale. The aforesaid property will not be sold below the Reserve Price.

7. Successful Bidder/Purchaser shall deposit 25% of the highest bid amount within 3 days from the Public Auction & balance amount to be paid in next 15 days from deposit of 25% highest bid amount, to the Authorized Officer of Vasai Vikas Sahakari Bank Ltd, failing which the first 25% amount of the highest bid deposited by the purchaser shall be forfeited.

8. All other expenses for getting the property transferred in their name and statutory dues, if any shall be borne by the successful bidder/ purchaser, including the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory non-statutory dues, taxes, rates, assessment, gram panchayat dues, Govt & Semi-Govt. Taxes, landlord dues, if any and other charges, fees etc. in respect of the Auctioned property. The possession of the Mortgaged Property mentioned above is with Vasai Vikas Sahakari Bank Ltd, who will hand over peaceful possession to the successful Bidder/Purchaser in compliance with the above.

9. The Bank reserves its right to reject any or all the offers without assigning any reason whatsoever.

Sd/-

Authorised Officer,

Vasai Vikas Co-op. Bank Ltd

PRIME SECURITIES LIMITED

(CIN: L67120MH1982PLC026724)

Regd. Office : 1109/1110, Maker Chambers V, Nariman Point, Mumbai 400021
Tel +91-22-61842525 Fax: +91-22-24970777 Website: www.primesec.com Email: prime@primesec.com

AUDITED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED MARCH 31, 2025


	[CONSOLIDATED]	[Rs. Lakhs]			
	Quarter ended 31-Mar-25 (Unaudited)	Quarter ended 31-Dec-24 (Unaudited)	Quarter ended 31-Mar-24 (Unaudited)	Year ended 31-Mar-25 (Audited)	Year ended 31-Mar-24 (Audited)
1. Total Income from Operations (net)	1,271	2,118	1,282	8,940	6,664
2. Net Profit / (Loss) for the Period [before Tax, Exceptional and / or Extraordinary Items]	69	1,012	229	4,102	2,339
3. Net Profit / (Loss) for the Period before Tax [after Exceptional and / or Extraordinary Items]	72	1,012	229	4,473	2,339
4. Net Profit / (Loss) for the Period after Tax [after Exceptional and / or Extraordinary Items]	80	820	165	3,830	1,856
5. Total Comprehensive Income for the Period Comprising Profit / (Loss) for the Period (after tax) and Other Compressive Income (after tax)	911	818	1,141	5,068	2,921
6. Equity Share Capital	1,681	1,681	1,664	1,681	1,664
7. Reserves (excluding Revaluation Reserves) as shown in Audited Balance Sheet of previous year				18,927	14,093
8. Earnings per Share (of Rs. 5/- each) (in INR) (for continuing and discontinued operations)					
- Basic	0.29	2.46	0.50	11.49	5.66
- Diluted	0.28	2.39	0.48	11.15	5.42

AUDITED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED MARCH 31, 2025

	[STANDALONE]	[Rs. Lakhs]			
	Quarter ended 31-Mar-25 (Unaudited)	Quarter ended 31-Dec-24 (Unaudited)	Quarter ended 31-Mar-24 (Unaudited)	Year ended 31-Mar-25 (Audited)	Year ended 31-Mar-24 (Audited)
1. Total Income from Operations (net)	489	1,353	553	5,647	3,365
2. Net Profit / (Loss) for the Period [before Tax, Exceptional and / or Extraordinary Items]	66	729	(84)	3,203	1,016
3. Net Profit / (Loss) for the Period before Tax [after Exceptional and / or Extraordinary Items]	66	729	(84)	3,571	1,016
4. Net Profit / (Loss) for the Period after Tax [after Exceptional and / or Extraordinary Items]	112	613	(73)	3,225	862
5. Total Comprehensive Income for the Period Comprising Profit / (Loss) for the Period (after tax) and Other Compressive Income (after tax)	950	607	902	4,465	1,925
6. Equity Share Capital	1,681	1,681	1,664	1,681	1,664
7. Reserves (excluding Revaluation Reserves) as shown in Audited Balance Sheet of previous year				16,191	11,961
8. Earnings per Share (of Rs. 5/- each) (in INR) (for continuing and discontinued operations)					
- Basic	0.33	1.83	(0.22)	9.62	2.63
- Diluted	0.33	1.78	(0.21)	9.34	2.52

Note:

The above is an extract of the detailed format of Audited Financial Results for the Quarter & Year ended March 31, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. The full format of the Audited Financial Results for the Quarter & Year ended March 31, 2025 are available on the websites of stock exchanges (www.seindia.com / www.bseindia.com) and also on the website of the Company (www.primesec.com). The same can be accessed by scanning the QR code provided below.



For Prime Securities Limited

Sd/-

N. Jayakumar

Managing Director & Group CEO

Mumbai

April 24, 2025

ICICI Bank

Branch Office: ICICI Bank LTD, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)]
[Notice for sale of immovable asset(s)]

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This 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 Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.</
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