

**यूनियन बैंक ऑफ इंडिया**  
भारत सरकार का उपक्रम A Government of India Undertaking

**Regional Office, Mumbai (South)** : Union Bank Building, 6th Floor, 66/80, Mumbai Samachar Marg, Fort, Mumbai - 400001.

### E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

**30 DAYS 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) / RULE 9 (1) 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 possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS** on **10.04.2026** in between **12.00 PM to 5.00 PM.**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. <https://www.unionbankofindia.bank.in/auCTION-property/view-auction-property.aspx>. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on **10.04.2026** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

**Online E-Auction through website <https://baanknet.com>**  
**Date & Time of Auction : 10.04.2026 at 12.00 P.M to 05.00 P.M.**


Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Mr. Kaushal K Doshi and Mrs. Shital K Doshi b) Mumbai-Colaba Branch c) Row House No. 24, Sun Palms, Near Varsoli Toll Plaza, Village Varsoli, Taluka Maval, Lonavala, District- Pune, Maharashtra-410405 d) Mr. Kaushal K Doshi and Mrs. Shital K Doshi	a) ₹ 1,73,60,000.00 b) ₹ 17,36,000.00	Rs. 1,57,63,817.98 (Rupees One Crore Fifty Seven Lakh Sixty Three Thousand Eight Hundred Seventeen and Paise Ninety Eight Only) as on <b>31.08.2025</b> plus further interest thereon w.e.f <b>01.09.2025</b> at applicable rate of interest, cost and charges till date. Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
2	a) Mr. Venkateshwara Steel b) Byculla Branch c) Office No 313 on the 3rd floor admeasuring area of 170 sq feet in the building known as LOHA BHAVAN situated at P.D.Mello Road, Masjid, Mumbai-400009, plot of land bearing Plot No 3 & 4 and CS No 43/1 and 44/1 of Pricess Dock Division d) M/s. Elmech Engineers	a) ₹ 66,92,000.00 b) ₹ 6,69,200.00	Rs. 2,63,63,404.39 (Rupees Two Crore Sixty-Three Lac Sixty Three Thousand Four Hundred Four and Paise Thirty Nine Only) as on <b>30.09.2025</b> plus further interest thereon w.e.f <b>01.10.2025</b> at applicable rate of interest, cost and charges till date. Mr. Vikas Rathee- Mob. No. 9350370020 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
3	a) Mr. Venkateshwara Steel b) Byculla Branch c) Office No 314 on the 3rd floor admeasuring area of 170 sq feet in the building known as LOHA BHAVAN situated at P.D.Mello Road, Masjid, Mumbai-400009, plot of land bearing Plot No 3 & 4 and CS No 43/1 and 44/1 of Pricess Dock Division d) M/s. Elmech Engineers	a) ₹ 66,92,000.00 b) ₹ 6,69,200.00	Rs. 2,63,63,404.39 (Rupees Two Crore Sixty-Three Lac Sixty Three Thousand Four Hundred Four and Paise Thirty Nine Only) as on <b>30.09.2025</b> plus further interest thereon w.e.f <b>01.10.2025</b> at applicable rate of interest, cost and charges till date. Mr. Vikas Rathee- Mob. No. 9350370020 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession

Bidders are requested to visit the Bank's website <https://www.unionbankofindia.bank.in/auCTION-property/view-auction-property.aspx> for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal.

The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002** This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. <https://www.unionbankofindia.bank.in/auCTION-property/view-auction-property.aspx> or <https://baanknet.com>

Date : 10.03.2026  
Place: Mumbai Sd/-  
Authorised Officer, Union Bank of India



**Circle Office Mumbai City**  
U.B.I Tower, 6th Floor, 25, Sir P.M. Road, Fort, Mumbai-400 001  
Email: [cs6041@pnb.bank.in](mailto:cs6041@pnb.bank.in)

### SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

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

Sr. No.	Name of Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor (s) / Mortgagor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. of Demand Notice u/s 13(2) of SARFAESI Act, 2002 B) Balance Outstanding Amount + Int. & Charges C) Possession Date u/s 13(4) of SARFAESI Act, 2002 D) Nature of possession (Symbolic / Physical / Constructive)	A) Reserve Price (B) EMD (last Date of EMD Deposit) (C) Bid Increase Amount	Date/ Time of Auction	Details of the encumbrances known to the secured creditors
1	ARMB, Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt Ltd (Borrower) Mr. Rishabh Ravinder Gupta (Director/Guarantor) Mr. Abhinav Sanjiv Gupta (Director/Guarantor) Mr. Charanjit Mehta (Director/Guarantor) Mr. Dilip Verma (Director/Guarantor)	All that pieces and parcel of Land & Factory Shed at Gut no. 336, 337, 408 & 409 of Village- Biloshi, Post- Khanivali, Taluka- Wada, Dist -Palghar -421303 Plot Area -16100 Sq.Mt Built Up Area 2145.95 Sq.Mt.	A) 11/12/2017 B) Rs. 8,37,73,850.71 as on 30/11/2017 + further intt & other charges C) Dated: 16/09/2019 D) Physical	A) Rs. 2,56,50,000/- B) Rs. 25,65,000/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	1) Electrical Dues 2) Taxes of Local bodies 3) Other dues not known to us
2	ARMB, Mumbai City M/s IncoTex Impex P Ltd (Borrower) M/s Surya Garments (Guarantor) Mr. Anun Todi (Director/Guarantor) Mrs. Alka Todi (Guarantor)	Gala no. 7, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1303 Sq ft, Carpet Area 999 Sq ft)	A) 17/02/2023 B) Rs. 8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 60,34,000/- B) Rs. 6,03,400/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
3	ARMB, Mumbai City M/s Virendra Todi (Guarantor) Mr. Rishi Todi (Guarantor) Mr. Sham Shivanand Wagle (Guarantor)	Gala no. 8, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft, Carpet Area 1099 Sq ft)	A) 17/02/2023 B) Rs. 6,50,100/- (upto 11.00 AM) C) Rs. 25,000.00	A) Rs. 65,01,000/- B) Rs. 6,50,100/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
4	ARMB, Mumbai City M/s KESHAR STEEL (Borrower) Mr. KAMLESH SHETH (Proprietor) Mr. CHAMPALAL SHETH (Guarantor)	Godown premises at B-9, Balaji Plaza Usatane, Taluka Ambemath, Dist Thane, BUA 968 Sq Ft.	A) 08/01/2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) Dated: 12/01/2017 D) Physical	A) Rs. 19,17,000/- B) Rs. 1,91,700/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
5	ARMB, Mumbai City M/s Divya Jyoti Entertainment Pvt. Ltd. (Borrower) Mr. Tohid Furniturewala (Director/Guarantor) Mrs. Sunhera T. Furniturewala (Director/Guarantor)	Immovable Property at Cinema Halls situated at the 2nd floor to 5th floor and certain portion of ground floor including common area terrace and parking space, consisting of area admeasuring 46488.59 sq ft. built up area equivalent to 64790.14 sq. ft. super built-up area in the building known as 'H Citi Mall', situated at 115, B/1, LBS Marg, Kanjurmarg, Mumbai-400078	A) 28/04/2014 B) Rs. 3,57,70,601/- as on 31.03.2014 plus further interest and other Charges C) Dated: 06/09/2014 D) Symbolic	A) Rs. 117,60,000.00/- B) Rs. 11,76,000.00/- (upto 11.00 AM) C) Rs. 1,00,000.00	27/03/2026 11.00 AM to 04.00 PM	1) Assessment Tax Dues 2) Common Assessment Maintenance Dues 3) Other dues not known to us
6	ARMB, Mumbai City M/s Ashok Chhotalal Gandhi (Borrower) Mr. Vinod Chhotalal Gandhi (Co-borrower)	Flat no. 2B, 1st Floor, Building Known as "Prabhji" situated at Sher-Panjab Society, Mahakali Caves Road, Village Mogra, Andheri (East), Mumbai-400093	A) 28/05/2021 B) Rs. 1,71,36,529/- as on 31.03.2021 + further interest and other Charges C) Dated: 03/01/2022 D) Symbolic	A) Rs. 2,29,00,000/- B) Rs. 22,90,000/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
7	ARMB, Mumbai City Mr. Santosh Dattatray Pashlikar	Flat No 7, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane -421601	A) 09/12/2020 B) Rs. 24,20,617/- as on 30.11.2020 + further intt & other charges C) Dated: 07/11/2025 D) Physical	A) Rs. 14,74,200/- B) Rs. 1,47,420/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
8	ARMB, Mumbai City Mrs. Sushma Shirsh Kauthankar	Flat No 5, 1st Floor, Veleno Apartment, Plot no 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Taluka Shahapur, Dist Thane -421601	A) 25/08/2020 B) Rs. 11,91,599/- as on 25.08.2020 + further intt & other charges C) Dated: 29/12/2020 D) Physical	A) Rs. 14,49,000/- B) Rs. 1,44,900/- (upto 11.00 AM) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	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:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.
- For detailed terms and conditions of the sale, please refer [www.baanknet.com](https://www.baanknet.com) & [www.pnbindia.in](https://www.pnbindia.in).
- Contact Person Mr. Sushil Kumar - 8420194674, Kashif Zubair - 8425981733, Riyan Ali - 7768941256
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note: Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues. Past/ present/ Future.

**15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

Date: 10.03.2026  
Place: Mumbai Sd/-  
Authorised Officer,  
Punjab National Bank



**केनरा बैंक Canara Bank**  
सिस्टिक सिंडिकेट सिस्टिक सिंडिकेट

Mandvi Branch : 74/76, Kazi Sayed Street, Sujer House, Mumbai-400 003.  
Email : [cb0210@canarabank.com](mailto:cb0210@canarabank.com)

### SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable Properties 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 possession of which has been taken by the Authorised Officer of, **Mandvi Branch of the Canara Bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2026**, for recovery of Rs. **16,29,93,365.00 (Rupees Sixteen Lakhs Twenty Six Thousand Nine Hundred Thirty Nine and paise Ninety Three only)** plus further interest thereon from **30/12/2019** along with suit expenses and other charge due to the, **MANDVI Branch of Canara Bank from Mr. Tushar Jagdish Narayan Tiwari (Borrower) and Prasad Prakash Hatkar (Guarantor).**

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	Details and full description of the immovable property with known encumbrances, if any: All part & Parcel of residential Flat No A-05, On Ground Floor, Building known as "Shri Krishna Residency" Situated at survey No 2, Hissa No 4 of village Gundga, Near Maateshwari Regency, Karjat, Taluka Karjat, District Raigad- 410201, Extent of Built up Area 350.00 Sq. Ft. standing in the name of Mr. Tushar Jagdish Narayan Tiwari	Rs. 11,00,000/-	Rs. 1,10,000/-

The earnest money deposit shall be deposited on or before **25.03.2026 at 9.30AM**. The property can be inspected, with Prior Appointment with Authorised Officer, on **17.03.2026**, Canara Bank Mandvi Branch between **11.00 am to 4.00 pm**. There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal - M/s PSB Alliance (Baanknet), Contact No. 8291220220, 7040461234 & 910472399224 (9.84 AM to 6.02 PM IST) - E-mail id support.BAANKNET@psballiance.com; <https://baanknet.com> or Canara Bank's website [www.canarabank.com](http://www.canarabank.com), or may contact Manager Canara Bank Mandvi Branch 8169845619/9410316322/8655918379/8655963182 during office hours on any working day.

Date : 06.03.2026  
Place : Mumbai Sd/-  
Authorised Officer,  
Canara Bank



**ASREC (India) Limited**  
Public Notice for Auction - Sale of Immovable Property

### 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 creditor of Borrower Account names by virtue of Assignment Agreement dated 25.03.2021 with Bharat Co-operative Bank (Mumbai) Ltd. Acting in its capacity as Trustee of ASREC-PS-12/2020-21 and has acquired the secured debt of M/s Safe Life Pharmaceut Pvt Ltd (Borrower Company), and Mr. Shailesh Chhimnial Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh (Director & Joint Borrowers) (hereinafter referred to as "Borrowers" "Mortgagors" and "Guarantor") along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd.

The Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd (Assignor Bank) 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 08.09.2021 u/s 13(2) of the said act calling upon all the aforesaid borrowers/mortgagors/guarantors in their capacity for repayment of total outstanding amount aggregating to Rs. 11,04,61,936.94 (Rupees Eleven Crore Four Lacs Sixty One Thousand Nine Hundred Thirty Six and Ninety Four Paise Only) on 31.08.2021 with further interest thereon in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. within the stipulated period of 60 days as mentioned in the Demand Notices under Sec 13(2) of the said Act served upon the borrowers & Joint/Co-borrowers. Details of Total outstanding as below:

Name of the Accounts	Amount
M/s Safe Life Pharmaceut Pvt Ltd., (Director & Joint Borrowers), Mr. Shailesh Chhimnial Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh (Director & Joint Borrowers)	(i) Cash Credit A/c No. 00521310000235 Rs. 10,26,22,193.49 as on 31.08.2021 together with further interest @ 13.90% p.a + penal interest @ 2% p.a thereon with effect from 01.09.2021. (ii) Term Loan A/c No. 005233510000218 Rs. 13,77,682.15 as on 31.08.2021 together with further interest @ 13.90% p.a + penal interest @ 2% p.a thereon with effect from 01.09.2021. (iii) Covid FITL A/c No. 005234010000092 Rs. 64,62,061.30 as on 31.08.2021 together with further interest @ 13.90% p.a + penal interest @ 2% p.a thereon with effect from 01.09.2021.
<b>Aggregate Outstanding Amount</b>	<b>Rs. 11,04,61,936.94 as on 31.08.2021</b>

As the Borrowers, Joint/Co-Borrower/Partners/Guarantor/Mortgagors have failed to repay the entire dues as per said demand notice dated 08.09.2021 under Sec 13(2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement dated 25.03.2021 in favor of ASREC (India) Limited, the Authorised Officer of ASREC (INDIA) LTD. in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities Interest (Enforcement) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 11.12.2023 in respect of scheduled properties mentioned herein below.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Joint/Co-borrower and Guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues in the account, as per aforesaid demand u/s 13(2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitisation 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 property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "As is Whatever Condition there is" and "NO RECOURSE" basis for recovery of Aggregate combined total of Rs. 11,04,61,936.94 (Rupees Eleven Crore Four Lacs Sixty one Thousand Nine Hundred Thirty Six and Ninety Four Paise Only) as on 31.08.2021 due to secured creditor from M/s Safe Life Pharmaceut Pvt Ltd (Borrower Company), and Mr. Shailesh Chhimnial Parekh (Director & Joint Borrowers), Mr. Pritesh Shailesh Parekh (Director & Joint Borrowers).

The reserve price and EMD etc are given below:

Description of the Property	Reserve Price (Rs. in Lacs)	E.M.D. (Rs. in Lacs)	Bid Incremental Value (Rs. in Lacs)
Commercial Premises admeasuring 2435 Sq ft (carpet area) with Mezzanine floor admeasuring 594.17 sq ft and open car space No B/4 & amp, P/28 and stilt car parking Space No B/4 & amp, B/5 on the first floor in "C" Wing of the building known as Satyam CHS Ltd, Plot No 1017, C.T.S No 895, Off Dr Rajendra Prasad Road, Near Agarwal Hospital, Mulund (West, Mumbai 400080 (Owned by M/s Safe Life Pharmaceut Pvt Ltd)	699.00	69.90	1.00

**Details of auction:**

- Auction Date & Time: 27.03.2026 at 11.00 A.M
- Inspection of Property: on 18.03.2026 from 01.00 PM to 03.00 PM.
- Collection of Bid Forms: From 10.03.2026 to 25.03.2026 - 10.00 am to 4.00 p.m.
- Last date & time for submission of Bid Forms: Till up to 25.03.2026 - 5.00 p.m.
- Venue of Bid Forms Collection/submit: 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. Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. ([www.asrecindia.co.in](http://www.asrecindia.co.in)).

**Venue of Auction & Bids opening:** The Offers/tenders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office address on **27.03.2026, at 11.00 A.M.** wherein inter-se bidding, may take place.

**TERMS & CONDITIONS:**

- To the best of knowledge and information of the Authorised Officer, outstanding dues of society till 25.09.2025, as per Bill No - Bill/6351, are Rs. 34,14,715/- with further outstanding society maintenance payable till the date of payment with interest and there are no other encumbrances on the property known to the Authorised Officer. However, the intending bidders should make their own independent enquiries regarding encumbrances, title of property up 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/dues.
- 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".
- Bid in the prescribed form 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 [harshad@asrecindia.co.in](mailto:harshad@asrecindia.co.in) / [jaganathrao@asrecindia.co.in](mailto:jaganathrao@asrecindia.co.in) in the bid form or EMD received after 4.00 p.m. on 25.03.2026. In any case whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
- 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.
- 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 in default of such deposit, EMD will be forfeited and the property shall be sold again.
- The balance amount of the sale price shall be paid on or before 30th 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.
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- The intending purchasers / bidders are required to deposit EMD amount either through Account No. 009202110001517, with Bank of India, SSI, Andheri Branch, IFSC Code: BKID0000909 Name of the Beneficiary: ASREC-PS-12/2020-21 TRUST, or by way of Demand Draft 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 inspect the property on 18.03.2026 from 12.00 PM to 02.00 PM. Contact Details: Mr. Harshad Garude - Cell No. 9594692251, 022-61387060, Mr. Jagdish Shah - Cell No. 7021428336, 02261387042 may be contacted for any query.
- The Authorised Officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons therefor.
- The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
- On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful bidder.
- The property will be registered in favour of the successful bidder with the office of the Sub-Registrar of Assurances only after payment of the outstanding dues of the society by the successful bidder.
- 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.
- The highest bid will be subject to approval of the secured creditor/Authorised Officer.

**THIS NOTICE SERVE AS FIFTEEN (15) 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: 10.03.2026  
Place: Mumbai Sd/-  
Authorised Officer,  
ASREC (India) Ltd.

FORM NO. INC-26

[Pursuant to Rule 30 of Companies (Incorporation) Rules 2014] Advertisement published in the Newspaper for the change in Registered Office of the Company from one state to another Before the Hon'ble Regional Director, Navi Mumbai, Western Region, Directorate II in the matter of Companies act, 2013, Petition under section 13 of the Companies Act, 2013 and Rule 30 of the Companies (Incorporation) Rules, 2014 and

In the matter of M/s Anil G. Bhandari Securities Private Limited ("the Company") (CIN: U67120MH1995PTC244953) having its Registered office at Shop No. 2, Vandan Heights, Shivaji Nagar Road, Jalgaon, Maharashtra, India, 425001 Notice is hereby given to the General Public that the Company proposes to make the application to the Hon'ble Regional Director, Navi Mumbai, Western Region, Directorate II under section 13 of the Companies Act 2013, seeking confirmation of alteration of Memorandum of Association of the Companies in term of special resolution passed at the Extra ordinary General Meeting held on Friday, February 27, 2026 to enable the Company to change its Registered office from Jalgaon, Maharashtra under the Jurisdiction of the Registrar of Companies, Maharashtra at ROC Mumbai II, to Indore, Madhya Pradesh under the Jurisdiction of the Registrar of Companies, Madhya Pradesh at Gwalior". Any person whose interest is likely to be affected by the proposed change, may deliver either on MCA portal i.e. [www.mca.gov.in](http://www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his / her objections supported by an affidavit stating the nature of his / her interest and ground of opposition to the Hon'ble Regional Director, Navi Mumbai, Western Region, Directorate II at the address i.e., 3rd Floor, Corporate Bhawan, Plot No.4-B, Sector-27B, PIN-160019, Chandigarh within 21 Days (Twenty one days) of the date of publication of this notice with a copy to the applicant company at its registered office at Shop No. 2, Vandan Heights, Shivaji Nagar Road, Jalgaon, Maharashtra, India, 425001. For, Anil G. Bhandari Securities Private Limited  
Date : March 10, 2026  
Place : Jalgaon  
Shard Kunar Darak, Director  
Rohit Darak, Director  
DIN 01560606  
DIN 03550372

### CORRIGENDUM

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**  
CIN: U67100MH2007PL174759  
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

#### CORRIGENDUM TO AUCTION NOTICE

"It is hereby to inform to the general public that the Auction Notice published on 18.02.2026 and 21.02.2026 in this newspaper, pertaining to the following Borrowers, the date of auction has now been extended as under:-

Sl.No.	Name of the Borrower & Loan Account Number:-	New Date of Auction & Time
1.	1. KARIA RAJESH (Borrower) LAN:- 615386239	20-March-2026 @ 11:30 AM
2.	1.Mr. JAGDISH BHATIA("Borrower") 2.Mrs. VARSHA JAGDISH BHATIA ("Co-Borrower") LAN:- LMUMLAP000046421	21-March-2026 @ 1:00 PM
3.	1.Mr CHAVARKAR VISHAL KRUSHNAKANT (Borrower) 2. Mrs CHAVARKAR HARSHADA (Co Borrower) LAN:- 619584732, 620318075	20-March-2026 @ 12:00 NOON
4.	1. AKHADE PRAKASH AMBADAS (Borrower & Mortgagor) LAN:- 623458104	20-March-2026 @ 12:30 PM
5.	1. KAREKAR DILIP PANDURANG (BORROWER & MORTGAGOR), 2. KAREKAR SAHIL DILIP (Co-Borrower) LAN:- 635984820, 635985089	

