



Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313
CIN: U6190MH2007PLC1168303 Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

**PUBLIC NOTICE
FOR E-AUCTION
CUM SALE**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the undermentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier known as Aspire Home Finance Corporation Limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, by way of "online e-auction" for recovery of dues and interest, charges and costs etc. as detailed below in **terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002** through website : **www.phoenixarc.co.in/** as per the details given below

Date and time of E-Auction 17-09-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each) Last date of EMD Deposit : 16-09-2026			
Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LKNX101416-170030751 Branch: Naigaon Borrower: Sharada Shailesh Sarode / Co-Borrower: Shailesh Prakash Sarode	08-02-2018 For Rs: 957684/- (Rupees Nine Lakh Fifty Seven Thousand Six Hundred Eighty Four Only)	Flat No-003, Ground Floor Shiv Darshan, Chandrapada House No 781/1, Juchnadra Naigaon Road Nr Vakipada Naka 401208 Thane Naigaon (E) Maharashtra	Reserve Price: Rs.4,00,000/- (Four Lakh Only) EMD: Rs. 40,000/- (Forty Thousand Only)
LAN: LKMAH0416-170029210 Branch: Mahad Borrower: Maheshkumar Uttamrao Deshmukh Co-Borrower: Vandana Mahesh Deshmukh	18-01-2018 For Rs: 2049178/- (Rupees Twenty Lakh Forty Nine Thousand One Hundred Seventy Eight Only)	Flat No 204, 2Nd Floor,Gur Krupa Apartment, S No 69, H No 10/E/1Bhadav, Mangaon, Raigad At Bhadav 402103 Raigad Maharashtra India	Reserve Price: Rs.4,00,000/- (Four Lakh Only) EMD: Rs. 40,000/- (Forty Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Chandrashekar Shiram Kumbhar 9372704932, & Krishnamuraji Bajrangji Singh 9619573479 & Sailesh Iyengar 9833801159**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the **Last date for submission of EMD** mentioned above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear all statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Sd/-, Authorized Officer,
Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

IMEC SERVICES LIMITED

CIN: L74110MH1987PLC142326
Regd. Off.: 611, Tulsiani Chambers, Nariman Point, Mumbai - 400 021
E-mail: investor@imecservices.in Website: www.imecservices.in Phone No.: 022-22851303 Fax: 022-22823177

INFORMATION REGARDING 38TH ANNUAL GENERAL MEETING (AGM)

The **38th Annual General Meeting ("AGM")** of the shareholders of the Company will be held through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") on **Friday, September 25, 2026, at 3:00 P.M. (IST)** pursuant to the provisions of the Companies Act, 2013 ("the Act") and the Rules framed thereunder and Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 ("**SEBI Listing Regulations**") read with all the applicable circulars on the matter issued by Ministry of Corporate Affairs ("MCA") and the Securities and Exchange Board of India ("**SEBI Circular**") to transact the businesses that would be set forth in the Notice calling the AGM.

In line with the MCA and SEBI Circulars, the Annual Report for the financial year 2025-26, including the Notice of the AGM, will be sent electronically, only through e-mail to the shareholders of the Company whose e-mail address are registered/available with the Company/Depository Participant(s). Members can join and participate in the 38th AGM through VC/OAVM only. The Notice of the AGM and the Annual Report for the financial year 2025-26 will also be available on the Company's website at www.imecservices.in and can also be accessed on the website of BSE Limited at www.bseindia.com and website of CDSL at www.evotingindia.com. Members attending the meeting through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

Members can vote either through remote e-voting or e-voting at the AGM held through VC/OAVM. Instructions for remote e-voting and e-voting at the AGM by the Members holding shares in dematerialized mode, physical mode or who have not registered their e-mail addresses is provided in the Notice of the AGM. Members are requested to carefully read all the AGM through VC/OAVM, remote e-voting and e-voting at the AGM.

Cut-off Date for E-voting:
The cut-off date for determining the eligibility of Members to vote through remote e-voting and e-voting at the AGM shall be Friday, September 18, 2026. Members whose names appear in the Register of Members/Beneficial Owners maintained by the Depositories as on the cut-off date shall be entitled to avail the facility of remote e-voting and e-voting at the AGM.

Manner of Registering/Updating E-Mail addresses, Bank Account details, etc.:

- The Shareholders holding shares in physical mode are requested to register/update KYC details such as PAN (Aadhar linked), Nomination Details, Contact Details (address with PIN, mobile number and email address), Bank Account Details (Bank name, branch name, account number, IFS Code), and specimen signature their e-mail addresses with the Company may send a request to the RTA, Big share Services Private Limited ("Big share Services") at investor@bigshareonline.com mentioning the name and address of the Shareholder along with scanned copy of the share certificate (front and back), self-attested copy of the PAN card and self-attested copy of any document (e.g. Driving License, Election Identity Card, Passport) in support of the address of the Member. Members holding shares in dematerialized mode are requested to register/update your email addresses and specimen signature with your Depository Participant (DP) as per the process advised by the DP.
- In case of any queries or issues regarding attending of AGM and/or e-voting, you may refer the Frequently Asked Questions ("FAQ") and e-voting manual available at www.evotingindia.com or write an e-mail to helpdesk.evoting@cdsindia.com or contact at 1800 22 55 33.

For and on Behalf of Board
IMEC Services Limited
Sd/-
Harsh Saxena
Company Secretary & Compliance Officer

Date: August 26, 2026
Place: Indore

STARTECK FINANCE LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai-400057
Tel: +91 22 4287 7800 Fax: +91 22 4287 7890 Email: cosec@starteckfinance.com
Website: www.starteckfinance.com CIN: L51900MH1985PLC037039

NOTICE OF THE 41ST ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

Notice calling the 41st Annual General Meeting ("AGM") of the Members of the Company is scheduled to be held in the compliance with the circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India, through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") on **Friday, 18th September, 2026 at 04.00 p.m. (IST)** and the stand-alone and consolidated audited financial statement for the financial year 2025-26 along with Board Report, Auditors Report and other documents required to be attached thereto have been sent on Wednesday, 26th August, 2026 electronically to the members of the Company. Further, a letter providing the web-link, including the exact path, where Annual Report and Notice of the AGM for the financial year 2025-26 is available, is being sent to those members whose email address is not registered with Company/ Registrar and Transfer Agent ("RTA") / Depository Participant ("DPs") The Notice of AGM and Annual Report for FY 2025-26 are available on Company's website viz. www.starteckfinance.com, and on website of the stock exchanges, i.e. BSE Limited ("BSE") viz. www.bseindia.com and National Stock Exchange of India Limited ("NSE") viz. www.nseindia.com, and on the website of National Securities Depository Limited ("NSDL") viz. www.evoting.nsdl.com.

The documents referred to in the Notice of the AGM are available electronically for inspection, on all working days, by the members from the date of the circulation of Notice of AGM. Members seeking to inspect such documents can send email to cosec@starteckfinance.com mentioning his/her/its folio no/ DP ID and Client ID.

Remote E-Voting and e-Voting during AGM:
The Company is providing to its members, facility to exercise their right to vote on resolution proposed to be passed at AGM by electronic means ("e-Voting"). Members may cast their votes remotely on the dates mentioned herein below ("remote e-Voting"). The Company has engaged services of NSDL as the agency to provide e-voting facility.

Information and instruction comprising manner of voting, including voting remotely by members holding shares in dematerialised mode, physical mode and for the members who have not registered their e-mail address has been provided in the Notice of the AGM. The manner in which (a) persons who became member of the Company after dispatch of the Notice of the AGM and holding shares on the Cut-off date (mentioned herein); (b) members who have forgotten the User ID and Password, can obtain/generate/retrieve the User ID and Password, has also been provided in the Notice of the AGM.

The remote e-voting facility will be available during the following voting period:
Commencement of remote e-voting : 9:00 a.m. IST on Monday 14th September, 2026
End of remote e-voting : 5:00 p.m. IST on Thursday 17th September, 2026

The remote e-voting will not be allowed beyond the aforesaid date and time and the remote e-voting module shall be forthwith disabled by NSDL upon expiry of the aforesaid period.

Members attending AGM who have not cast the vote(s) by remote e-voting will be able to vote electronically at the AGM. Only the person whose name is recorded as on cutoff date i.e. Friday 11th September, 2026 in the register of the members/ register of Beneficial owners maintained by Depositories, shall be entitled to avail the facility of remote e-voting.

The Company has appointed Mr. Veeraraghavan N. Company Secretaries as the Scrutinizer for overseeing/conducting the voting process in a fair and transparent manner.

Manner of registering/updating e-mail Address:

- Members holding shares in physical mode, who have not registered/updated their e-mail address with the Company, are requested to register/update their e-mail address by submitting Form ISR - 1 (available on the website of the RTA at info@adroitcorporate.com) duly filled and signed along with requisite supporting s documents to RTA at unit: Starteck Finance Limited 18-20, Jafferhoy Industrial Estate, Makwana Rd, Marol Naka, Andheri East, Mumbai 400059.
- Members holding shares in dematerialised mode, who have not registered/updated their e-mail address with their Depository Participant(s), are requested to register/updated their e-mail address with their Depository Participant(s) where they maintain their demat account(s).

In case a person acquires equity shares of the Company and becomes a Member of the Company after the Company has emailed the Notice of AGM but holds equity shares on or before the cut-off date i.e. Friday, 11th September, 2026, may obtain the User ID and password by sending a request at evoting@nsdl.co.in. The detailed procedure for obtaining User ID and password is provided in the Notice of AGM.

In case of any queries, you may refer to the Frequently Asked Questions ("FAQs") for Members and e-voting user manual for Members available at the Downloads sections of www.evoting.nsdl.com

Members are requested to note the following contact details for addressing queries/grievances relating to e-voting, if any:
Veena Suvarna - Business Development & Products (Issuers)
National Securities Depository Limited
Mobile: +91 22 4886 7000
email: evoting@nsdl.com
Web: www.nsdl.co.in | www.evoting.nsdl.com | <https://eservices.nsdl.com/Auth/#/>

Members are requested to carefully read all the Notes set out in the Notice of the AGM and in particular the instructions for joining the AGM, manner of casting vote through remote e-voting or e-voting at the AGM.

For Starteck Finance Limited

Sd/-
Laulik Bhise
Company Secretary

Place: Mumbai
Date: 26th August, 2026

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

4th Floor, Narayan Chamber, B/H, Patang Hotel, Ashram Road, Ahmedabad, Gujarat - 380009 Contact: 079-41106500/733

DEMAND NOTICE
(FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules")
Whereas the undersigned being the Authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called "Company") under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In Connection with the above, Notice is hereby given. Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan Account No Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
HANSNATH RAMVIRKISH GUPTA (APPLICANT)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF SAID FLAT NO. 03 GROUND FLOOR ADMEASURING ABOUT 68.93 SQ. MTRS (SUPER BUILT UP AREA) AS PER VALUATION REPORT IN SCHEME KNOWN AS "SHIVAM COMPLEX" SITUATED AT REVENUE SURVEY NO. 185, HISSA NO. 23, SURVEY NO. 186, HISSA NO. 1, AT VILLAGE KON, TAL BHIWANDI, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF THANE STATE MAHARASHTRA	Loan Account Number: 6943	28.07.2026
BABITA HANSNATH GUPTA (CO-APPLICANT)	BOUNDED AS FOLLOWS: EAST : A WING, WEST : C WING, NORTH : BHARAT CHAYA APARTMENT, SOUTH : INTERNAL ROAD	Rs.9,93,891.00	14.08.2026

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid, Then Company shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said provision by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Authorized Officer,
For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018

Date: 27.08.2026
Place: VASAI



GRAUER & WEIL (INDIA) LIMITED

Regd. Office : Growel Corporate, Akurli Road, Kandivli – East, Mumbai – 400101.
Tel. : 022-66993000, email : secretarial@growel.com
Website : www.growel.com CIN : L74999MH1957PLC010975

NOTICE
INFORMATION REGARDING 68th ANNUAL GENERAL MEETING AND DIVIDEND

NOTICE is hereby given that the 68th Annual General Meeting (AGM) of the Members of the Company will be held on Thursday, September 17, 2026 at 2:00 PM through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") facility provided by Central Depository Service (India) Ltd. (CDSL), without the physical presence of the Members, to consider the matters, as set out in the Notice of AGM. This is compliance with applicable provision of the Companies Act, 2013 and the Rules made thereunder, SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations) read with various circulars issued by Ministry of Corporate Affairs ("MCA Circulars") and SEBI from time to time.

The e-copy of Annual Report of the Company for the Financial Year ended March 31, 2026 along with Notice of the AGM, Financial Statement and other Statutory Reports will be available on the Company's website at www.growel.com and on the website of the Stock Exchange i.e. BSE Limited at www.bseindia.com and on the website of CDSL at www.evotingindia.com.

Members can attend and participate in the AGM ONLY through VC / OAVM facility, the detail of which will be provided by the Company in the Notice of the Meeting. Members attending the AGM through VC / OAVM facility shall be counted for the purpose of reckoning quorum under Section 103 of Companies Act, 2013.

Notice of the AGM along with Annual Report for the financial year 2025-26 will be sent electronically to those Members whose e-mail addresses are registered with the Company / Registrar and Transfer Agent (RTA) / Depository Participants, unless any member has requested for a physical copy of the same. A letter providing the web-link, including the exact path, where the complete details of the Annual Report are available, is being sent to those Members who have not registered their e-mail address with the Company, RTA or Depository Participant(s). Members whose email ID is not register with Company / RTA / DPs are requested to get their email address register with Company.

Company is pleased to provide the e-voting (voting by electronic means) facility of CDSL before as well as during the AGM to all the members, to enable them to cast their vote electronically.

Members are requested to intimate changes, if any, pertaining to their name, postal address, e-mail address, telephone / mobile numbers, PAN, mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc.:

- For shares held in electronic form: to their Depository Participants (DPs)
- For shares held in physical form: to the RTA of the Company at the address given below in prescribed Form ISR-1 and other forms pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/ 2021 /655 dated November 3, 2021.

RTA : MUFG Intime India Private Limited (Formerly Link Intime India Private Limited)
Unit: Grauer & Weil (India) Limited C-101, Embassy 247, L B S Marg, Vikhroli (West), Mumbai - 400 083. Tel. No.: +91 8108116767, E- mail: investor.helpdesk@in.mpms.mufg.com • URL: www.in.mpms.mufg.com.

Pursuant to the amendment to Regulation 12 of SEBI Listing Regulations, 2025, Dividend, if approved by the members, will be paid electronically only. Accordingly, the Company would be unable to pay dividend through warrants and cheques.

Any dividend paid or distributed by a Company is taxable in the hands of the shareholders. The Company shall therefore be required to deduct tax at source (TDS) at the time of making the payment of the dividend, if declared at the Annual General Meeting (AGM). In general, to enable compliance with TDS requirement, Members are requested to complete and / or update their residential status, PAN and Category as per IT Act with their DPs or in case Shares are in Physical form with the Company.

For Grauer & Weil (India) Ltd.

Sd/-
Chintan K. Gandhi
Company Secretary

Date: August 26, 2026
Place: Mumbai



Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400006
Branch Office: IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088
M. No.: 9130013885 / 9130013885 / 9130013885
CIN: L65190MH2004G0148838 Email : tejoj@idbi.co.in, rahu.kulkarni@idbi.co.in | www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1)

RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION
Sale of Immovable properties mortgaged as security for availing financial assistance

E-auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Borrowers and Guarantors that the below described immovable property mortgaged/charged to the secured creditors by Authorized officer of IDBI Bank Limited, Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on 11th September 2026.
Inspection date: As indicated below in table With Prior Appointment.
Last date of Submission of Bid: 10th September 2026 (Till 4:00 PM).
Date of E-Auction: 11th September 2026 (From 11 AM to 12:00 PM).
Brief description of properties and other details are mentioned hereunder:

Sr. No.	Borrower/Mortgagor/Guarantor name Brief Description of Properties	Reserve Price	EMD	Outstanding Balance	Date of inspection
1	Shri. Dipak Dhondu Phondake and Smt. Ratnali Ravindra Bhosale Plot No.4/6, 4 th floor, Building No.1, Sai Empire Complex, S.No. 359, H. No. 2 of Village Varli Marghari Nagar, Manvelpada Road, near M. Bani Estate Varli (East) Vasai Palghar Karantakshin Pin Code: 401305 Flat 1 BHK, (Built Up Area 388 Sq.Ft)	₹ 15,80,000/-	₹ 15,80,000/-	₹ 32,43,327/- as on 1.08.2026	02-09-2026 12:30 PM to 12:00 PM with prior appointment
2	Shri. SATPUTE U KUMAR Property 11: Flat No.001, Ground floor, C-Wing, Avantika Complex CHSL, Chandansar Road, Behind RK Hotel, (E) 401303-2 BHK (Built Up Area 612 Sq. Ft)	₹ 41,00,000/-	₹ 4,10,000/-	₹ 1,38,97,568/- as on 1.08.2026	02-09-2026 12:30 PM to 1:30 PM with prior appointment
3	Shri. SATPUTE U KUMAR Property 2: Flat No.105, 1 st floor, C-Wing, Avantika Complex CHSL, Chandansar Road, Behind RK Hotel, (E) 401303-2 BHK (Built Up Area 588 Sq. Ft)	₹ 41,00,000/-	₹ 4,10,000/-	₹ 41,00,000/-	02-09-2026 12:30 PM to 1:30 PM with prior appointment
4	Smt. Poonam Bhoiraj Pandey & Shri. Bhoiraj Roopnarayan Pandey Unit No. 4B-47, 4th floor, "Phoenix Bazaar", Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurli (West), Mumbai-400 070- Built Up Area 37.70 Sq. mtrs	₹ 1,09,00,000/-	₹ 10,90,000/-	₹ 2,63,60,926/- as on 1.08.2026	02-09-2026 11:00 AM to 2:00 PM with prior appointment
5	Smt. Poonam Bhoiraj Pandey & Shri. Bhoiraj Roopnarayan Pandey Unit No. 4B-49, 4th floor, "Phoenix Bazaar", Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurli (West), Mumbai-400 070- Built Up Area 33.78 Sq. mtrs	₹ 92,00,000/-	₹ 9,20,000/-	₹ 92,00,000/-	02-09-2026 11:00 AM to 2:00 PM with prior appointment
6	Smt. Aayush Arvind Giree Plot No. 13, 2 nd floor, Ambawadi Bungalow Scheme, S.No. 39, 29 of Village Walk/ Near Vitthal Rakhmal Temple, Vassai East, Taluka Vassai, District Palghar- 401208- Built Up Area: 125.46 sq. mtrs.	₹ 85,00,000/-	₹ 8,50,000/-	₹ 3,02,81,691/- as on 1.08.2026	04-09-2026 11:00 AM to 2:00 PM with prior appointment

Possession Type: Physical Possession
Dealing Officer Name & Contact: Shri. Tejo Thomas Contact: 9130013885

Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where basis", "as is what is basis", "whatever there is basis" and "no recourse basis", and will be conducted "online" for any and on behalf of the Secured Creditors viz. IDBI Bank Ltd.
- To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location & Identity of the property, Inspection of the public records in the Sub Registrar's Office / Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, income tax, excise duty, labor dues, electricity and maintenance dues etc. of the Secured Asset. The successful bidders shall have to bear all the outgoing i.e. municipal taxes, maintenance / society charges, electricity charges, water charges, Stamp duty, registration charges (if applicable), if any and all other incidental charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. IDBI Bank will not be held responsible for any charge, lien, liabilities etc. of whatsoever nature pending upon the properties as mentioned above.
- The Earnest Money Deposit (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.banknet.com and shall take place on 11-09-2026 at 11:00 am to 12:00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail e-auction, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.banknet@psballiance.com Phone No. 8291222222 (For Technical and Bidding Process).
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Bidders are advised to go through the website: www.banknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. Bid increase amount is Rs. 10,00,00/-
- Earnest Money deposit (EMD) shall be remitted into the e-Valet of PSB Alliance portal after completion of one time user registration by the interested bidders. The amount towards EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction after placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
- The Sale Certificate will be issued only in the name of successful bidder and only after receipt of entire Sale Price.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088, on Mobile No.: 9130013885 / 7021954882. Email: rahu.kulkarni@idbi.co.in and can also be downloaded from www.idbibank.in.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No. 7021954882. Email: rahu.kulkarni@idbi.co.in at the above address in person during 27-08-2026 to 10-09-2026 on any working day from 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
- This is 15 days' notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s) and the Guarantor(s) in the Loan.

Sd/-
Authorized Officer
IDBI Bank Ltd

Place: Mumbai | Date: 27-08-2026

PUBLIC NOTICE

Notice is hereby given to the public at large that our clients are the members of Nowroji Mansion Co-operative Housing Society Limited, registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/HSG/1378 of 1967 ("Society") and as such members are jointly entitled to 5 (five) fully paid up shares of Rs. 50/- (Rupees Fifty Only) each each bearing distinctive nos. 26 to 30 (both inclusive) represented by Share Certificate No. 6, dated 10th December 1990 (hereinafter referred to as **"the said Shares"**) issued by the Society and incidental thereto, Flat No. 6 admeasuring 1250 square feet (carpet area) on the first floor (hereinafter referred to as **"the Flat"**) of the building known as "Nowroji Mansion" together with one car parking space bearing no. 6 (hereinafter referred to as **"the car parking space"**) situated at 31, Wodehouse Road (now known as Nathalal Parikh Marg), Mumbai-400 001 standing on land bearing C.S. No. 426 of Colaba Division. The said Shares, the Flat, the car parking space are hereinafter collectively referred to as **"the said Premises"**.

The Agreement dated 6 May 1965 executed between Prestige Builders Private Limited (therein referred to as the "Vendors") and Mrs. Khorsheed Homi Fanibanda (therein referred to as the "Purchaser") pertaining to the said Premises ("**Original Title Deed**") is lost/misplaced and despite diligent search, has not been traceable.

Any person who is in possession of the Original Title Deed or having any claim whatsoever, in respect thereof, whether by way of mortgage, charge or encumbrance, is requested to notify us within 14 (fourteen) days from the date of publication of this notice, with documentary evidence in support thereof, failing which it will be presumed that no claims exist and the same, if any, will be deemed to have been waived or abandoned.

Dated this 27th day of August 2026.

M/s. Desai & Diwanji
Sd/-
MR. RUZBEH J. S MISTRY
SENIOR PARTNER
Advocates, Solicitors & Notaries