

IRONWOOD EDUCATION LIMITED
CIN: L68100MH1983PLC030838
Regd. Off.: 8, Gokul Regency II, B Wing, Thakar Complex,
Off Western Express Highway, Kandivali (East), Mumbai 400101 Tel.: 022-28700358
E-Mail ID: cs@ironwoodworld.com Website: www.ironwoodworld.com

**NOTICE OF POSTAL BALLOT AND REMOTE E-VOTING INFORMATION
FOR THE ATTENTION OF THE MEMBERS OF THE COMPANY**

NOTICE is hereby given that Ironwood Education Limited ("the Company") is seeking approval of the members of the Company by way of postal ballot through remote electronic voting ("e-voting") on the Resolution set out in the Postal Ballot Notice dated 5th October, 2026. The members are hereby informed that pursuant to and in compliance with the provisions of Section 110 read with Section 108 of the Companies Act, 2013 ("Act"), Rule 22 and Rule 20 of the Companies (Management and Administration) Rules, 2014, read with the General Circular Nos. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 09/2023 dated 25th September, 2023, 9/2024 dated 19th September, 2024 and the latest one being General Circular No. 03/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs (MCA/Circulars), and any other applicable provisions of the Act, relevant Circulars issued by the Ministry of Corporate Affairs ("MCA"), Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and Secretarial Standards on General Meeting (SS-2) issued by the Institute of Company Secretaries of India ("ICSI"), and other applicable laws and regulations, as amended from time to time (including any statutory modification(s) or re-enactment thereof for the time being in force), the Company seeks the approval of the members for the Special Business as set out in the Postal Ballot Notice dated 5th October, 2026 along with explanatory statement (the "Notice"), by way of electronic means (i.e. remote e-voting) only. The details of resolution proposed to be passed are as follows:

Sr. No.	Description of Resolution	Type of Resolution
1.	Approval for change of Name of the Company and consequent alterations in the Memorandum of Association and Articles of Association of the Company	Special

Members are hereby informed that:-
(a) In compliance with the above-mentioned provisions and MCA circulars, the Company has completed dispatch of electronic copies of Notice dated 5th October, 2026, along with Explanatory Statement, on Tuesday, 13th October, 2026, through electronic mode to all those Members of the Company whose e-mail addresses are registered with the Company/Depositories as on Friday, 9th October, 2026 ("Cut-of Date").
(b) The e-voting period shall commence on Wednesday, 14th October, 2026 at 9:00 a.m. (IST) and the e-voting period ends on Thursday, 12th November, 2026 at 5:00 p.m. (IST). The e-voting module shall be disabled for voting thereafter.
(c) Only those Members whose names are recorded in the Register of Members of the Company or in the Register of Beneficial Owners maintained by the Depository Participant (s) as on the Cut-of date i.e. 9th October, 2026, are entitled to cast their votes by remote e-voting;
(d) The detailed instructions for e-voting are provided as part of the Notice which the Members are requested to read carefully before casting vote. Once a vote on the resolution is cast by the Member, the Member shall not be allowed to change it subsequently.
(e) The Board of Directors of the Company has appointed Ms. Sonali Gamme (Membership No. A36772 and CP No. 19207) of Sonali Gamme & Associates, Company Secretaries to act as the Scrutinizer, for conducting the Postal Ballot process in a fair and transparent manner.
(f) The hard copies of Postal Ballot Notice along with Postal Ballot Forms and pre-paid business envelope will not be sent to the members for this Postal Ballot, in accordance with the exemptions granted by the MCA Circulars. Members are required to communicate their assent or dissent through the remote e-voting system only.
(g) In case of any grievance/clarification in connection with the postal ballot including e-voting, members, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on 022-48867000 or send a request to Ms. Apeksha Gojamgunde, Manager at evoting@nsdl.com or write an email to the Company Secretary & Compliance Officer at cs@ironwoodworld.com
(h) Copy of the Postal Ballot Notice is also available on website of the Company: www.ironwoodworld.com, the relevant section of the website of BSE: www.bseindia.com on which the Equity Shares of the Company are listed and on the website of NSDL: www.evoting.nsdl.com
(i) The results of the Postal Ballot along with Scrutinizer's report will be announced on or before 5:00 p.m. on Saturday, 14th November, 2026 and will be intimated to Stock Exchange, where the Company's securities are listed. The results along with Scrutinizer's report shall be placed on the website of the Company at www.ironwoodworld.com and on the website of NSDL at www.evoting.nsdl.com. The results shall also be immediately forwarded to the BSE Limited.

For Ironwood Education Limited

Sd/-
Dharmesh Parekh
Company Secretary
Membership No.: A19545

Place: Mumbai

Date: October 13, 2026

**THE GREAT EASTERN SHIPPING COMPANY LIMITED**

Registered Office: Ocean House, 134/A, Dr. Annie Besant Road, Worli, Mumbai - 400018. CIN: L35110MH1948PLC006472
Tel No.: +91 (22) 66613000/24922100; Fax: +91 (22) 24925900
Email: shares@greatship.com; Website: www.greatship.com

NOTICE OF LOSS OF SHARE CERTIFICATES

NOTICE is hereby given that the certificate[s] for the under mentioned securities of the Company has/have been lost/misplaced and the holder[s] of the said securities / applicant[s] has/have applied to the Company for issuance of duplicate share certificate[s] request.

Name of the holder	Folio No	Face Value	Certificate Number	Distinctive Number From	Distinctive Number To	No of Shares
Prakash Vasantlal Mehta Shreekant Vasantlal Mehta	P43918	₹ 10/-	232252	151445721	151448096	2,376

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate(s). Any person who has/ have a claim in respect of the said certificate(s) should lodge his/her/ their claim with all supporting documents with the Company or Registrar & Transfer Agent of the Company i.e. Kfin Technologies Ltd, Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Hyderabad-500032. If no valid and legitimate claim is received within 15 days from the date of publication of this notice, the Company will proceed to issue duplicate share certificate(s) to the shareholder(s) listed above and no further claim would be entertained from any other person(s).

For The Great Eastern Shipping Company Limited
Anand Punde
Company Secretary

Place : Mumbai

Date : 13th October, 2026

**Karur Vysya Bank**
Smart way to Bank

Asset Recovery Branch-Shop No 12 & 13,
Diamond Mansion, Dr Vieges Street,
Main Road, Kalbadevi, Mumbai,
Maharashtra 400002 Phone No. 7710001955
Mail: headarbmbai@kvb.bank.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 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 Karur Vysya Bank Ltd, the physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.10.2026**, for recovery of **Rs 39,72,504.69/- (Rupees Thirty Nine Lakhs Seventy Two Thousand Five Hundred Four and Paise Sixty Nine Only) as on 05.10.2026** with interest and expenses thereon from 06.10.2026 due to the Karur Vysya Bank Ltd, Secured Creditor from Borrower/s **1. Mr Prashant Shankar Ghawali & 2. Mrs Shubhangi Shankar Ghawali**, both 1 and 2 residing at A-402, Prathamesh CHS, Thakurli Road, Opp Laxmi Park, Kanchan Gaon, Thakurli East, Dist Thane, Maharashtra 421 201

DESCRIPTION OF THE IMMOVABLE PROPERTY

All part and parcel of Residential Flat admeasuring 680 sqft built up area situated at Flat No. 401, A Wing, Survey No 73, Hissa No 4, IRA IRCON, Nandivali Road, Dombivli East, Kalyan, Dist Thane, Maharashtra standing in the name of Mr Prashant Shankar Ghawali and Mrs Shubhangi Shankar Ghawali as per registered sale deed no 5533 dt 03.04.2019

Reserve Price : Rs 34,00,000/- EMD : Rs 3,40,000/-

Bid Amount Incremental : Rs 50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also at the web portal <https://www.bankauctions.in> of the service provider, M/s 4 Closure- Contact Person Mr. Vitthal Rathod, Mobile No. 8142000725 and Mail id: mumbai@bankauctions.in

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 13.10.2026
Place : Mumbai

Authorized Officer
The Karur Vysya Bank Ltd

**The Mogaveera Co-operative Bank Ltd.**

Regd. & Administrative Office :
5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058

DEMAND NOTICE

The Authorised Officer of The Mogaveera Co-operative Bank Ltd has issued Demand Notice in compliance of section 13(2) of SARFAESI Act, 2002 to below mentioned Borrower(s)/sureties demanding outstanding amount within 60 days from the date of issue of the said notice, mentioned as detailed herein below. This publication of the notice is made for notices to the following Borrower(s) & sureties.

Sr. No.	Name of the Borrower(s)/Sureties	Demand Notice Date & Outstanding Amount	Description of Immovable Properties & owner(s) of the Secured Asset(s)
1.	Mr. Jackie Iqbal Shaikh - Borrower/ Mortgagor Mr. Mohd. Sufiyan I Shaikh Mr. Sunil Baburao Shirsat Mr. Iqbal Fakir Shaikh Sureties	05/10/2026 & Rs. 2,56,240.08 (as on 03.08.2026 with further interest from 01.08.2026)	Flat no.403, 4th floor, Sharique Apt., Takoli Mohalla, Old Belapur Road, Kalwa (West), Dist. Thane-400605 admeasuring 400 sq.ft. (Built Up) area owned by Mr. Jackie Iqbal Shaikh .
2	Mr. Sonaram Kesaji Rathod – Borrower/Mortgagor Mr. Lalit Sonaram Rathod Co-Borrower Mr. Prakash Prabhulal Lakhara Mr. Ramdayal Prabhulalji Lakhara - Sureties	05/10/2026 & Rs. 11,48,990.32 (as on 31.07.2026 with further interest from 01.08.2026)	Amalgamated Flat nos. 401/402, 4th Floor, A-Wing, Tejaswi Park CHS Ltd., P & T Colony, Gandhi Nagar, Nandivali, Dombivali (East), Thane-421204 admeasuring 915 sq. ft. (Built up) owned by Mr. Sonaram Kesaji Rathod.

Borrower(s)/ sureties are hereby informed that Authorised Officer of the Bank shall under the provisions of SARFAESI Act, take possession and subsequently auction the mortgaged properties/ secured assets as mentioned above, if the borrower(s)/ sureties do not pay the amount as mentioned above within 60 days from the date of publication of this notice.

The borrower(s)/ sureties are also prohibited under section 13(13) of the SARFAESI Act, to transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the Bank. This public notice is to be treated as notice u/s 13(2) of the SARFAESI Act, 2002.

Borrower(s)/ sureties are advised to collect the original notice u/s 13(2) from the undersigned on any working day.

Dated : 12.10.2026
Place : Mumbai

Sd/-
Authorised Officer

**punjab national bank**
...the name you can BANK upon !

ARMB Mumbai City
U.B.I Tower, 6th Floor, 25, Sir P.M Road, Fort, Mumbai- 400 001
Email: 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 properties 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 (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI Act 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & 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 E- Auction	Details of the encumbrances known to the secured creditors	Property ID QR code
1	ARMB Mumbai City M/s Sachin & Company (Borrower) Mr. Karna Damodar Durbale (Proprietor)	1. All that part & parcel of the Flat No 2, 2nd Floor, Prakash Bhuvan, Sindhi Immigrants CHSL, Sindhi Society, Chembur East, Mumbai -400071 admeasuring about 950 Sq Ft.	A) 23/06/2021 B) Rs.94,31,543.54 as on 31.06.2021 + further intt w.e.f. 01.06.2021 + other charges C) Dated: 25/02/2022 D) Symbolic	A)Rs.1,71,00,000.00 B)Rs.17,10,000.00 C)Rs.25,000/- Upto 11.00 AM	03/11/2026 11:00 AM to 4:00 PM	Not Known	
2	ARMB Mumbai City M/s Sachin & Company (Borrower) Mr. Radhakrishna J Rai (Guarantor)	2. All that part & parcel of the Flat No 3, 3rd Floor, Prakash Bhuvan, Sindhi Immigrants CHSL, Sindhi Society, Chembur East, Mumbai -400071 admeasuring about 760 Sq Ft.	A)Rs.1,36,80,000.00 B)Rs.13,68,000.00 C) Dated: 25/02/2022 D) Symbolic	A)Rs.1,36,80,000.00 B)Rs.13,68,000.00 C)Rs.25,000/- Upto 11.00 AM	03/11/2026 11:00 AM to 4:00 PM	Not Known	

TERMS AND CONDITIONS

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
3. 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.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.
5. For detailed term and conditions of the sale, please refer www.baanknet.com and www.pnbindia.in.
6. Contact Person Mr. Sushil Kumar - 8420194674 Mr. Pavan Gududhe- 9423743110
7. 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: 14.10.2026
Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank

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

STRESSED ASSET MANAGEMENT BRANCH - MUMBAI
Ground Floor, 104, Bharat House, M.S. Marg, Fort, Mumbai-400001 E-Mail: samvmumbai@unionbankofindia.bank.in

PUBLIC NOTICE

(Notice under Section 13(2) read with Section 13(3) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with the proviso to Rule 3(1) of the Security Interest (Enforcement) Rules, 2002)

Ref: SAM/P&S/Demand/420/2026-27 Date: 13-10-2026

1. **M/s. P & S Nirman Pvt. Ltd.,** Sakina Manzil No. 2, 4th Floor, R. R. M. Roy Road, Opp. Charni Road Station, Mumbai - 400004. & also at – 232, Ground Floor, Plot No. 223/233, Rambhau Bhogale Marg, Ghodapdeo, Mumbai – 400033. Sir/Ma'am

The Superseding Demand Notice dated **15.09.2026**, issued under Sections 13(2) and 13(3) of the SARFAESI Act, 2002 ("the Act") by the undersigned, being the Authorised Officer of Union Bank of India ("the Secured Creditor"), in respect of the credit facilities availed of by P and S Jewellery Ltd. from the Bank, was sent by Registered/Speed Post to your last known addresses but has been returned unserved by the postal authorities. Accordingly, this publication is made in terms of the proviso to Rule 3(1) of the Security Interest (Enforcement) Rules, 2002, and shall be deemed sufficient service of the said notice upon you. The said Superseding Demand Notice has already been duly served by Registered/Speed Post upon the other addressees, namely the Guarantors/Mortgagors in respect of the said loan account(s).

The Superseding Demand Notice dated **15.09.2026** supersedes and replaces the earlier Demand Notice dated **19.05.2015** issued under Section 13(2) of the Act. Consequently, all actions, proceedings, measures, or steps, if any, initiated by the Bank under the SARFAESI Act, 2002 and the Rules made thereunder pursuant to the said Demand Notice dated **19.05.2015** shall stand withdrawn and be treated as ineffective with effect from 15.09.2026. However, such withdrawal shall not be construed as a waiver, abandonment, or relinquishment of any rights, remedies, securities, or claims of the Bank against the Borrower, Guarantors, Mortgagors, or any other person liable for the dues.

M/s. P and S Jewellery Ltd. (At present under Liquidation), had availed various credit facilities from Union Bank of India including credit facilities availed from erstwhile Andhra Bank (Now amalgamated with UBI). Since the borrower / Guarantors failed to repay the dues, service the interest, adhere to the repayment obligations, and operate the loan accounts satisfactorily, the loan accounts were classified as Non-Performing Assets (NPA) on 31.03.2015 in accordance with the prudential norms and guidelines issued by the Reserve Bank of India relating to Income Recognition, Asset Classification and Provisioning. We have to inform you that your account/accounts namely, **M/s. P and S Jewellery Ltd.** (At present under Liquidation) have availed the following credit facilities from our Bank.

Nature of Facility	Account Number	Limit Sanction (in Rs.)	Existing ROI at Monthly Rests (in %)
Current Account	040211100000177	Current Account	17.50
ADV AGNST COLLECTION BILL	040210AACBX0338	30,00,00,000.00	14.50
OVERDUE EXPORT BILLS-NLC	040210AAOEN1342	16,00,00,000.00	14.50
FORGN.DOC. BILLS PUR	319109020000106	147,50,00,000.00	11.50
ADV AGST FDBC	319109040000029	29,50,00,000.00	11.50
Cash Credit	319105010131072	25,50,00,000.00	13.75
RUNNING A/C PACKING CREDIT	319107220000049	25,50,00,000.00	11.25

As on **15-09-2026**, a sum of **Rs. 1042,77,06,622.86 (Rupees One Thousand Forty-Two Crore Seventy-Seven Lakh Six Thousand Six Hundred Twenty-Two and Paise Eighty-Six Only)**, inclusive of interest applied up to 31.08.2026, is outstanding and payable by the Borrower, exclusive of further interest, penal interest, charges, costs, expenses and other monies accrued thereafter until the date of actual payment. The particulars of amount due to the Bank from you in respect of the aforesaid account/s are as under:

Account No.	Outstanding as on date of NPA i.e. 31.03.2015/Date of Invocation (in Rs.)	Uncharged Interest from date of NPA till 31.08.2026 (in Rs.)	Penal Interest from date of NPA till 31.08.2026 (in Rs.)	Recovery/ Credit Entries (in Rs.) from date of NPA till 31.08.2026 (in Rs.)	Other Debit Entries/Bank Charges from date of NPA till 31.08.2026 (in Rs.)	Total Outstanding dues as on 31.08.2026
040211100000177	118,688,152.83	874,825,120.50	49,990,006.89	183,476,618.52	75,967,571.00	935,994,232.70
040210AACBX0338	269,900,000.00	335,797,461.23	23,158,445.60	0	0	628,855,906.84
040210AAOEN1342	40,994,100.00	171,827,396.83	11,850,165.30	0	0	224,671,662.13
319109020000106	1,090,685,260.00	2,943,037,502.41	511,832,609.11	0	0	4,545,555,371.52
319109040000029	730,000,000.00	1,969,786,752.92	342,571,609.20	0	0	3,042,358,362.13
319105010131072	152,431,929.19	459,013,348.70	66,765,577.99	33,589,930.32	0	644,620,925.57
319107220000049	100,000,000.00	259,514,288.47	46,135,873.51	0	0	405,650,161.98
Total	2,502,699,442.02	7,013,801,871.07	1,052,304,287.60	217,066,548.84	75,967,571.00	1042,77,06,622.86

To secure the due repayment of the aforesaid financial facilities together with interest, costs, charges and other monies payable to the Bank, you executed the requisite security documents and created security interest in favour of the Bank by way of:-

	MORTGAGE OF IMMOVABLE PROPERTY DESCRIBED HEREIN BELOW:	Owned by
A.	Flat No. A-51, fifth floor along with reserve car parking, adm. 958 Sq. Feet built up area, Sudha Kalash Premises Co-op. Housing Society Ltd., land bearing C.S.No. 165, 4 Jamnadas Mehta Marg, Walkeshwar, Mumbai	Mr. Sanjiv C. Shah and Mr. Chetan C. Shah
B.	Bungalow No. 19, Avakar Co-op. Housing Society Ltd., H-R-5-17 bearing Revision S. No. 87, Hissa No. 4 & 89, Hissa No. 2 & 90, Hissa No. 3, Gat no. 242 Village Waksai, Taluka – Maval, Old Mumbai-Pune Highway, Lonavala, Dist - Pune.	Mr. Chhabildas A. Shah and Mrs. Sarla Chhabildas Shah
C.	Non-Agricultural Land bearing Plot Nos. 14 admeasuring 1138 Sq. Mtrs. Area, Plot No. 15 admeasuring 1126 Sq. Mtrs. Area & Plot No. 17 admeasuring 1062 Sq. Mtrs. Area, CTS No. 3173, Survey Nos. 170-176, Village Chinchwad, Taluka Haveli, District Pune	M/s P & S Nirman Pvt. Ltd.

Therefore, you, being the Guarantor, is hereby called upon, in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 1042,77,06,622.86 (Rupees One Thousand Forty-Two Crore Seventy-Seven Lakh Six Thousand Six Hundred Twenty-Two and Paise Eighty-Six Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act. As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours Faithfully,
Sd/-
JALAJ KUMAR SINGH
CHIEF MANAGER & AUTHORISED OFFICER

**State Bank of India**

Stressed Assets Recovery Branch, Mumbai (05168)
6th Floor, "The International", 16, Maharashtra Karve Road, Churchgate, Mumbai-400 020. Phone: 022 – 22053163 / 22053164 / 22053165 E-mail: sbi05168@sbi.co.in

MEGA E-AUCTION 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 proviso 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 Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **29.10.2026 in between 10.00 am to 04.00 pm** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Sr No	Name of Borrower	Outstanding Dues for Recovery of which Property/ies is/are being sold	Description of the immovable property	Reserve Price (in Rs)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the property
1.	Mrs. Ranjita Gautam Soni.	Rs. 46,34,474.00 (Rupees Forty-Six Lakh Thirty-Four Thousand Four Hundred & Seventy Four Only) as on 22.03.2022 with further interest incidental expenses, and costs etc. thereon due to the secured creditor. Demand notice dated 23.03.2022	Property ID: SBIN200051831927 Flat No. 701, admeasuring 720 sq. fts. Built up Area, on 7th Floor in C Wing of the building known as ROYAL FLORA situated at Bhadwad Road, Sonale, Bhiwandi, Thane-421302, being constructed upon the plot of N.A. lands bearing Survey No.69, Hissa No. 1 Paiki, totally admeasuring about 4607.47 sq. mtrs. of Village/ Mauje-Bhadwad, Taluka- Bhiwandi, Dist-Thane, Pin-421302, owned by Mrs. Ranjita Gautam Soni. Possession: Physical	Rs.31,00,000/- (Rupee Thirty-One Lakhs Only)	Rs.3,10,000/- (Three Lakhs and Ten Thousand Only)	21.10.2026 From 1.00 pm to 3.00 pm
2.	Mrs. Nirja Nilesh Tukrul	Rs. 33,86,650.00 (Rupees Thirty-Three Lakh Eighty-Six Thousand Six Hundred and Fifty Only) as on 14.02.2022 as per demand notice dated 15.02.2022, with further interest, incidental expenses, costs, charges to be incurred w.e.f.15.02.2022	Property ID: SBIN200050229564 Flat No.1704, admeasuring 527 sq ft (carpet area), 17th Floor, along with one car parking, O-Wing, in the building known as ELITE in the project known as PALAVA ELITE K To T in the complex known as Lake Shore Green – The Rise, Survey No. 150/2B, 93/8 PT, 150/3 PT, 150/4A PT, 97 PT, 92 PT, 93/3 PT, 93/1 PT, 93/2 PT, 93/4 PT, Village- Khoni, Dombivli East, Tal: Kalyan, Dist: Thane – 421201 Possession: Physical	Rs.32,00,000/- (Rupees Thirty-Two Lakhs Only)	Rs. 3,20,000/- (Rupees Three Lakhs & Twenty Thousand Only)	19.10.2026 From 12.00 PM to 02.00 PM
3	Mr. Sunil Ramesh Pitamani, Mrs. Anju Sunil Pitamani, Mr. Nilesh Ramesh Pitamani, Mrs. Drishti Nilesh Pitamani, Mrs. Jyoti Ramesh Pitamani & Mrs. Kishni Mahadevml Pitamani	Rs. 6,62,89,295/- (Rupees Six Crores Sixty-Two Lakhs Eighty-Nine Thousand Two Hundred and Ninety Five Only) as on 10.10.2024 & interest, costs, etc. thereon. Demand Notice Date: 10.10.2024	Property ID: SBIN200032697031 Flat No. 101 admeasuring 1037 carpet sq. feet (in-cusive of balcony area) on the 1st floor in the Building-known as ROSE APARTMENT on all that piece or parcel of land or ground admeasuring about 670 yards equivalent to 560.49 sq. meters situate, lying and being at Khar Village, Bandra District, Mumbai Suburban now in Brihanmumbai and bearing Final Plot No. 203 of suburban Scheme No. VII, Khar Model Suburb with structure standing thereon with ground and upper floor, Mumbai – 400052 Flat No. 102 admeasuring 805 carpet sq. feet (in-cusive of balcony area) on the 1st floor in the Building-known as ROSE APARTMENT on all that piece or parcel of land or ground admeasuring about 670 yards equivalent to 560.49 sq. meters situate, lying and being at Khar Village, Bandra District, Mumbai Suburban now in Brihanmumbai and bearing Final Plot No. 203 of suburban Scheme No. VII, Khar Model Suburb with structure standing thereon with ground and upper floor, Mumbai – 400052(Both flats are internally amalgamated and are in the Physical possession of the bank)	Rs. 8,12,00,000/- (Rupees Eight Crores and Twelve Lakhs Only)	Rs.81,20,000/- (Rupees Eighty One Lakhs and Twenty Thousand Only)	22.10.2026 From 01.00 pm to 03.00 pm
4	Mr. Ramgopal Rangu Venkat & Mrs. Vidya Ramgopal	Rs. 1,00,22,751.00 (Rupees One Crore Twenty-Two Lakhs Seven Hundred and Fifty-One Only) as on 20.08.2025 with further interest incidental expenses, and costs etc. thereon	Property ID: SBIN200017068802A Residential Villa No. 17, known as DEMETER, admeasuring carpet area about 87.22 sq. mtrs. With exclusive balcony admeasuring 3.90 sq. mtrs.And exclusive Open Terrace admeasuring 18.12 sq. mtrs. On Sub-Plot No. 17, in the LayoutScheme known as The White Villas Project, situated at Village - Kalmangam, Taluka - Shahapur, District – Thane 421601, owned by Mr. Ramgopal Rangu Venkat and Mrs. Vidya Ramgopal.Possession: Physical	Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)	Rs. 3,60,000/- (Rupees Three Lakhs and Sixty Thousand Only)	23.10.2026 From 12.00 pm to 02.00 pm
5	Mr. Hasnain Mohamedali Sucedhina	Rs. 2,30,04,312/- (Rupees Two Crore Thirty Lakh Four Thousand Three Hundred and Twelve only) as on 16.11.2023 with further interest incidental expenses, & costs etc thereon.Demand notice dated 16.11.2023	Property ID: SBIN200031427425 Flat no. 802, 8th floor admeasuring Carpet area 780 sq. ft. in building known as Aryaman Tanish, being constructed on zone no. 47/231, CTS no. 678, 84-A, Andheri West, Village-Ambivali, Bharda Wadi, Tal-Andheri, Mumbai- 400 058- 400058, owned by Mr. Husnain Sucedhina.Possession: Physical	Rs. 2,00,00,000/- (Two Crores Only)	Rs.20,00,000/- (Twenty Lakhs and Only)	22.10.2026 From 12.00 Pm to 02.00 PM
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