PUBLIC NOTICE

On behalf of my client, I am investigating title of the Property bearing **Flat No. 801 and Flat No. 802 on 8th Floor in 'C' Wing** in the Building known as **"ANMOL CO-OP. HSG. SOC. LTD."** situated at Opp. Patel Petrol Pump, Off. S. V. Road, Goregaon (West), Mumbai - 400104 (more particularly described in the Schedule below) from its current owners **(1) MR. MANOJ PASHUPATINATH DOKANIA & (2) MRS. REENA MANOJ DOKANIA** for valuable consideration.

Notice is hereby given to all the concerned to lodge their claim if any by way of pending litigation, lease, license, lien, inheritance, share, sale exchange, mortgage, gift, attachment, agreement, possession, title, hypothecation, surrender of rights, encumbrances or by virtue of any testamentary or non-testamentary document/s or by virtue of succession, adoption, any suit, dispute, decree, order, injunction, restriction, covenants, statutory order, notice/award, notification howsoever or otherwise or any interest on the said Flats mentioned above within (14) Fourteen days in writing to **MR. KARAN P. GANDHI** at Office No. 102 on 1st Floor, "Ashiana Building", Shantilal Mody Road, Kandivali (West), Mumbai – 400 067, from the publication of this notice failing to which, it shall be presumed that no adverse title, claim or demand of any nature whatsoever exists in respect of the above Flat or any such claims by anyone shall not be considered and shall be deemed to have given up or waived and/or abandoned and my client shall proceed to conclude the negotiations and purchase and no claim shall be entertained thereafter.

SCHEDULE OF THE PROPERTY HEREIN ABOVE REFERRED TO

Flat No. 801 admeasuring **77.73 sq. mtrs. Built Up Area** and **Flat No. 802** admeasuring **99.26 sq. mtrs. Built Up Area on 8th Floor in 'C' Wing** in the building known as **"ANMOL CO-OP. HSG. SOC. LTD."** situated at Opp. Patel Petrol Pump, Off. S. V. Road, Goregaon (West), Mumbai - 400104 and constructed on all that piece or parcel of land situate, lying and being at **C.T.S. No. 309, 309/1 to 16, 310, 310/1 to 28, and New C.T.S. No. 309/11 & 14 of Village : Pahadi Goregaon (West), Taluka : Borivali** in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District.

Date : 07.09.2024

sd/-
(KARAN P. GANDHI)
Advocate High Court

PUBLIC NOTICE

NOTICE is hereby given for the information of public that SHRI. RANGANATH HARIHAR PUTHRAN alias R. H. PUTHRAN and MRS. RADHA PUTHRAN were the joint owners of a Flat No. 1 on the Ground Floor of the Building of the MOTISAGAR CO-OP. HSG. SOC. LTD., situated at Sane Guruji Nagar, Mulund (East), Mumbai – 400 081, (hereinafter for brevity's sake referred to as `the said Flat').

Said MRS. RADHA PUTHRAN died intestate on 13/02/2013 leaving behind her the following as her only legal heirs:-

(i) MRS. SAVITA PARAMESHWAR IYER - Married Daughter

(ii) MR. SANTOSH PUTHRAN IYER - Son

SHRI. R. H. PUTHRAN, Husband of SMT. RADHA PUTHRAN died intestate on 11/09/2018. There are no other legal heirs left behind other than those mentioned herein above.

Also the Original Agreement dated 12th August, 1981 executed between MR. GAGAN JASSUMAL THAKUR and MR. C. RAMCHANDRA in respect of the said Flat is lost/misplaced and the same is not traceable even after diligent efforts and search and a Police Complaint has been lodged on 28/08/2024 with Mulund Police Station under Sr. No. 99108/24.

Now, both legal heirs intend to sell the said Flat to any intending Purchaser/s. All persons, Government Authorities, Bank/s, Financial Institution/s etc., having any claim against or to the said Flat of or any part thereof by way of mortgage, gift, sale, possession, inheritance, lease, license, lien, exchange, maintenance, charge, trust, agreement, share, easement or otherwise howsoever or whatsoever are required to make the same known in writing to the undersigned at her office at 202, Pushkaraj Co-op.Hsg.Scty.Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, within 14 days from the date hereof, failing which it will be presumed and/or deemed that there are no such claims and if any, the same have been waived or abandoned and my client will be free to proceed with the transaction in respect of the said Flat without reference to any such claims.

(DARSHANA DRAVID)
Advocate, High Court

VSCL
Sustaining purity Enhancing value

Vadivarhe Speciality Chemicals Ltd.

Corporate Office: K. K. Chambers, Sir P. T. Road, Fort, Mumbai - 400 001.
Tel: 022-22072526 **Fax:** 022-26740371
Registered Office & Factory: Gat No.: 204, Nashik - Mumbai Highway, VTC Phata, Vadivarhe, Taluka - Igatpuri, Nashik - 422403 **Tel:** 02553-282200 / 238 / 252
Email: sales@vscl.in Website: www.vscl.in
CIN: L24100MH2009PLC190516

NOTICE OF THE 15TH ANNUAL GENERAL MEETING AND E-VOTING

Notice is hereby given that the Fourteenth (15th) Annual General Meeting (**"AGM"**) of the members of **Vadivarhe Speciality Chemicals Limited ('the Company')** will be held on Monday, 30th September, 2024 at 03:00 PM (IST) through Video Conferencing (**'VC'**)/ Other Audio-Visual Means (**'OAVM'**). The venue of the meeting shall be deemed to be the registered office of the Company situated at Gat No. 204, Vadivarhe, Igatpuri- 422403, Maharashtra to transact the businesses as set out in the Notice of the AGM.

In accordance with the General Circulars dated 08th April, 2020, 13th April, 2020 and 05th May, 2020, 13th January, 2021, 5th May, 2022, 28th December, 2022 and 25th September, 2023, issued by the Ministry of Corporate Affairs (collectively referred to as **'MCA Circulars'**) and Circular dated 13th May, 2022 and 5th January, 2023 issued by the Securities and Exchange Board of India (**'SEBI Circular'**), the Notice of the AGM along with the Annual Report for Financial Year (**'FY'**) 2023-24 has been sent through electronic mode on Friday, 6th September, 2024 to those members whose e-mail addresses are registered with the Company / Depositories/ Registrar & Transfer Agent. The requirement of sending physical copies of the Notice of the AGM and Annual Report has been dispensed with vide MCA Circulars and the SEBI Circular.

The Annual Report of the Company for FY 2023-24, inter-alia, containing the Notice of the 15th AGM is available on the Company's website at www.vscl.in and on the website of the Stock Exchange i.e. National Stock Exchange of India Ltd. on which the shares of the Company are listed i.e. www.nseindia.com. A copy of the same is also available on the website of National Securities Depository Limited ('NSDL') at www.evoting.nsdl.com.

Remote E-Voting:

In compliance with the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, Secretarial Standards - 2 issued by the Institute of Company Secretaries of India on General Meetings and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, the Company is providing to its members, the facility to exercise their right to vote through remote e-Voting before the AGM and during the AGM in respect of the businesses to be transacted at the AGM and for this purpose, the Company has appointed NSDL to facilitate such voting through electronic means.

The detailed instructions for remote e-Voting are given in the Notice of the AGM as well as in the email sent to the members by NSDL. Members are requested to note the following:

1. The remote e-voting facility would be available during the following period:

Commencement of remote e-Voting	**From 09.00 a.m. (IST) on Friday, 27th September, 2024**
End of remote e-Voting	**Upto 05.00 p.m. (IST) on Sunday, 29th September, 2024**

The remote e-Voting module shall be disabled by NSDL for voting thereafter and members will not be allowed to vote electronically beyond the said date and time;

2. The voting rights of the members shall be in proportion to their share of the paid-up equity share capital of the Company as on **Monday, 23rd September, 2024 ('Cut-Off Date').** The facility of remote e-Voting system shall also be made available during the meeting and the members attending the meeting, who have not already cast their vote by remote e-Voting shall be able to exercise their right during the Meeting. A person whose name is recorded in the Register of Members / Register of Beneficial Owners as on the Cut-Off Date only shall be entitled to avail the facility of remote e-Voting before / during the AGM;
3. Any person who acquires shares of the Company and becomes a member of the Company after the dispatch of the Notice of AGM and holds shares as on the Cut-Off Date, may obtain the login-id and password for e-Voting by sending a request at evoting@nsdl.co.in or may contact on toll free number 1800-1020-990, as provided by NSDL. A person who is not a member as on the Cut-Off Date should treat the Notice of the AGM for information purposes only;
4. Members who have cast their vote on resolution(s) by remote e-Voting prior to the AGM will also be eligible to participate at the AGM through VC/OAVM but shall not be entitled to cast their vote on such resolution(s) again.

Manner of joining the AGM:

A facility to attend the AGM through VC/ OAVM is available through the NSDL e-Voting system at www.evoting.nsdl.com.

In case of any queries or issues regarding attending AGM & e-Voting from the e-Voting System, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to evoting@nsdl.co.in or contact Mr. Nihar Kudaskar, Executive at NSDL, Trade World, A wing, 4th Floor, Kamala Mills Compound, Lower Parel, Mumbai - 400013 - 022-24997000/022-48867000.

For Vadivarhe Speciality Chemicals Limited
Sd/-
Sunil Pophale
Director
DIN: 00064412

Date: September 07, 2024
Place: Mumbai

WARDWIZARD INNOVATIONS & MOBILITY LIMITED

CIN : L35100MH1982PLC264042
Reg. Off. : Office No. 4604, 46th Floor, Kohinoor Square, Kelkar Marg, Shivaji Park, Dadar (West), Nr. R.G. Gadkari Chock, Mumbai - 400028, Maharashtra, India
Corp. Off. : Survey 26/2, Opposite Pooja Farm, Sayajipura, Ajwa Road, Vadodara-390019, Gujarat, India | Ph : + 91 63589 99127
E-mail : compliance@wardwizard.in; Website : www.wardwizard.in

NOTICE OF THE 42nd ANNUAL GENERAL MEETING OF THE COMPANY, RECORD DATE FOR DIVIDEND AND E-VOTING INFORMATION TO THE SHAREHOLDERS

NOTICE IS HEREBY GIVEN THAT :

1. The Forty Second (**42nd**) **Annual General Meeting (AGM)** of the Members of **Wardwizard Innovations & Mobility Limited ("the Company")** will be held on **Monday, 30th September, 2024 at 01.00 P.M. (IST)** through Video Conferencing (VC)/Other Audio Visual Means (OAVM)) in compliance with the applicable provisions of the Companies Act, 2013 read with Ministry of Corporate Affairs (**'MCA'**) General Circular Nos. 14/2020 dated 5th May, 2020 and other circulars in this regard, the latest being general Circular No.09/2023 dated 25th September, 2023 and all other applicable circulars, if any, issued by the MCA from time to time and Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 7th October, 2023 issued by the Securities and Exchange Board of India (**'SEBI'**) (hereinafter collectively referred to as **'the Circulars'**) vide which, companies are allowed to hold AGMs through VC/OAVM, without the physical presence of members at a common venue. Hence, the 42nd AGM of the Company shall be held through VC/OAVM to transact the business as set forth in the Notice of the 42nd AGM (**'The Notice'**) dated 31st August, 2024. Members participating through the VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Companies Act, 2023.

2. In Compliance with the aforesaid Circulars, electronic copy of the Notice along with Annual Report for Financial Year 2023-2024 have been sent to all the Members whose email addresses are registered with the Company/Depository Participant(s)/Company's Registrar & Share Transfer Agent i.e M/s. Purva Sharegistry (India) Pvt. Ltd., ("RTA"). These documents are also available on the website of the Company at www.wardwizard.in, Stock Exchange i.e. BSE Limited at www.bseindia.com and also on the RTA website at https://www.purvashare.com/, an Agency appointed for the purpose of conducting Remote e-voting, e-voting during the process of the AGM and VC. The dispatch of Notice of the AGM through emails has been completed on 06th September, 2024.

Web link of the Annual Report :
https://wardwizard.in/investor-relations/corporate-announcements/annual-report/

3. Record date for the purpose of Dividend entitlement : Pursuant to Section 91(1) of the Companies Act, 2013 and Regulation 42 of the SEBI, as amended from time to time, the Register of Members and Share Transfer Books for the Equity Shares of the Company shall remain closed from **Friday, 20th September, 2024 to Monday, 30th September, 2024 (both days inclusive)** in connection with the 42nd AGM and the Company has fixed Friday, 20th September, 2024 as the 'Record Date' for determining entitlement of Members to receive Dividend for the FY 2023-24, if approved at the AGM, subject to the deduction of applicable tax at source ("TDS") as applicable.

4. Remote e-voting and e-voting during AGM : Pursuant to the provisions of Section 108 of the Act read with Amended Rule 20 of the Companies (Management and Administration) Amendment Rules, 2015 as amended and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, the Shareholders are provided with the facility to cast their vote electronically through e-voting services provided by the RTA i.e. Purva Sharegistry (India) Pvt. Ltd. on all resolutions as set forth in the Notice of the Annual General Meeting (AGM).

Members holding Equity Shares either in physical form or dematerialized form, as on the cut-off date **Monday, 23rd September, 2024 ('cut-off date')**, may caste their vote electronically on the business as set forth in the Notice through electronic voting system of Purva Sharegistry (India) Pvt. Ltd.

All the Members are hereby informed :

1. The business as set forth in the Notice, shall be transacted through remote e-voting and e-voting during the AGM,
2. The remote e-voting facility will be available during the following period :

Remote e-voting start date and time	**Thursday, 26th September, 2024 at 9.00 A.M.(IST)**
Remote e-voting end date and time	**Sunday, 29th September, 2024 at 5.00 P.M. (IST)**

3. The Cut-off date for determining the eligibility to vote by remote e-voting and/or e-voting system at the AGM shall be **Monday, 23rd September, 2024**.
4. Any person, who acquires Equity Shares of the Company and becomes a Member of the Company after dispatch of the Notice and holding Equity Shares as on the cut off date may obtain/generate the login ID and password through the RTA website https://www.purvashare.com/ .

5. Members may note that :

a) During this period, the Shareholders may cast their vote electronically. The remote e-voting module shall be disabled by Purva Sharegistry (India) Pvt. Ltd. beyond 17:00 IST on Sunday, 29th September, 2024 and once the vote on resolutions are cast and confirmed, the Members shall not be allowed to change it subsequently.

b) Those Shareholders, who shall be present in the Annual General Meeting (AGM) through VC/OAVM facility and had not cast their votes on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.

c) The Shareholders who have cast their votes by remote e-voting prior to the AGM may also attend/participate in the AGM through VC/OAVM but shall not be entitled to cast their votes again.

d) A person whose name is recorded in the Register of Member or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off-date shall only be entitled to avail the facility of remote e-voting and/ or e-voting system at the AGM and for participation at the AGM shall be **Monday, 23rd September, 2024**.

6. Members holding Shares in dematerialized mode, who have not registered/updated their email address/Bank Account Details with their Depository Participants, are requested to register/update the same with the Depository Participant with whom they maintain their Demat Accounts and Members holding Shares in physical mode, who have not registered, update their email address/Bank account details with the Company, are requested to register/update the same with the Company by sending an e-mail at compliance@wardwizard.in by quoting their Folio Number and attaching a self-attested copy of PAN along with Form ISR-1 in order to facilitate the Company to serve the documents through the electronic mode and to receive copies of the Annual Report 2023-24 along with the Notice, instruction for remote e-voting & e-voting during AGM and instruction for participation in the AGM though VC.

Members are requested to carefully read all the instructions detailed in the Notice of the Annual General Meeting (AGM) dated 31st August, 2024 and in particular, instructions for joining the Annual General Meeting (AGM) of the Company, Manner of casting vote through Remote e-voting or e-voting during Annual General Meeting (AGM) of the Company.

Alternatively, Members can update their e-mail address, Mobile No., PAN and Bank Address details along with ISR-1 on the link of RTA as given: https://www.purvashare.com/email-and-phone-updation/.

7. The manner of voting remotely, for Members holding Shares in dematerialized mode/ physical mode and for Members who have not registered their email address, is provided in the Notice of the AGM. The details are also available on the website of the Company https://wardwizard.in/ .

8. Scrutinizer : The Company has appointed Mr. Kamal Lalani (Membership no. ACS: 37774), Practicing Company Secretary, Vadodara, Gujarat as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.

9. In case of ay query pertaining to e-voting (before/during the AGM), Members can write an email to https://evoting.purvashare.com/ or contact at 022-49614132 and 022-49700138. All grievances connected with the facility for voting by electronic means may be addressed to Ms. Deepali Dhuri, Compliance Officer, Purva Sharegistry (India) Private Limited, Unit No. 9, Shiv Shakti Industrial Estate, J. R. Boricha Marg, Lower Parel (East), Mumbai - 400011 or send an email to https://evoting.purvashare.com/ or contact at 022-49614132 and 022-49700138.

By Order of the Board
For WARDWIZARD INNOVATIONS & MOBILITY LIMITED
SD/-
JAYA ASHOK BHARDWAJ
Company Secretary & Compliance Officer

Place : Vadodara
Date : 07th September, 2024

बैंक ऑफ़ इंडिया
रिश्तों की जमापूँजी

ZONAL OFFICE: RATNAGIRI ZONE

SHIVAJINAGAR RATNAGIRI 415639

STAR MEGA E AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002

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 provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Guarantor(s) that the below mentioned Immoveable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **symbolic and physical possession** of which has been taken by the Authorized Officer of Bank of India will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION"** for recovery of respective dues as detailed hereunder against the secured assets Mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned through e-auction platform provided hereunder.

DATE & TIME of Action: 09.10.2024 between 11 AM to 5 PM (With auto extensions clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the borrower/ Guarantor/Owner/ Partner/Mortgagor of the Property	No. of properties	Details of Immovable properties to be sold	Details of banks dues	Possession	Minimum Reserve Price in lakhs	EMD in lakhs	Date & Time of E Auction
BANK OF INDIA, ANJANVEL BRANCH, 1ST FLOOR, GRAMPANCHAYAT BUILDING, ANJANVEL, TAL- GUHAGAR, DIST RATNAGIRI Authorized Officer: Mr. Sarfaraz G Patel, Chief Manager – Chiplun Branch, 8308411800								
1	Mrs Shivani Santosh Pawar	1	1 BHK flat No 101, 1st Floor, Adhiraj Apartment, off Malan Road & Near ZP Road, Gat No 1(a)1, Shringartali, Tal Guhagar, Dist Ratnagiri, Built up area 500 Sq Ft, Owned by Mrs Shivani Santosh Pawar (Borrower-Mortgagor)	Contractual Dues: Rs.05.57 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.03.2024	Symbolic	10.35	01.35	09.10.2024 From 11 AM to 5 PM
BANK OF INDIA, KARWANCHIWADI BRANCH, GAYALWADI STOP, RATNAGIRI-KOLHAPUR HIGHWAY, KARWANCHIWADI, TALUKA & DIST RATNAGIRI Authorized Officer: Miss Bhuvaneshwari Mishra, Chief Manager – RMIE Branch, 9702342590								
2	Mr. Siddhartha Iranna Natekar	1	1 BHK Flat No G 104, Stilt upper ground floor, A wing, Sharayu Enclave, Karwanchiwadi, Tal & Dist Ratnagiri, Built up area 562 Sq Ft, Owned by Mr Siddhartha Iranna Natekar (Borrower-Mortgagor)	Contractual Dues: Rs.14.29 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 22.08.2019	Physical	14.23	1.43	09.10.2024 From 11 AM to 5 PM
3	Mrs. Varsharani Manoj Satpute	1	1 BHK Flat No S 202, Stilt upper 2nd floor, Shakambari Residency, S. No. 27, H. No. 4/1/8A/1/3 mouje Padwewadi, Near Railway Station, Tal & Dist Ratnagiri, Built up area 403 Sq Ft, owned by Mrs Varsharani Manoj Satpute (Borrower-Mortgagor)	Contractual Dues: Rs. 11.64 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 01.03.2021	Physical	10.48	01.05	09.10.2024 From 11 AM to 5 PM
4	Mrs Manushka Milind Lokare & Mr Milind Chandrakant Lokare	1	1 BHK flat No 406, 4th floor, Nandadeep Building, S. No. 57/B29, Karwanchiwadi, Tal & Dist Ratnagiri, Built up area 536 Sq Ft Owned by Mrs Manushka Milind Lokare (Borrower-Mortgagor)	Contractual Dues: Rs.12.74 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 19.02.2021	Physical	13.65	01.37	09.10.2024 From 11 AM to 5 PM
5	Mr. Shashikant Chandrakant Ketkar & Mrs Shubhada Chandrakant Ketkar	1	1 BHK Flat No 103, 1st Floor, Nandadeep Building, S. No. 57/B29, Karwanchiwadi, Tal & Dist Ratnagiri, Built up area 536 Sq Ft Owned by Mr Shashikant Chandrakant Ketkar & Mrs Shubhada Chandrakant Ketkar (Borrower-Mortgagor)	Contractual Dues: Rs. 12.72 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 04.11.2019	Physical	14.13	01.42	09.10.2024 From 11 AM to 5 PM
BANK OF INDIA, KHED BRANCH, AT & POST KHED, TALUKA KHED, DIST. RATNAGIRI Authorized Officer: Mr. Anil Kumar, Chief Manager – Mandangad Branch, 9833825736								
6	Mr. Vijay Krishnajirao Bhosale	1	1 BHK flat No A 207, 2nd Floor, A wing, siddhi Shivalaya, Gat No 19/A/1, Near Bharne Naka, Mouje Bharne, Tal Khed, Dist Ratnagiri, Built up area 540 Sq Ft, Owned By Mr Vijay Krishnajirao Bhosale (Borrower-Mortgagor)	Contractual Dues: Rs. 03.34 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 02.03.2022	Physical	10.10	01.01	09.10.2024 From 11 AM to 5 PM
BANK OF INDIA, MARUTI MANDIR BRNACH, GODBOLE STOP, TAL & DIST RATNAGIRI Authorized Officer: Mr. Anant K Dige, Chief Manager – Zonal office - Ratnagiri, 9820492620								
7	Mr. Mohammad Najibullah Kamluddin Shaikh	1	1 BHK flat No B 206, 2nd floor, B wing, Attari residency, S. No. 71/1, C.S. No. 3473, 3473/1 to 15, Between Church and fish market, At Mouje Rahatghar, Tal and District Ratnagiri, Built up area 546 Sq Ft, Owned by Mr Mohammad Najibullah Kamluddin Shaikh (Borrower-Mortgagor)	Contractual Dues: Rs. 14.31 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 06.05.2019	Physical	15.35	01.54	09.10.2024 From 11 AM to 5 PM
8	Mr. Rasoolsaab Mohammadali Baghban & Mrs Qausar Rasoolsaab Baghban	1	2BHK flat No 17, stilt upper 2nd floor, I wing, Red Stone City (Old name Al Naseem Complex), s No. 265, H. No. 2A/1/32, Golap, Ratnagiri Pawas Road, Near Desai Mango and in the area of phenolex, At Mouje Golap, Tal & Dist Ratnagiri, Built up area 800 Sq Ft. Owned by Mr Rasoolsaab Mohammadali Baghban & Mrs Qausar Rasoolsaab Baghban (Borrower-Mortgagor)	Contractual Dues: Rs. 17.03 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 30.09.2017	Physical	19.90	01.99	09.10.2024 From 11 AM to 5 PM
BANK OF INDIA, ORAS BRANCH, BEHIND RAVALNATH MANDIR, AT & POST ORAS, TALUKA KUDAL, DIST SINDHUDURG Authorized Officer: Mr Brajesh Mallick, Chief Manager – SMEUC Kudal, 8237815689								
9	Mrs. Suvarna Vitthal Rane	1	1 BHK flat No. S 6 (206) (SF), House No 983, Ekdant Apartment, Gat no 88/4, Plot No. 4, village audumbarnagar, Grampanchayat Talere, Tal Kankavali, Dist Sindhudurg, Built Up area 448 Sq Ft Owned by Mrs Suvarna Vitthal Rane (Borrower-Mortgagor)	Contractual Dues: Rs. 10.24 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 31.10.2019	Physical	06.10	00.61	09.10.2024 From 11 AM to 5 PM
10	Mr. Jitendra Mahesh Revankar	1	1 BHK Flat No 13 (40/281), House No 1028/13, 2nd floor, Shree Swami Siddhi Co-op housing Society Ltd., Behind Jaitapkar Garage, S. No. 105/A, H. No. 14/1 at Oras Bk, Near Mumbai Goa Highway, Tal Kudal Dist Sindhudurg, Built up area 340 Sq Ft.,Owned by Mr Jitendra Mahesh Revankar (Borrower-Mortgagor)	Contractual Dues: Rs. 09.53 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 30.04.2023	Physical	05.85	00.59	09.10.2024 From 11 AM to 5 PM
BANK OF INDIA, TALERE BRANCH, 101 ANUSYA APT, MUMBAI-GOA HIGHWAY, BAZARPETH TALERE, TAL KANKAVLI DIST SINDHUDURG Authorized Officer: Mr Rameshchandra Gupta, Chief Manager – Zonal Office - Ratnagiri, 6394996094								
11	Ms. Bhagwati Traders (Prop. Kishor Kantilal parmar)	1	1 BHK flat No 104, 1st floor, G. P. House No. 953, Om Ganesh Apartment, Gat No 88/5, Plot No. 5, Village Audumbarnagar, Grampanchayat Talere, Tal Kankavali, Dist Sindhudurg, Built up area 417 Sq Ft, owned by Mr Kishor Kantilal Parmar (Borrower-Mortgagor)	Contractual Dues: Rs. 26.52 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 04.06.2021	Physical	05.73	00.58	09.10.2024 From 11 AM to 5 PM
BANK OF INDIA, PINGULI BRANCH, INDUSTRIAL ESTATE, PINGULI, TALUKA KUDAL,DIST SINDHUDURG Authorized Officer: Mr Rameshchandra Gupta, Chief Manager – Zonal Office - Ratnagiri, 6394996094								
12	Mr. Rajendra Gunaji Rane	1	1 BHK flat No A302, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 573 Sq ft, owned by Mr Rajendra Gunaji Rane (Borrower-mortgagor) *The said flat is internally connected to 1 BHK flat No A301, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 548.68 Sq Ft, owned by Mrs Revati Rajendra Rane (Borrower-Mortgagor)	Contractual Dues: Rs. 11.54 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.02.2023	Physical	16.60	01.66	09.10.2024 From 11 AM to 5 PM
13	Mrs. Revati Rajendra Rane	1	1 BHK flat No A301, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 548.68 Sq Ft, owned by Mrs Revati Rajendra Rane (Borrower-Mortgagor) *The said flat is internally connected to 1 BHK flat No A302, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 573 Sq ft, owned by Mr Rajendra Gunaji Rane (Borrower-mortgagor)	Contractual Dues: Rs. 11.90 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.02.2023	Physical	15.93	01.59	09.10.2024 From 11 AM to 5 PM
14	Mrs. Rajeshwari Kapil Lodha	1	2 BHK Flat No S4, 2nd floor, Neon Sqaure Apartment, S. No. 11B1, Gondhalpur Pinguli Tal Kudal, Dist Sindhudurg, Built up Area of flat: 977 Sq ft, Owned By Mrs Rajeshwari Kapil Lodha (Borrower-Mortgagor)	Contractual Dues: Rs. 14.65 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 06.04.2019	Physical	24.10	02.41	09.10.2024 From 11 AM to 5 PM

TERMS & CONDITIONS of E Auctions are as under:

1.E-Auction is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION"** and will be conducted online.

2. For downloading further details, process compliance, terms & Conditions please visit

a) https://bankofindia.co.in

b) Website address of E Auction service provider is- https://ebkray.in .Bidder may visit https://ebkray.in where guidelines for bidders are available with educational videos. Bidders have to complete following formalities well in advance in order to participate in E Auction.

Step-1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.
Step-2: KYC Verification-Bidder to upload requisite KYC Documents **ONLY THROUGH DIGILOCKER.** KYC documents shall be verified by the **DIGILOCKER.**
Step-3: Transfer of EMD amount to bidder Global EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.
Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3.Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.

3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale.

4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. **Date of Inspection of Immovable Properties: 27.09.2024 from 11.00 AM to 4:00 PM with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.**

5. Bids shall be submitted through online procedure only. (Subject to website availability)

6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.

7. The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only)

8. The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.

9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.

10. The Earnest Monet Deposit (EMD) shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.

11. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.

12. Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event.

13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.

14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).

16. The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.

17. Bid once maid shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.

18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physical possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place: Ratnagiri
Date: 07.09.2024

Sd/-
AUTHORIZED OFFICER, BANK OF INDIA
NOTICE UNDER SARFAESI ACT, 2002