VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagers have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
Hemant Vasant Chavan (Applicant), CHAVAN PRAJAKTA HEMANT (Co Borrower) HL0000000086776	29-Jan-26 Rs.6132067 as on 28/1/2026 with further Interest and charges thereon	Flat No.1203, on 12th floor, in A-Wing, Adm. 460 Sq. ft. (Carpet are)or 720 Sq. fts., (Built up) in the building known as "Pioneer CHSL", constructe on land bearing Final Plot No.96,TPS-I, situated at Village-Panvel, Tal.-Panvel & Dist-Kolaba (Raigad)- Maharashtra, 401206. North- Final Plot No. 97, South - Final Plot No.95, East - Final Plot No.114, West- 40 Ft. Wide Road
Siddhi Gajanan Patil (Applicant), Gajanan Govind Patil (Co Borrower) HL0000000156480	29-Jan-26 Rs.6452472 as on 28/1/2026 with further Interest and charges thereon	All that premises of Flat No 1, Building no. D-16, admeasuring area 40.450 Sq. Mtrs., on Ground Floor, in Society known as "Sahyadri Co-operative Housing Society Ltd." situated on Plot No. 50, Sector-8, lying, being and situated at Village Sanpada Taluka and District Thane 400705. North- Not Applicable, South - Not Applicable, East - Not Applicable, West- Not Applicable
Babasaheb Hiwale (Applicant), Kavita Babasaheb Hiwale (Co Borrower) HL0000000148201 LP0000000154990	30-Jan-26 Rs.721067 & Rs.1339690 as on 28/1/2026 with further Interest and charges thereon	Property At, One Self-Contained Flat/Unit/Shop Bearing FlatNo.301, On Third Floor, In The Building Named "SAI PLAZA""B WING"Situated On Land Bearing Surve No 13, Hissa No 10, Dwarii, Tal. Ambarnath, Dist. Thane, M.S. And Within The Limits Of K.D.M.C, Dist. Thane, 421301, Admeasuring 425 Sq.Ft. (Built-Up) Area., Kalyan, Thane, Maharashtra, 421306 North- Property of Gulab P Rasal, South - Property of Subhash M Rane, East - Shree Malang Road, West- Property Of Shree Sanjay G Payre
Sanjay Bhalchandra Tarlekar (Applicant), Sujata Sanjay Tarlekar (Co Borrower), Rajesh Madhukar Doiphode (Guarantor) HL0000000004542	29-Jan-26 Rs.1115901 as on 28/1/2026 with further Interest and charges thereon	Flat No. 105, admeasuring 364 square feet (built up area), situated on the First Floor, in wing G, of the building knowon as 'Mirador Utsaav', being Vehloli, Taluka Sahapur, within the local limits of Grampanchayat Vehloli, and juridiction of the Sub Registrar, Shahpur, and Talathi Saja Asangaon, Thane, Maharashtra, 421604. North- Grampanchayat Road, South - Building, East - Open Plot, West- Open Plot

The steps are being taken for substituted service of notice. The above borrowers, co- borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

Date : 15.02.2026
Place : Mumbai

Authorized Officer,
VASTU HOUSING FINANCE CORPORATION LTD

कार्यपालक अभियंता का कार्यालय, सुवर्णरेखा नहर प्रमंडल, चांडिल।

(Email id – eescd.chandil@gmail.com)

ई0 प्रोक्युरमेंट नोटिस

ई0 निविदा प्रसंग सं0 : **WRD/IGC/SCD-CHANDIL/SBD-01/2025-26**
दिनांक : **13.02.2026**

1.	कार्य का नाम	:	Construction and laying of UGPL work from Km. 7.105 to Km. 8.505 of Asanbani Sub Distributary (Ex. From Km. 8.10 of Jadugora Distributary)
2.	प्राक्कलित राशि	:	रू0 4,27,89,320.00 (रूपये चार करोड़ सतासिस लाख नवासी हजार तीन सौ बीस) मात्र।
3.	परिमाण विपत्र का मूल्य	:	Rs. 10,000.00 (Only online payment allowed)
4.	अग्रधन की राशि		Rs. 4,28,000.00 (Only online payment allowed)
5.	कार्य समाप्ति की अवधि	:	6 माह (180 दिन)
6.	वेबसाईट पर निविदा प्रकाशन की तिथि	:	दिनांक 20.02.2026 को अपराहन 5.00 बजे
7.	निविदा अपलोड एवं डाउनलोड करने की तिथि एवं समय	:	दिनांक 20.02.2026 को अपराहन 5.00 बजे से 11.03.2026 को अपराहन 5.00 बजे तक
8.	निविदा प्राप्त करने की अंतिम तिथि एवं समय	:	दिनांक 11.03.2026 को अपराहन 5:00 बजे तक।
9.	निविदा खोलने की तिथि	:	दिनांक 13.03.2026 को पूर्वाहन 11.00 बजे।
10.	निविदा प्रकाशित करने वाले पदाधिकारी का नाम एवं पता	:	ई0 शिवराम गागराई, कार्यपालक अभियंता, सुवर्णरेखा नहर प्रमंडल, चांडिल।
11.	ई0 प्रोक्युरमेंट पदाधिकारी का दूरभाष संख्या	:	0657-3510191
12.	ई0 प्रोक्युरमेंट सेल का दूरभाष संख्या	:	0657-3510191

नोट :
1. सिर्फ ई0 निविदा स्वीकार किया जायेगा।
2. प्राक्कलित राशि कम या अधिक हो सकती है तदनुसार अग्रधन की राशि मान्य होगी।

अधिक जानकारी के लिए हमारे वेबसाईट ***http://jharkhandtenders.gov.in*** देखें।

PR 372998 (Water Resource) 25-26 (D)

कार्यपालक अभियंता,
सुवर्णरेखा नहर प्रमंडल,
चांडिल।

PRECISION WIRES INDIA LIMITED

CIN : L31300MH1989PLC054356
Regd. Office: Saiman House, J.A. Raul Street, Off Sayani Road, Prabhadevi, Mumbai - 400 025. INDIA. TEL: +91-22-24376281
FAX: +91-22-24370687, E-MAIL: mumbai@pwil.net, WEB: www.precisionwires.in

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

(₹ in Lakhs except Per Share Data)

Sr. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended
		31.12.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
1	Total Income from Operations	**1,34,760.26**	**1,23,740.50**	3,70,058.10	2,98,124.41	4,03,562.07
2	Net Profit /(Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	**5,223.82**	**4,842.90**	13,684.38	8,079.63	12,037.03
3	Net Profit/(Loss) for the period (before Tax, after Exceptional and/or Extraordinary items)	**5,223.82**	**4,842.90**	**13,684.38**	**8,079.63**	12,037.03
4	Net Profit/(Loss) for the period (after Tax, after Exceptional and/or Extraordinary items)	**3,769.57**	**3,561.19**	10,039.39	6,045.61	9,004.01
5	Total Comprehensive income for the period [Comprising Profit for the period (after tax) and Other Comprehensive Income(after tax)]	**3,769.57**	**3,561.19**	**10,039.39**	**6,045.61**	8,945.06
6	Equity Share Capital	**1,828.16**	**1,800.41**	1,828.16	1,800.41	1,786.58
7	Reserves excluding Revaluation Reserves as per Balance Sheet					55,837.28
8	Earning per Share (before Extraordinary Items) of Rs.1/- each (quarterly not annualised)	**2.06**	**1.98**	5.49	3.38	5.04
9	Earning per Share (after Extraordinary Items) of Rs.1/- each (quarterly not annualised)	**2.06**	**1.98**	5.49	3.38	5.04

Notes :
1 The above Results were reviewed and recommended by the Audit Committee and were taken on record and approved by the Board of Directors in their respective meeting held on 14th February, 2026.
2 The Board has declared 2nd Interim Dividend for FY 2025-26 @ Rs. 0.35 (35%) per equity share of Rs.1/- each fully paid up. The Record date fixed for the purpose of determining the entitlement of members for the 2nd Interim Dividend is 19th February, 2026, and said 2nd Interim dividend will be paid on or before Monday, 16th March, 2026 to those members entitled thereto.
3 The above is an extract of the detailed format of Quarterly/half result filed with the Stock exchange under Regulation 33 of the SEBI (Listing and other disclosure Requirements) Regulations, 2015. The full format of results are available on the website of the Company i.e. http://precisionwires.in and on the website of stock exchanges i.e. www.bseindia.com and www.nseindia.com

Place : Mumbai
Date : 14th February, 2026

By order of the Board
Milan M. Mehta
Chairman & Managing Director
DIN : 00003624

Adfactors 839/26

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

A GOVT. OF INDIA UNDERTAKING
एक परिवार एक बैंक

Thane Zonal Office:-B-37, Wagle Industrial Estate, Thane (W) – 400 604, TELE : 022 25829406, 25823040
e-mail :dzmthane@mahabank.co.in,
Head Office : Lokmangal,1501, Shivajinagar Pune-5

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

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 properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.03.2026 between 12.00 Noon and 5:00 PM** for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under –

Sl	Name of Borrower	Name of Guarantor	Amount Due	Short description of the immovable property with knownencumbrances Possession Type	Reserve Price:-(RP) / Earnest Money Deposit(EMD) Bid Increment
	NARPOLI BRANCH				
1	**M/s Shiv Jyoti Textiles, Prop: Mrs. Saroj Mulchand Kesarwani,** R No.996 Gala No.6, Opp Sadguru Aditya Hotel Mangat Pada Gupta Compound, Katai Village Bhiwandi-421302	**Mr. Mulchand P Kesarwani,** H No 25B Flat No 302, Ashok Nagar, Bhiwandi -421302	Rs.10015443.79 plus interest if any	**Lot No. 1:** Flat No 301, 3rd Floor, B Wing Shiv Krupa CHS Ltd Ashok Nagar Bhiwandi Thane Maharashtra 421302 **Possession Type:- Symbolic**	**Reserve Price :- Rs.27,60,000/- EMD: Rs.2,76,000 /- Bid Increment:- Rs.20,000 /-**
				Lot No.2: Flat No 302, 3rd Floor, B Wing Shiv Krupa CHS Ltd Ashok Nagar Bhiwandi Thane Maharashtra 421302 **Possession Type:- Symbolic**	**Reserve Price :- Rs.40,40,0000 /- EMD: Rs.4,04,000 /- Bid Increment:- Rs.20,000 /-**
2	**SHREE MOMAI TEXTILES Prop- Mr.Jitendra Veerchand Shah** Flat No 201, A Wing, Building No 6, Ashok Nagar, Near Ashok Nagar Police Station, Off. Kalyan Bhiwandi Road in Bhiwandi, Dist. Thane 421302	**Mrs.Jyotsana Jitendra Shah & Mr.Dinesh Veerchand Shah** Flat No 201, A Wing, Building No 6, Ashok Nagar, Near Ashok Nagar Police Station, Off. Kalyan Bhiwandi Road in Bhiwandi, Dist. Thane 421302	Rs.3418615/- plus intrest @ less recovery if any.	Flat No 201, A Wing, Building No 6, Ashok Nagar, Near Ashok Nagar Police Station, Off. Kalyan Bhiwandi Road in Bhiwandi, Dist. Thane 421302 **Possession Type:- Symbolic**	**Reserve Price Rs.32,30,000/- EMD Rs.3,23,000/- Bid Increment:- Rs.20,000 /-**
3	**M/s Narayan Silks, Proprietor: Mr. Narayanram Bhanwarlal Busiya,** House No 1348 B 404 Milan Apartment 4th Floor Bhiwandi Thane India	NA	Rs.14827415.28 plus interest less recovery if any	**Machinery:** Automatic Shuttle less Rapier Looms – 24 Qty TUFS GR No. 6/5/2015 – TUFS, Dated 2nd Aug, 2018 Annex No. MC01-a-1 **Possession Type:- Symbolic**	**Reserve Price Rs.80,00,000/- EMD Rs.8,00,000/- Bid Increment:- Rs.20,000 /-**
	BADLAPUR – 9730704909				
4	**Mrs. Gauri Ganesh Paste (Borrower) Addreess-** Flat no 701 D wing Manjiri Heights, Yashwant nagar chowk, Badlapur west-421503 Mobile-8655549225	**Mahadeo tukaram Utekar (Guarantor) Address -** Room No - 14, Sita niwas chawl Hanuman Tekadi, Tulshet pada Near Teen Darga Mimbai-400078	Rs.2525378/- plus intrest less recovery if any	Flat no-701 D-wing Manjiri Heights Chintamani chowk, Badlapur Gaon Badlapur West-421503 Milkat no185, total area 592.00 sqft. **Possession Type:- Symbolic**	**Reserve Price:- Rs.13,68,000 /- EMD:- Rs.1,36,800/- Bid Increment:- Rs.20,000 /-**
	DOMBIVALI WEST – 9969663257				
5	**Shankar Nana Yadav** B-411, Shalimar, Hill Garden CHSL, Koknipada, Manpada,Thane-400607	NA	Rs.5833785.87 plus interest less recovery if any	Flat No 605, 6th Floor, E Wing, Trishul Ganga Coop Hsg. Soc. Ltd, Chembur Village, Tal Kurla, Dist. Mumbai Suburb Division, Road No 8, Sindhi Society, Chembur, Mumbai **Possession Type:- Symbolic**	**Reserve Price Rs.67,00,000 /- EMD: Rs.6,70,000 /- Bid Increment:- Rs.20,000 /-**
	PANCHPAKADI – 8805707972				
6	**M/s Rishabh Textiles, Proprietor: Mrs Rekha Neeraj Mishra (Office Address) :-**Unit No.116 1ST Floor Lodha Boulevard MallLodha Paradise, Maziwada Opp-E E Highway Thane West. PIN-400601 **(Factory Address) :-**Global Park Global Park Ware House, Gala No. 11, E Wing Narayan Patri Wale, Shantinagar E.D. Bhivandi Thane, PIN-421302. **(Residence Address) :-**Azziano Phase I Flat No. 302 C-Wing Rustomjee Urbania Thane 400601	NA	Rs.12488149/- Plus interest less recovery if any	Flat No. 302, Shree Shiv Samarth CHSL Ramesh Wadi, Kulgaon, Badlapur West-421503 Area: 631 Sq Ft **Possession Type:- Symbolic**	**Reserve Pirce Rs.20,00,000/- EMD: Rs.2,00,000/- Bid Increment:- Rs.20,000 /-**
7	**M/s Samiksha Construction Co, Proprietor : Mr Ravindra Meghraj Rathod Company'** Registered Address:- Amandran Udyog Sankul, 1ST FloorGala No. 6, Siddachal Housing Complex, Vasant Vihar, Pokhran Road, Thane, PIN-400607 Residence **address:** Gate No. 26/1/A Part South Side, at Shankar Nagar Nimbargi, Taluka South Solapur, PIN-413221	**1) Mr Subhash Meghraj Rathod Residence address:**Flat No. 61/A, Om Shiv CHSL, Ghodbunder Road Chitalsar, Manpada Road, Thane, PIN-400607	Rs.23452530.16 plus interest less recovery if any	**Lot 1:**Eqitable Mortgage of freehold property NA land of area admeasuring 16000 Sq.Meters out of 1 H 60R at Village Nimbargi, Tal-South Solapur, Solapur. AndEquitable Mortgage of freehold property NA land of area admeasuring 12000 sq.meters out of 1 H 20R at Village Nimbargi, Tal-South Solapur, Solapur. **Possession Type:- Symbolic**	**RP:-Rs.5,88,96,592 /- EMD: Rs.58,89,659/- Bid Increment:- 50,000 /-**
		2) Mrs. Sunita Subhash Rathod Residence address: Flat No. 61/A, Om Shiv CHSL, Ghodbunder Road Chitalsar, Manpada Road, Thane, PIN-400607		**Lot 2:** Equitable Mortgage of Flat No. A/601, 6th floor, OM SHIV CHS, Opp. Lawkim Co., Ghodbunder Road, Near R-Mall, Manpada, Thane West, PIN- 400607 Area: 1050 Sq Ft **Possession Type:- Symbolic**	**Reserve Price Rs.8400000/- EMD: Rs.840000/- Bid Increment:- 50,000**
	KHADAKPADA - 7977916840				
8	**M/s Om Enterprises, Proprietor Mr. Vishwanath** A Bhoir, Villa 9 Kolivali, Adharwadi jail road Kalyan 421301	NA	Rs.1933838.81 plus interest less recovery if any	Flat no 706, 7th floor, Chandrabhaga CHSL, Near Shree Complex, Aadharwadi, Kalyan West 421301 and measuring 635 sq ft **Possession Type:- Symbolic**	**Reserve Price Rs.50,80,000/- EMD: Rs.5,08,000/- Bid Increment:- Rs.20,000 /-**
	NAVALI BRANCH – 9472305448				
9	**Mr.Dinesh Kumar and Mrs. Kamaladevi Dinesh Kumar** Dewasi, B 401, Shivam Tower, Opp. Old Golden Nest CHS Ltd, Shivam Hospital, Mira Road, Thane 401107	NA	Rs.1650591.71 plus interest less recovery if any	Flat No. 306, 3rd Floor, Shree Sidhivinayak Residency, Village Navali, Dist Palghar, Dist Palghar Area: 401404 **Possession Type:- Symbolic**	**Reserve Price Rs.13,24,000/- EMD: Rs.1,32,400/- Bid Increment:- Rs.20,000 /-**
10	**Mr. Jay Manohar Ranade and Mrs.Kamini Jay Rande, Address:** Near Hanuman Mandir, Hanuman Tekdi, Palghar East, Maharashtra 401404 **Address:** Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404	NA	Rs.2473679.00 plus interest less recovery if any	Flat No. 402, Building No.1, 4th Floor, Sai Paradise, Near Seco Homes, Palghar 401404 **Possession Type:- Symbolic**	**Reserve Price Rs.22,76,000/- EMD: Rs.2,27,600/- Bid Increment:- Rs.20,000 /-**
11	**Mr. Ujjwal Bharat Kumar Yadav and Mrs. Poonam Ujjwal Yadav,** Flat No. 101, First Floor, Swastik Laxmi, Satpati Road, Shirgaon, Tal & Dist. Palghar 401404	NA	Rs.1149857.13 plus interest less recovery if any	Flat No.101, First Floor, Swastik Laxmi, Satpati Road, Shirgaon, Tal & Dist. Palghar 401404 **Area 300 Sq Ft Possession Type:- Physical**	**Reserve Price Rs.6,00,000/- EMD: Rs.60,000/- Bid Increment:- Rs.20,000 /-**

Details mentioned in last column

Auction website - **https://baanknet.com/**

Inspection of the property Please contact concerned Branch for inspection and details of the property: **Date 16.02.2026 to 16.03.2026. between 11:00 a.m.to 05:00 p.m., with prior appointment**

Last Date of Submission of EMD/ letter of participation / KYC Documents by- **16.03.2026 till 5:00 pmor** or as per baanknet Rules,

for detailed terms and conditions of the sale, please refer to the link **https://bankofmaharashtra.in/asset-for-sales-search** provided in the Bank's website and also on **https://baanknet.com** (erstwhile E-bray)portal.

Date & Time of E-auction: 17.03.2026 between 12.00 a.m. to 4:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes For information in respect of the above properties, you may contact **Mr. Pankaj Kumar Sa, Chief Manager- Asset Recovery Cell, Thane (M.No.8530414078).Senior Manager Gopala Krishna Mob:- 88066 40797**

Date:- 15.02.2026
Place:- Thane

Sd/-, Authorised Officer
Bank of Maharashtra, Thane Zone.

REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM AND PUBLICATION/NOTICE BOARD OF DRT

PROCLAMATION OF SALE **EXH NO:24**
OFFICE OF THE RECOVERY OFFICER-I **R.P. No. 137 of 2022**
DEBTS RECOVERY TRIBUNAL-II, MUMBAI **DATED: 10.02.2026**
2nd Floor, Mtnl Bhavan, Colaba Market, Colaba, Mumbai

PROCLAMATION OF SALE UNDER RULES 38, 52 (2) OF SECOND SCHEDULE TO HE INCOME TAX ACT 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT 1993 .

Central Bank of India & Ors]... Certificate Holder
V/s
Shrichakra Udyog Ltd. & Ors .]...Certificate Debtors

CD-1 Shrichakra Udyog Limited, Registered Office at :- Plot No.287-293, Sector -IV, Kandla Special Economic Zone, Post Box No.3 Gandhidham-370 230, Gujarat **And Administrative Office at :** A-1038, Oberoi garden Estate, Chandivali, Andheri (East), Mumbai - 400 072.

CD-2 R.B.Vinod Kumar, A-1030, Oberoi garden Estate, Chandivali, Andheri (East), Mumbai-400 072 **and residing** at 3302, Verona, Hiranandani Garden, Powai, Mumbai -400 076.

CD-3 Ashok N. Rao, E-3/5, Gangapuram Society, Viman Nagar, Pune-411 014 **residing at** 3302, Verona, Hiranandani Garden, Powai, Mumbai -400 076 **and also having address at** A-1038, Oberoi garden Estate, Chandivali, Andheri (East), Mumbai - 400 072.

Whereas Hon'ble Presiding Officer, **Debts Recovery Tribunal No. 2, Mumbai** has drawn up the Recovery Certificate in **Original Application No. 137 of 2022** for recovery of **Rs. 311,06,06,542.14 (Rupees Three Hundred Eleven Crores Six Lakhs Six Thousand Five Hundred Forty Two and Paise Fourteen Only)** with interest and cost from the Certificate Debtors and the amount due to the Applicant, i.e.., a sum of **Rs. 3,12,87,57,956.30/- (Rupees Three Hundred Twelve Crores Eighty Seven Lakhs Fifty Seven Thousand and Nine Hundred Fifty Six Rupees and Thirty Paise Only)** is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **18/03/2026 between 2:00 pm to 4:00 pm (with auto extension clause in case of bid in last 5 minutes before closing, if required through public e-auction** wherein biding shall take place through "On Electronic Bidding" through the **website www.bankeauctions.com of M/s. C1 India. Pvt. Ltd. having address at Udyog Vihar, Phase-2, Gulf Petrochem Building No. 301, Gurugram, Haryana 122015, India. Contact Person:, Contact Person:, Mobile No. +918866682937, E-mail: support@bankeauctions.com.** The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: 7387522293, Representative of Certificate Holder.

The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained and those specified in the schedule against each lot/property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information. of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions: -

1. The assets shall be auctioned as per the following details: -

No Of Lots	Description Of TheProperty	Reserve Price (Amount in Rs)	EMD Amount (Amount in Rs)	Increment Bid (Amount in Rs)
1	Parcel of property office premises- Unit Nos. A-1036 to 1042, at Oberoi Garden Estate, Near Chandivali Studio, Chandivali, Andheri (East), Mumbai - 400 072.	3,00,00,000/-	30,00,000/-	1,50,000/-

2. The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
4. The public at large is hereby invited to bid in the said E-auction. The online offers along with indicated EMD for respective lots) is payable by way of RTGS/NEFT in the **Account No. 3330130839, IFSC Code No. CBIN0280606 of Central Bank of India in the name of RTGS Current Account Bank at Fort, Mumbai.**
5. The intending bidders are required to upload self-attested copy of TAN/PAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with **EMD is Rs. 30,00,000/- till 4:30 pm.** The physical inspection of the immovable property mentioned herein below may be taken on **10/03/2026, between 11:00 am to 4:00 pm at the property site.**
6. Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the **Recovery Officer-I, DRT-I, Mumbai by 4:30 pm on 16.03.2026 in a sealed envelope superscribing "R.P. No. 137 OF 2022"** otherwise bid shall not be considered
7. Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-Auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit.
8. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per detail mentioned in the Para 4 above.
9. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
10. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the Registrar, DRT-I, Mumbai.
11. In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks it fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
12. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
13. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
14. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
15. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

Lot No	Description Of TheProperty To Be Sold With The Names Of The Co Owners Where The Property Belongs To Defaulter And Any Other Person As Co Owners	Revenue assessed upon the property of any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	2	3	4	5
1	Parcel of property office premises- Unit Nos. A-1036 to 1042, at Oberoi Garden Estate, Near Chandivali Studio, Chandivali, Andheri (East), Mumbai - 400 072.	NOT KNOWN	NOT KNOWN	NOT KNOWN

Given under my hand and seal on this10th day of February, 2026. SEAL

Sd/-
(MAHESH KUMAR)
Recovery Officer DRT-I, Mumbai