

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

| Sr. No. | Name of Borrower(s) (A) | Particulars of Mortgaged property / properties (B) | Date of NPA (C) | Outstanding amount (Rs.) (D) |
|---------|--|--|-----------------|---|
| 1. | LOAN ACCOUNT NO. HHLBOR00530476 / HHEBOR00531214 1. MOHAMMEDSHAHID ABDULLAH KHAN PROPRIETOR M/S UNIVERSELL MOBILE 2. SHABNAM ABDULLAH KHAN ALIAS KHAN SHABNAM ABDULLAH | RESIDENTIAL PREMISES BEING FLAT NO. 504, E - WING, TYPE - C ADMEASURING 611 SQ. FT. (CARPET) EQUIVALENT TO 68.13 SQ. MTRS. (BUILT -UP) ON THE FIFTH FLOOR OF BUILDING KNOWN AS "POONAM ESTATE CLUSTER NO. 1" AND SOCIETY KNOWN AS "POONAM ESTATE CLUSTER NO. 1" CO-OPERATIVE HOUSING SOCIETY LTD. CONSTRUCTED ON ALL THAT PIECE OR PARCEL OF LAND BEARING OLD SURVEY NO. 150/2, 151/2, 221/2, 222/2, 226/2, 227/2, 228/2, 229, 230/2, NEW SURVEY NO. 212, 222, 532, 542/2, BY INVITING QUOTATIONS, tender from public or private 59/2, 61/2, 61, 62/2 OR GROUND LYING, BEING AND SITUATED AT VILLAGE PENKARPADA AND TALUKA AND DISTRICT OF THANE WITHIN THE LIMITS OF MIRA BHAYANDER MUNICIPAL CORPORATION AND IN THE REGISTRATION DISTRICT SUB-DISTRICT OF THANE AND THANE MAHARASHTRA. | 05.03.2026 | Rs. 67,72,474.97/- (Rupees Sixty Seven Lakh Seventy Two Thousand Four Hundred Seventy Four and Paise Ninety Seven Only) (against loan facility no. 1) and Rs. 2,75,886.29/- (Rupees Two Lakh Seventy Five Thousand Eight Hundred Eighty Six and Paise Twenty Nine Only) (against loan facility no. 2) having total outstanding amount of Rs. 70,48,361.26/- (Rupees Seventy Lakh Forty Eight Thousand Three Hundred Sixty One and Paise Twenty Six Only) (against loan facilities no. 1 and 2) as on 25.03.2026 |

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public sale, tender from public or private. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

For SAMMAAN CAPITAL LIMITED
(Formerly known as Indiabulls Housing Finance Ltd.)
Authorized Officer

Place : THANE

PUBLIC NOTICE

Notice is hereby given that my client is intending to purchase Flat No. 1806 on 18th habitable floor in Wing No. 14 known as **Jolan, Vasant Oasis Jolan Co-operative Housing Society Ltd.**, admeasuring 66.6 sq. meters carpet area along with One Car Parking Space situated at Vasant Oasis, Makwana Road, Marol, Andheri (East), Mumbai 400 059 bearing Land CTS No. 3454/1 of Village Marol Taluka Andheri in Mumbai Suburban District (herein after referred to as the 'said Flat') from the present owners Mrs. Pearl Mariette Souza & Mr. Kevin Peter Souza jointly.

Any person/s having any claim or any interest against into or upon the said Flat by way of sale, Agreement, Contract, Exchange, MOU, gift, lien, mortgage, loan, charge, lease, tenancy, occupation, possession, Easement, inheritance, trust, litigation, right of residence, maintenance and its- pendence are hereby required to notify the same in writing with supporting documentary evidence to the undersigned within 14 days from the date hereof.

If no claim is received or made as required hereinabove, it shall be presumed that any such claim in or on the said Flat shall be considered as waived and / or abandoned for all intents and purposes and the same shall not be binding on my client and my client shall complete the purchase transaction with the present owner and the said transaction will be completed without having any reference to such claim if any and same shall be considered as waived.

Sd/-
Advocate Mahavir K Rambhia
Woodland Crest, First Floor,
Opp. Vijay Nagar, Near Palotti Church,
Marol Maroshi Road, Marol, Andheri (E),
Mumbai 400 059
Place: Mumbai, Date: 16/04/2026

ADVERTISEMENT

a) 3 Mah Bn NCC, Mumbai will carry out Annual Trg Camp for NCC Cadets at various locations. Details as under

| ATC | LOCATION | FROM | TO | STRENGTH |
|-----|--------------------------------|-----------|-----------|----------|
| 401 | Christ Academy, Kopar Khairane | 01-May-26 | 10-May-26 | 450 |
| 404 | Christ Academy, Kopar Khairane | 12-May-26 | 21-May-26 | 450 |
| 407 | Christ Academy, Kopar Khairane | 23-May-26 | 01-Jun-26 | 450 |
| 411 | PM Shri JNV, Palghar | 10-Jun-26 | 19-Jun-26 | 450 |
| 415 | PM Shri JNV, Palghar | 26-Oct-26 | 04-Nov-26 | 247 |

b) Caterers require food for the ATC above for cadets strength given on the dates specified. He should be registered in State GeM portal.

c) Food will encompass, Morning Tea & snacks (0530h), Breakfast (0800h), Lunch (1230h), Evening Tea & snacks (1600h) & Dinner (1900h). In 10 days, 6 days nonveg and 4 days eggs for nonveg cadets and 10 days paneer for veg cadets will be provided during lunch. Details of the menu will be specified once quotation is received.

d) Delivery will be at location specified above.

e) Rate per cadet authorized is Rs. 220/- per cadet/day.

f) Quotation for above camps be fd to 3 Maharashtra BN NCC, Mumbai NCC Building 3rd Floor, Old Secretariat Compound, Mumbai - 400032 before 25 Apr 2026.

Contact No. 022-22843878 and Email ID - muma3mah@gmail.com

TATA CAPITAL HOUSING FINANCE LTD.
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Sector 15, Kurla West, Mumbai - 400 018
CIN No. U67190MH2008PLC187552 Contact No. (022) 61827414

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and Rule 8 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to as "Obligors"/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, call the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

Loan Account No. : 9846704

Name of Obligor(s)/Legal Heir(s)/Legal Representative(s) : Mr. NILESH UMAJI TELANGE, Mrs. Shraddha Daryasingsh Chauhan

Total Outstanding Dues (Rs.) as on below date : As on 10-04-2026 an amount of Rs. 2,62,299/- (Rupees Two Lakh Sixty Two Thousand Two Hundred Ninety Nine Only)

Date of Demand Notice and date of NPA : 10.04.2026 & 09.04.2026

Details of The Property: The Residential Flat admeasuring 15.05 Sq. Mtrs. (Equivalent to 162 Sq. Ft.) carpet area bearing No. 301, situated on the Third Floor, in C-2 Building, of the said complex to be known as "Xrbia Vanghani", situated at Village Khadyachapada, Taluka Karjat, District Raigad.

In further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as per the said Demand Notice, the said Obligor(s) shall be deemed to have contravened the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 16.04.2026
Place: Mumbai
For Tata Capital Housing Finance Limited
Sd/- Authorised Officer

Repro Home Finance Limited
WAGHOLI BRANCH: Office No. 2 1st Floor, Parjat Heights, Near Reliance Smart, Pune Nagar Road, Wagholi, Pune - 412 207

E-AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Repco Home Finance Ltd. Under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

Whereas the Borrower: Mr. Pratik Balkrishna Dalwale, S/o. Mr. Balkrishna Dalwale, Co-Borrower: Mrs. Priyanka Dilip Shivarkar, W/o. Mr. Pratik Dalwale, Guarantor: Mr. Milind Dinkar Pathak, S/o. Dinkar Pathak, have borrowed money from Repco Home Finance Limited, Wagholi Branch against the mortgage of the immovable property more fully described in the schedule hereunder. Since the Borrower(s) failed to repay the loan amount, the Company has issued a Demand Notice under Section 13(2) of the Sarfaesi Act, 2002 on 07.01.2023 calling upon them to repay the amount mentioned in the notice vide Loan Account No. 2261870000401 being ₹ 17,03,196/- as on 04.01.2023 together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the Borrower & Co-Borrowers having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder by issuing Possession Notice under Section 13(4) of the Act on 24.05.2023.

Whereas the Borrowers having failed to pay the dues in full, the secured creditor, Repco Home Finance Limited has decided to sell the under mentioned secured asset in "As is where is condition" and "As is what is condition" under Section 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules 2002 for realization of the debts dues to the Company. The dues of the Borrower vide Loan Account No. 2261870000401 being ₹ 7,26,273/- as on 02.04.2026.

Date / Time of E - Auction: 22.05.2026, 11.00 a.m. - 12.00 Noon
(with unutilized auto extension of 5 minutes)

Last Date & time for submitting E-Tenders: 21.05.2026, 04.00 p.m

DESCRIPTION OF THE PROPERTY: ITEM I: DESCRIPTION OF THE PROPERTY: All that piece and parcel of the property bearing S.No.31, Plot No.C1 & C2, total admeasuring area 11600 Sq.ft., i.e., 1078 sq.mtrs out of total land area 3H 22R situated at Village Ambegaon Khurs Taluka Haveli District Pune and within the limits of Zilla Parishad Pune, the Boundaries of Flat are as follows: East: By Passage, West: By Open Space, South: By Open Space, North: Flat No.405.

ITEM II: DESCRIPTION OF THE FLAT: All that piece and parcel of Flat No.404, on 4th Floor, admeasuring area 639 sq.ft. i.e., 59.38 sq.mtrs., in the building known as Meel, constructed on property bearing S.No.31, Plot No. C1 & C2, total admeasuring area 11600 sq.ft., i.e., 1078 sq.mtrs. out of total land area 3H 22R situated at Village Ambegaon Khurs Taluka Haveli District Pune and within the limits of Zilla Parishad Pune, the Boundaries of Flat are as follows: East: By Passage, West: By Open Space, South: By Open Space, North: Flat No.405.

RESERVE PRICE ₹ 19,00,000/- EMD (10% of Reserve Price) ₹ 1,90,000/- Minimum Bid Increment Amount ₹ 20,000/-

For E-Auction procedure, please contact M/s. C India Pvt.Ltd., Mr. Prabhakar - 7418281709.
For inspection of the property the intending bidders may contact the Branch Head, Repco Home Finance Limited, Wagholi Branch, on all working days between 10 a.m and 5 p.m. Contact No. 9765111173.

Date: 08.04.2026
Authorised Officer, Repco Home Finance Limited

POSSESSION NOTICE

HDFC BANK

HDFC BANK LIMITED
Branch: HDFC Spenta - RPM Dept, 2nd Floor, Next to HDFC Bank House, Mathuradas Mills Compound, Senapati Bapat Marg, Lower Panel (West), Mumbai - 400 013. Tel: 022-66113020.
Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai 400013.
CIN: L65920MH1994PLC080618 Website: www.hdfc.bank.in

Whereas the Authorised Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (**HDFC**), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

| Sr. No. | Name of Borrower (s) / Legal Heir(s) and Legal Representative(s) | Outstanding Dues | Date of Demand Notice | Date & Type of Possession | Description of Immovable Property (ies) / Secured Asset (s) |
|---------|---|------------------------------------|-----------------------|--------------------------------------|---|
| 1 | MR SHIRSAT DRUVESH SANTOSH & MR SHIRSAT SANTOSH WAMAN | Rs. 14,73,731/- as of 31-AUG-2023 | 20-SEP-2023 | 13-APR-2026 (PHYSICAL POSSESSION) | FLAT-101, FLOOR-1ST, KHARVAI PLAZA, S NO HOUSE NO 492, KHARVAI VILLAGE, KHARVAI NAKA, BADLAPUR KARJAT ROAD, BADLAPUR EAST - 421503 |
| 2 | MR ASHADE HANUMANTHU ADIVAPPA & MRS ASHADE SUSHMA HANUMANTHU & M/S NOHAMI TYRES (REPRESENTED THRU ITS PROPRIETOR MR ASHADE HANUMANTHU ADIVAPPA) | Rs. 32,09,379/- as of 31-MAR-2021* | 30-APR-2021 | 13-APR-2026 (PHYSICAL POSSESSION) | SHANKAR HEIGHTS PH-3 WG B BLUEBELT, FLAT-106, FLOOR-1ST, S NO 5/22/23, CTS 31/6, 31/14, BEHIND FR. AGNEL SCHOOL, KOHOJGAON, AMBERNATH [W] - 421505. |

*with further interest, cost and charges as applicable from time to time, till payment and / or realization.

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Panchnama drawn and Inventory made are available with the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

For HDFC Bank Ltd.
Sd/-
Authorized Officer

Place: MUMBAI
Date: 15 APR 2026

INDEF MANUFACTURING LIMITED
CIN: L29308MH2022PLC390286
Registered Office: Bajaj Bhawan, 2nd Floor, 226, Jannatal Bajaj Marg, Nariman Point, Mumbai 400 021
Tel: 022 45417309 Website: www.indef.com; Email ID: cst1@indef.com

NOTICE OF POSTAL BALLOT & E-VOTING INFORMATION

NOTICE is hereby given pursuant to the provisions of Section 112 read with Section 108 of the Companies Act, 2013 ("Act") and other applicable provisions, if any, of the Act and Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014 ("Rules"), read with the General Circulars issued by the Ministry of Corporate Affairs ("MCA Circulars") from time to time in this regard, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India ("SS-2"), including any statutory modifications or re-enactments thereof for the time being in force and any other applicable laws, rules, guidelines, notifications, circulars and regulations, if any, approval of the Members of Indef Manufacturing Limited ("Company") is sought by way of Postal Ballot through electronic voting ("e-Voting") only for the Special Resolution as set out in the Postal Ballot Notice dated April 10, 2026.

1. Revision in remuneration of Shri Amit Bhalla (DIN: 08215712), Managing Director.

In compliance with the above-mentioned provisions and MCA Circulars, Company has completed dispatch of the Postal Ballot Notice along with Explanatory Statement through Electronic Mode on April 15, 2026, to those Members whose names appeared in Register of Members, List of Beneficial Owners maintained by the Company's Registrar and Share Transfer Agent (RTA)/ Depositories respectively as at close of business hours on Friday, April 10, 2026, ("Cut-off date") and whose e-mail IDs are registered with the Company's RTA and Depositories. A person who is not a Member as on the cut-off date should treat the Notice for information purpose only. The voting rights of the Members shall be reckoned as per the Register of Members/List of Beneficial Owners as on Friday, April 10, 2026.

Please note that in compliance with the requirements of the MCA Circulars, physical copy 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. Members are required to communicate their assent or dissent through the e-voting system only.

This Notice is available on the website of the Company at www.indef.com, on the websites of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), and on the website of MUGF Intime India Private Limited (formerly Link Intime India Private Limited) at https://instavote.linkintime.co.in/

Members holding shares in physical mode and who have not updated their email addresses with the Company are requested to update their email addresses by writing to the Company at cst1@indef.com through submission of ISR 1 which is available on https://in.mnps.mugf.com/ along with the copy of the signed request letter mentioning the name and address of the Member, self-attested copy of the pan card and self-attested copy of the any of the given documents (eg., Driving license, Election Identity card, Passport) in support of the address of the Member. Members holding shares in dematerialized mode are requested to register/update their email addresses with relevant Depository Participants. In case of any queries/difficulties in registering the e-mail address, Members may write to cst1@indef.com.

Instructions for e-voting:

In compliance with the provisions of Sections 108, 110 of the Act read with the Rules and Regulations 44 of the Listing Regulations, the Company has provided the facility to the Members to exercise their votes electronically through e-voting only on the e-voting platform provided by MUGF Intime India Private Limited (formerly Link Intime India Private Limited). The detailed procedure for casting of votes through e-voting has been provided in the Notice. In accordance with the above-mentioned Circulars, Members can vote only through e-voting process.

The Company has appointed Mr. S. N. Viswanathan (FCS 13685, COP 24335), failing him Ms. Malati Kumar (ACS 15508, COP 10980), Partners of M/s. S. N. ANANTHASUBRAMANIAN & CO., Practising Company Secretaries, as the Scrutiniser to scrutinise the e-voting process in a fair and transparent manner.

The e-voting period shall commence on **Thursday, April 16, 2026, at 09.00 A.M. (IST)** and end on **Friday, May 15, 2026, at 05.00 P.M. (IST)**. Members may cast their vote electronically during the aforesaid period. The e-voting module shall be disabled at 5:00 P.M. IST on **Friday, May 15, 2026**, and e-voting shall not be allowed beyond the same.

In case of any query relating to e-voting, Members may write to the Company Secretary at cst1@indef.com.

The results of the Postal Ballot will be announced by the Chairman and/or Company Secretary of the Company at the Registered Office of the Company on or before May 18, 2026. The said results will be displayed on the website of the Company at www.indef.com, the website of MUGF at https://instavote.linkintime.co.in/ and shall also be communicated to the Stock Exchanges where the Company's Shares are listed viz. BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") and be made available on their respective websites viz. at www.bseindia.com and www.nseindia.com.

Members are requested to carefully read the Notice, particularly the instructions for casting their vote through e-voting. The newspaper communication will also be available on the website of the Company and on the website of the Stock Exchanges viz. BSE and NSE, where the equity shares of the Company are to be listed.

By Order of the Board of Directors
Vineesh Vijayan
Company Secretary
ACS 63683

Place: Mumbai
Date: April 16, 2026

Form No.14 (Regulation 32(2))
GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DEPARTMENT OF FINANCIAL SERVICES
THE RECOVERY OFFICER-I, MUMBAI
DEBT RECOVERY TRIBUNAL,
MTNL Bhavan, 2nd Floor, Colaba Market, Colaba, Mumbai
RECOVERY PROCEEDING NO. 184 OF 2023
EXH. NO. 8
NEXT DATE: 21.04.2026

In the matter of:
STATE BANK OF INDIACERTIFICATE HOLDER
VERSUS
M/S. DOUCEUR SPORTSWEAR MANUFACTURING CO. PVT. LTD. & ORS ...CERTIFICATE DEBTORS
DEMAND NOTICE

To,
1. DOUCEUR SPORTSWEAR MANUFACTURING CO.PVT.LTD.,
1901, First Floor, 7-kumta Street Ballard Estate, Mumbai-400038 (India)
also having address at: Block C-96, 1st Floor, TTC Industrial Area, MIDC, Turbhe, Navi Mumbai
having its Factory Address at:
A/12209 & A/1716, 3rd Phase, GIDC, Vapi, Gujarat

2. MHB BANK,
AG, Frankfurt, duly incorporated under the law of Germany having their address at Hamburger Allee 14, 60486, Frankfurt, Germany

In view of the Recovery Certificate in O.A No. 70 of 2010 issued by the Hon'ble Presiding Officer, DRT 4 a sum of Rs. 24,01,20,533.64/- (Rupees Twenty Four Crore One Lakh Twenty Thousand Five Hundred Thirty Three and Sixty Four Paise Only) is due against you.

You are hereby called upon to deposit the above sum within fifteen days of the receipt of this Notice, failing which the recovery shall be made in accordance with law.

In addition to the aforesaid sum, you shall be liable to submit-
(i) Such interest @ 8.13% p.a. plus 2% p.a. penal interest as is payable for the period commencing immediately after this notice of the execution proceedings.
(ii) All costs, charges, and expenses incurred in respect of the service of this Notice and other processes that may be taken for recovering from you.

Given under my hand and seal this 15th day of April, 2026.

Date:- 15.04.2026
Place: Mumbai
Sd/- (MAHESH KUMAR)
RECOVERY OFFICER,
DEBTS RECOVERY TRIBUNAL-I

SEAL

punjab national bank
Together for the better

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 property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

| Sr. No. | Name of Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor (s) / Mortgagor (s) | Details of Immovable Properties (Mortgaged / Owner's Name (Mortgagors of properties)) | A) DL Of Demand Notice u/s 13 (2) of SARFAESI ACT 2002 B) Balance Outstanding Amount + 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 Auction | Details of the encumbrances known to the secured creditors |
|---------|---|--|---|---|------------------------------------|--|
| 1 | 1.M/s Yunicom Silk Mills, Proprietorship Firm, 2. Shri Shantilal Jain Add- Block No- 2-A, Jai Hind Building No 1, Dr. AM Road, Bhuleswar, Mumbai-400002. | IPCOM - All that piece & parcel of land & building on Industrial Plot no 57 (P), Survey No 150(P), Mouje Karvali, taluka Bhiwandi, Dist Thane Admeasuring 418.05 Sq Mtrs owned by Mr. Shantilal Jain of Yunicom Silk Mills | A) 20-11-2013 B) Rs.37,02,20,108.44 as on 20/11/2013 + Further intt & other charges C) Dated: 26-03-2014 D) Symbolic | A) Rs 82,60,000.00 B) Rs 8,26,000.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |
| 2 | 1.M/s Yunicom Synthetic Mills Pvt. Ltd, 2. Shri Shantilal Jain, Director, 3. Mrs Saroja Devi Jain, Director, 4. Mr Abhishek Jain, Director. Add- Block No- 2-A, Jai Hind Building No 1, Dr. AM Road, Bhuleswar, Mumbai-400002. | IPCOM 1 - All that piece & parcel of land & building on Industrial Plot no 57 (P), Survey No 150(P), Mouje Karvali, taluka Bhiwandi, Dist Thane Admeasuring 250.83 Sq Mtrs owned by M/s Yunicom Synthetic Mills Pvt Ltd | A) 20-11-2013 B) Rs.37,02,20,108.44 as on 20/11/2013 + Further intt & other charges C) Dated: 26-03-2014 D) Symbolic | A) Rs 61,20,000.00 B) Rs 6,12,000.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |
| 3 | 1.M/s Yunicom Synthetic Mills Pvt. Ltd, 2. Shri Shantilal Jain, Director, 3. Mrs Saroja Devi Jain, Director, 4. Mr Abhishek Jain, Director. Add- Block No- 2-A, Jai Hind Building No 1, Dr. AM Road, Bhuleswar, Mumbai-400002. | IPCOM 2 - All that piece & parcel of land & building on Plot No 7 (P), Survey No 149, Hissa No 2 (P), Mouje Karvali, Taluka Bhiwandi, Dist Thane, Admeasuring 367.88 Sq Mtrs owned by M/s Yunicom Synthetic Mills Pvt Ltd | A) 20-11-2013 B) Rs.37,02,20,108.44 as on 20/11/2013 + Further intt & other charges C) Dated: 26-03-2014 D) Symbolic | A) Rs 84,50,000.00 B) Rs 8,45,000.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |
| 4 | 1.Ms RAMESH MADASWAMY KONAR, 1.Mr Ramesh Madaswamy Konar, Proprietor, At: Tg No 153, Gawani Pada, Nahur Road, Mulund West, Mumbai-400080. 2. Mrs Sublaxmi Ramesh Konar, Guarantor, At: Flat no 202, Ayappa Darshan Building, Gawandpada, behind Gokul Mathura Building, mulund East, Mumbai-400081 | IPCOM Unit No- 203, 2nd Floor, Brahans Business Park, Mahal Industrial Estate, Opposite to Mahakal Caves Road, Andheri (E), Mumbai-400093. | A) 30.11.2022 B) Rs. 1,86,41,068.69 as on 30.11.2022 + further intt & other charges. C) Dated: 26.04.2023 D) Symbolic | A) Rs 2,80,71,400.00 B) Rs 28,07,140.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |
| 5 | M/S Neelambar Agrotech Pvt Ltd (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkanan Mishra (Director) | IP 1 Duplex Flat Bearing No 1901 on 19th Floor in the building Known as "Giriraj Heights CHSL", Plot No 05, Sector 18, Kharghar, Navi Mumbai- Mumbai-410210 | A) 08-05-2025 B) Rs. 20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) Dated: 24.07.2025 D) Symbolic | A)Rs. 2,43,41,000.00 B)Rs. 24,34,100.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |
| 6 | M/S Neelambar Agrotech Pvt Ltd (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkanan Mishra (Director) | IP 2 Duplex Flat Bearing No 1902 on 19th Floor in the building Known as "Giriraj Heights CHSL", Plot No 05, Sector 18, Kharghar, Navi Mumbai- Mumbai-410210 | A) 08-05-2025 B) Rs. 20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) Dated: 24.07.2025 D) Symbolic | A)Rs. 2,43,41,000.00 B)Rs. 24,34,100.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |
| 7 | 1. M/s Kaprisa International Pvt Ltd 2. Mr. Satish N Mehta, 3. Mrs Sweta Mehta, 4. Mitul S Mehta, 5. M/s Fine Facets(I) Pvt Ltd | All that piece and parcel of the Industrial Gala admeasuring at or above 6779 Sq. ft. situated at Unit No GJ-15, SDV VII , Seepz, Andheri (East), Mumbai | A) 30.03.2016 B) Rs. 6,25,96,000.00 as on 28.03.2016 + further intt & other charges C) Dated: 21.06.2016 D) Physical | A)Rs 6,86,38,000.00 B) Rs 68,63,800.00 C) Rs. 25,000.00 (Upto 11.00 AM) | 05/05/2026 11.00 AM to 16.00 PM | Not Known |

TERMS AND CONDITIONS

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHAT EVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website https://banknet.com as per above.
- For detailed term and conditions of the sale, please refer www.banknet.com & www.pnbindia.in.
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Subir Paul- 7003709715.
- 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: 16.04.2026
Place: Mumbai

Sd/-
Authorized Officer,
Punjab National Bank

BAJAJ INDEF

INDEF MANUFACTURING LIMITED
CIN: L29308MH2022PLC390286
Registered Office: Bajaj Bhawan, 2nd Floor, 226, Jannatal Bajaj Marg, Nariman Point, Mumbai 400 021
Tel: 022 45417309 Website: www.indef.com; Email ID: cst1@indef.com

NOTICE OF POST