

Bank of Baroda
Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683803, 43683808. Email: armbom@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX- IV-A (See proviso to Rule 8 (6), and 9(1))"

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), and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned accounts. The details of Borrowers/Directors/Mortgagors/Guarantors/Secured Assets/Dues/Reserve Price-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

Sr/ Lot No.	Name & Address of Borrowers / Directors / Guarantors / Corporate Guarantors / Mortgagors	Description of the immovable and known encumbrances, if any	Total Dues	1. Date of E-auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive / Physical)	Property Inspection date & Time.
1	M/S D Corp Agro Foods Pvt Ltd (Borrower) a) 6, Plot No 60D and F, 2nd Floor, Dulaaba Prasad, Sadanand Mohan Jadhav Marg, Naigaon, Road No. 2, Morbaug, Dadar East, Mumbai 400014. b) Mr. Gajanan Ramakant Desai (Guarantor) c) Mr. Durgesh Gajanan Desai (Guarantor) d) Mrs. Uditia Gajanan Desai (Guarantor)	i) Flat No F-3 admeasuring 425 Square feet being on the 1st floor in the Building Known as Dulaaba Prasad situated S M Jadhav Marg Dadar (East) Mumbai 400014 bearing City Survey No. 43/62 plot No 60-D and 60F situated at Dadar Naigaon Division Encumbrance known to bank: Nil ii) Flat No F-4 admeasuring 54.50 Square feet being on the 1st floor in the Building Known as Dulaaba Prasad situated S M Jadhav Marg Dadar (East) Mumbai 400014 bearing CS No. 43/62 plot No 60-D and 60F situated at Dadar Naigaon Division Encumbrance known to bank: Nil	Total Dues-Rs. 13,97,51,132.40 as on 20.02.2025 Plus Applicable Interest and other charges less recovery up to date	1) 24.06.2026 2) 14:00 Hrs to 18:00 Hrs	1) Rs. 1,22,00,000/- 2) Rs. 12,20,000/- 3) Rs. 1,00,000/-	Physical	26.05.2026 And 11.00 AM to 01.00 PM
				1) 24.06.2026 2) 14:00 Hrs to 18:00 Hrs	1) Rs. 1,50,00,000/- 2) Rs. 15,00,000/- 3) Rs. 1,00,000/-	Physical	26.05.2026 And 11.00 AM to 01.00 PM

For detailed terms and conditions of sale, please refer visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No. 022-43683803-13 Mobile No. 9509737340

Date: 12.05.2026
Place: Mumbai

Sd/-
Authorised Officer
Bank of Baroda

PNB Punjab National Bank
Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra (East), Mumbai-400051. Email: zs8356@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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), Guarantor (s) and Mortgagor (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 the Branch	Name of the Account	Name & addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property) (ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 31.12.2024. C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD (Rs. in Lacs) C) Bid Increase Amount (Rs. in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Stressed Asset Management Branch, Mumbai	M/s. Roita Pvt. Ltd. M/s. Roita Private Limited (Borrower and Mortgagor) M/s. Roita Holding and Finance Corporation Private Limited Sh Kamal Krishan Singh All at: R/o CHSL Plot No. 1/151, Maker Tower A, Cuffe Parade, Mumbai, 400005 And Flat No 152, Maker Tower A, Cuffe Parade, Mumbai, 400005	Property 1. All that piece & parcel of land and building known as Plot / Shed No 187, Phase 1, in Industrial Estate, Udhynog Vihar, Gurgaon, Haryana, Plot Admeasuring 7800 sq mtr. M/s. Roita Private Limited	A-18.06.2019 B- Rs.450.85 Cr plus further interest and charges minus recoveries if any thereon from the date NPA C-19.08.2019 D- Physical Possession	A-25000.00 B-2500.00 C-250.00	30.05.2026 11:00AM to 04:00PM	Not Known	
2.	Stressed Asset Management Branch, Mumbai	M/s. Pradhvi Multitrade Pvt. Ltd. (Borrower) 12, Mata Ram Devi Niwas, N S Road, Mulund-W, Mumbai, 400080 And Unit AC-4A, W-18, Patra Shed Rajlaxmi commercial complex, Bhiwandi, Village Kalher, Kalyan, Thane 400086 Rajpal Singh Daudhar (Guarantor Director) Flat No R64, Gurunank Nagar CHS, LBS Marg, Ghatkopar (W), Mumbai - 400086 Ashish Kanodia (Director) B/9/10 Ekta Apartment, 2nd Floor, LBS Marg, Mulund West, Mumbai - 400059 Raymond Shirting Ltd. Guarantor 143, Andheri Kurla Road, Shiv Shakti Industrial Estate, 3rd Phase, Opp Mittal Estate, Andheri (East), Mumbai - 400059 Ms. Preeti Malik Guarantor Flat No. 1 Sat CHSL Plot No 12, Sector 6, Kopar Khairane, Navi Mumbai 400709 Kalathil Ravindra Memon (Director Guarantor) A-204, Sathyam, Link Road, Borivali West, Mumbai-400709 Anita Sandeep Shriya 17, Jaldarshan, 51, Napeansea Road, Mumbai-4000026	Property 2. Office premises 1145/1146/1147, 1st floor, D wing, Oberoi Estate, Chandivali, Mumbai-400072 Area Admeasuring: As per Deed SBUA 1270 sq ft M/s. Reynold Shirting Ltd.	A-19-04-2021 B-11.61 Cr plus further interest and charges from the date of NPA C-10.07-2020 minus recoveries if any. C-11-08-2021 D- Physical Possession	A-126.00 B-12.60 C-0.50	30.05.2026 11:00AM to 04:00PM	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 "WHATEVER 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://baanknet.com> on 30.05.2026 from 11.00 AM to 04.00 PM.
- Property 1 is having Dues of Rs. 2,10,51,818.00/- of Municipal Corporation Gurgaon as per letter dated 29.12.2025
- Property 2 is having society dues of Rs. 46,29,940.00/- as on 31.12.2025
- In case the sale is made by order of any court / tribunal / authority whatsoever, bank will not be liable to pay any interest / charges / costs / duties of any nature to the auction purchaser.
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnb.bank.in.

Date: 13.05.2026
Place : Mumbai

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Sd/-
Authorized Officer,
Punjab National Bank,
Secured Creditor, Mob: 9871297247

Arcil
Asset Reconstruction Company (India) Ltd. (Arcil)
Acting in its capacity as Trustee of various Arcil Trusts
Arcil office : The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.
Website : <https://auction.arcil.co.in>; CIN - U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged / charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrower / Guarantors / Mortgagors	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice Dated (20.11.2021 & 23.11.2021) and 15.09.2021 respectively	Possession Type and Date	Date of Inspection	Type of Property and Area	Earnt Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: 1. RAMLAL D DEVASHI 2. KAMALADEVI RAMLAL DEVASHI	Loan Account Nos. HHLPNV00442257 and HHEPNV00458394 Sammaan Capital Limited ("SCL") [formerly known as Indiabulls Housing Finance Limited]	Arcil - Trust - 2025-015	Rs. 18,18,674.05/- (Rupees Eighteen Lakh Eighteen Thousand Six Hundred Seventy Four and Paise Five only) as on 18.11.2021 + further Interest thereon + Legal Expenses and Rs. 1,92,229.78/- (Rupees One Lakh Ninety Two Thousand Two Hundred Twenty Nine and Paise Seventy Eight only) as on 20.11.2021 + further Interest thereon + Legal Expenses	Physical possession on 18.06.2024	Will be arranged on request	Free Hold - 480 sq. ft. (super built-up area)	Rs. 1,22,400/- (Rupees One Lakh Twenty Two Thousand Four Hundred only)	Rs. 12,24,000/- (Rupees Twelve Lakh Twenty Four Thousand only)	On 03.06.2026 at 04:30 P.M.
Borrower: 1. MAHAMMED ASADULLAH 2. FIRDOUS MUMTAZ	Loan Account No. HHLKAL00401441 Rupees Ten Lakh Six Thousand Ninety Four and Paise Eighty Nine only) as on 26.06.2021 + further Interest thereon + Legal Expenses	Arcil - Trust - 2025-015	Rs. 10,06,094.89/- (Rupees Ten Lakh Six Thousand Ninety Four and Paise Eighty Nine only) as on 26.06.2021 + further Interest thereon + Legal Expenses	Physical possession on 17.08.2023	Will be arranged on request	Free Hold - 469 sq. ft. (super built-up area)	Rs. 72,000/- (Rupees Seventy Two Thousand only)	Rs. 7,20,000/- (Rupees Seven Lakh Twenty Thousand only)	On 03.06.2026 at 05:00 P.M.

Description of the Secured Asset being auctioned:
FLAT NO. 407, 4TH FLOOR, SHRI SAMARTH DARSHAN, NERAL SAI MANDIR, OPP. NAGESHWAR TEMPLE, DHAMOTE, NERAL EAST, RAIGAD, MAHARASHTRA - 410101.

Description of the Secured Asset being auctioned:
FLAT NO. 106, 1ST FLOOR, C-WING, SUNRISE HOMES, VILLAGE DAMAT, SHELU EAST, RAIGAD, MAHARASHTRA - 410208.

Pending Litigations known to ARCIL: Nil
Encumbrances / Dues known to ARCIL: Nil

Last Date for submission of Bid: Same day 2 hours before Auction
Bid Increment amount: As mentioned in the BID document

Demand Draft to be made in name of: ARCIL - TRUST - 2025-015
Payable at par

RTGS details: ARCIL - TRUST - 2025-015, Trust Account No. - 57500001702225, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, IFSC Code : HDFC0000542

Name of Contact person & number: Santosh Khopade - 0124-6910910; +91 70654 51024 (auctionhelpline@sammaancapital.com).

Terms and Conditions:

- The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
- The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the "AO" may accept / reject / modify / cancel the bid / offer or post-poned the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law.
- The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the secured assets, including statutory dues, etc., prior to submitting the bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorised Officer of ARCIL shall not be responsible in any way for any third-party claims / rights / dues.
- The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove falls for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Date: RAIGAD
Date: 24.04.2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.

Mumbai Building Repair & Reconstruction Board
(Unit of MHADA)
Executive Engineer/D-1 Div.,
89-95, Rajni Mahal, Tardeo Road, Mumbai-34
022-23531361, E-mail : rreed1mhada@gmail.com

Ref. No. EE/D-1/MBR&RB/e-Tender/ 02 / 2026-2027

e-TENDER NOTICE
Main Portal : <https://mahatenders.gov.in> MHADA Website - <https://mhada.gov.in>

Executive Engineer "D-1 Div." / Mumbai Building Repairs & Reconstruction Board, unit of MHADA at 89-95 Rajani Mahal, Tardeo Road, Mumbai-400034, is inviting on line digitally signed tenders in form of B-1 (Percentage Rate) for the following works from the contractors registered under appropriate Class with MHADA/ PWD/ MCGM/ CPWD /CIDCO/ MES/ MJP/ MIDC/ Indian Railway/BPT/ etc. The e-Tender will be available on the above portal from dt. 14.05.2026 (after 10.05 a.m.) to dt. 21.05.2026 (upto 5.30 p.m.)

Sr. No.	Name of works	Estimated cost Rs.	E.M.D. 1% of Estimated cost	Security Deposit 2% of Estimated cost 50% initially & 50% through Bill	Registration (Class) of Contractor	Tender Price including GST in Rs.	Time Limit for completion of work
1	Structural Repairs to Building No. 464-466, S.V.P. Road, (Laxmi Bhuvan), Girgaon, Mumbai-400004 under Board fund Work. (Second Call)	39,60,892/-	39,609/-	79,218/-	Class-V & above	590.00/-	18th Months (including monsoon)

Those contractors who are participating in e-Tendering at first time have to get digital ID & password from the above portal.

For any information and help for the up loading & downloading e-Tender please do contact with support team on ph. No. 1800 3070 2232/ +91-7878007972/ +917878007973 e-mail - eproc.support@mahatenders.gov.in

All information regarding e-Tendering is available on above portal.

Note :- 1. Please refer detailed tender notice(DTP) on above mentioned website
Note :- 2. Corrigendum / Amendments if any could be published only on the website.

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CPRO/A/381

Sd/-
Executive Engineer D-1 Divn.,
M.B.R. & R. Board

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom
Santacruz (East), Mumbai 400 098
CIN No. L67120MH2008PLC181833
Branch office: Mumbai

PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY
The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession taken	Earnest Money Deposit 10% or more of RP (In ₹)	Secured Debt	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Libin Baby 2. Baby Thomas	All That Piece And Parcel Of The Flat No. C-103 Admeasuring 583 Sq. Ft Net Area Carpet Area 540 Sq. Ft., And Exclusive Area 43 Sq. Ft., On The 1 st Floor Of The Building Known As Casa Adriana Situated At L, Downtown, Dombivili East Alongwith One Car Parking Space.	H17515200 120123122, H17515200 120123122 H17515200 120123122 G	11th August 2025	Rs. 3,54,224/-	As per Demand Notice dated 09/05/2024 Rs. 52,30,489.44/- Value >25,000/0	Rs. 35,42,240/- Bid Incremental Value	on 22/05/2026 from 10:30 AM to 12:00 PM with prior appointment	29/05/2026 from 11:00 P.M. to 12:00 P.M.

TERMS AND CONDITIONS OF PUBLIC AUCTION

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public e-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 28/05/2026 before 6:00 P.M.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 29/05/2026 i.e., day of e-auction or on the next working day i.e., 30/05/2026, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact The Authorised Officer Mr. Vikas Singh Contact No. 8669189048 and Mr. Dilip Mishra Contact No. 7575021496 L&T Finance Ltd, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098". At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called upon to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI Act, 2002.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 13.05.2026
Place: Mumbai

Sd/-
Authorized Officer
For L&T Finance Limited

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.
(MULTI-STATE SCHEDULED BANK)
Central Office : "Marutagir", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063. Tel. : 61890131 /61890083.

AUCTION NOTICE
Auction sale of immovable property/ies

Sealed Offers/Tenders are invited from the public/intending bidders for purchasing the following immovable property/ies on "as is where is basis and as is what is basis" under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of the Security Interest Enforcement Rules, 2002.

Sr. No	NAME OF THE MORTGAGOR / BORROWERS & BRANCH	OUTSTANDING AMOUNT AS PER DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT AMOUNT (Over & Above Highest Bid Amount)	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF SUBMISSION OF TENDERS / OFFERS	DATE AND TIME OF OPENING THE TENDERS
1	Dr. Darshan Prabhakara Shetty Joint/Co-Borrowers: Dr. Deepika Jayaram Shetty (Goregaon (East) Branch) [10th Auction Notice]	Loan Account No.000333710000089: Rs.2,89,04,840.40 as on 25.10.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 26.10.2020. (Less amount paid if any thereafter)	Shop No.F-1, admeasuring 237 sq.ft. carpet area (22.01 sq. meters carpet area) on the 1st Floor of the Building known as "Aadiya Plaza" constructed on land bearing Survey No.385, C.T.S.No.751, 751/1 to 88 of Revenue Village Malad (South), Taluka Borivili, in the Registration District of Mumbai Suburban situated Near Bombay Talkies Compound, Babulin Naka, Dadiseth Road, Malad (West), Mumbai-400 064 [Physical Possession with the Bank]	i. Rs.63,00,000/- ii. Rs. 6,30,000/- iii. Rs.50,000/-	i. 20.05.2026 from 11.00 a.m. to 05.00 p.m. ii. 01.06.2026 upto 05.00 p.m	02.06.2026 at 3.00 p.m.

Terms and Conditions of the Bharat Co-operative Bank (Mumbai) Ltd - Auction Sale:-

- Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer / Secured Creditor in this regard at a later date.
- Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.
- The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of "Bharat Co-operative Bank (Mumbai) Ltd." [Envelope containing the Bids / offer should superscribed as Bid for "Shop No. _____"].
- Place of Submission and opening of Tenders/Offer: Bharat Co-operative Bank (Mumbai) Ltd., Central Office - Recovery & Legal Department, Marutagir, Plot No.13/9A, Sonawala Road, Goregaon (East), Mumbai - 400 063.
- Outstanding Builder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder / purchaser above should complete all the transfer formalities & the Bank will not be responsible in any manner whatsoever, in this regard.
- In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding. The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. Bidders are, therefore advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.
- The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason thereof.
- Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid / offers to realize a good value.
- The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall stand forfeited.
- In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned without any interest to the unsuccessful bidders.
- The Principal Borrower / Joint-Borrower / Guarantor / Mortgagor is hereby informed in their own interest to take away all the movables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor / Mortgagor to enable us to handover the vacant and peaceful possession of said assets to the successful bidders on receipt of entire sale amount, which please take note.

Note : 1) This is a 15 days notice to the Borrower / Joint-Borrower / Guarantor / Mortgagor of the above loan accounts under Rule 8(6) of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on abovementioned date if your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc. 3) Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors u/s 13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the properties will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply.

Date : 12.05.2026
Place: Mumbai

Sd/-
AUTHORISED OFFICER
BHARAT CO-OPERATIVE BANK (MUMBAI) LTD