 PIRAMAL FINANCE LIMITED (Formerly Piramal Capital and Housing Finance Limited) (herein after referred to as PFL/ Secured Creditor) CIN: L65910MH1984PL0032639 Registered Office: Unit No -601, 6th Floor, Piramal Amli Building, Piramal Agastya Corporate Park, Kamnagar Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai- 400070 T +91 22 3802 4000.		POSSESSION NOTICE For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED , (Formerly Piramal Capital and Housing Finance Limited) (herein after referred to as PFL/ Secured Creditor) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred on Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the said Act of time available to redeem the secured assets. The borrower and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) and in amount mentioned herein and under interest thereon.		
Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(Loan Code No. M00786444) Thanepa-Naupada Branch, Hitesh Purohit (Borrower) Ganesh Sing Khimising Purohit (Co-Borrower) Getaldevi Ganeshingapur Purohit (Co-Borrower)	All The Part & Parcel of Property- 701, 7th Floor, Parijat Arcade In Parijat Arcade Co Opp Housing Society Ltd Survey No 414 Hissa No 3, Village Kalwa Taluka & District Thane- 400605	10/09/2025 for Rs. 39,16,222/- Thirty Nine Lakh Sixteen Thousand Two Hundred Twenty Two And Paise Zero Only	28-01-2026
2.	(Loan Code No. M01540303) Navi Mumbai- Karjat Branch, Omkar Thakkar (Borrower) Pradnya Pramod Thakkar (Co-Borrower)	All The Part & Parcel of Property- Flat No 201 2nd Floor Karjat Enclave Karjat Cts No 292B Majur Dahivali Tarai Need Karjat Raighar- 410021	27/05/2024 for Rs. 16,03,023/- Sixteen Lakh Three Thousand Twenty Three And Paise Zero Only	27-01-2026



Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahmullikah Saiyari Road Opp. Patel
ST Depot, Prabhadevi, Mumbai - 400 025, CS: 30219898

Website: www.motilalosal.com, Email: hfquery@motilalosal.com

**PUBLIC NOTICE FOR
E-AUCTION CUM SALE**

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "**online e-auction**" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilalosalwfhf.com as per the details given below :

Date and time of E-Auction Date: 23-02-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit: 22-02-2026			
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPAN00115-160007446 Borrower: Parnel Borrower: Sachin Pundalik Tambe Co-Borrower: Sanjivani Sachin Tambe	05-12-2024 For Rs: 1010623/- (Rupees Ten Lakh Ten Thousand Six Hundred & Twenty Three Only)	Flat No. 309 B-Wing 3Rd Floor Krushna Chaya Bldg Admeasuring 379 Sq Ft. S. No. 1 H. No. 14 Dombivali East Thane 0 Near Gaondevi Mandir 421001 Raigrah (MH) Maharashtra	Reserve Price: Rs.500000/- (Rupees Five Lakh Only) EMD: Rs. 50000/- (Rupees Fifty Thousand Only)
LAN: LXXKHO00216-170032941 Borrower: Kp0092 Borrower: Sunita Shalindra Singh Co-Borrower: Shalendra Jay Singh	01-02-2022 For Rs: 118711/- (Rupees Eleven Lakh Eighty Seven Thousand Six Hundred & Sixty One Only)	Flat No 209 2Nd Floor B Wing Savarbhari Shriji Dham S No 40/2 403 Mouje Nandkard Tal Bhiwandri Dist. Thanjavallu Nandkard 401204 Thane Maharashtra	Reserve Price: Rs.60000/- (Rupees Six Lakh Only) EMD: Rs. 60000/- (Rupees Sixty Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA ERMAT PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Rakesh Manohar Kandare 9967337288 & Vishal Raut 8879292921**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk : + 91 83709 69696. E-Mail ID: contact@auctionbazaar.com

Place : Maharashtra /Date :31.01.2026 **Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited)**


KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
 Branch Office: Kotak Infinity, 5th Floor, Zone IV, Building No. 21, Infinity IT Park, Off Western Express Highway, General K A Vaidya Marg, Malad (East), Mumbai 400037
 Corporate Identity Number - L65110MH1985PLC038137, www.kotak.com

E - AUCTION GUM SALE NOTICE OF IMMOVABLE PROPERTIES


E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Enforcement and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(i) & 8(i) 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 /or Mortgagor (s), that the below described immovable properties mortgaged / charged to **Kotak Mahindra Bank Limited** ("Secured Creditor"), the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor as on **27-02-2025**, will be sold through E-Auction on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", "**WHATSOEVER THERE IS BASIS**" and "**NO RECOURSE BASIS**" on **24-02-2026**, for recovery of Rs. 3,55,01,622.09 (Rupees Three Crore Fifty Five Lakhs One Thousand Six Hundred Twenty Two and Paise Nine) or less as on 01-01-2026 together with further interest and other charges thereon at the contractual rates after the footing of compound interest until payment/realization due to **Kotak Mahindra Bank Limited**, being the Secured Creditor, from the Borrower / Mortgagor(s) / Guarantor(s) namely **M/s. Brijeel Foods and Beverages Pvt. Ltd.**, **M/s. Smit Sampat Maru, Mr. Sampat Lal Maroo & Mr. Mukesh Kumar Hestimal Jain** in respect of loans granted to **M/s. Brijeel Foods And Beverages Pvt. Ltd.** The details / description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Details of Immovable Properties put for E – Auction					
M/s. Brijeel Foods and Beverages Pvt. Ltd. Last date for submission of online bid 24-02-2026 up to 04:00 p.m. Date & Time of E-Auction 24-02-2026 between 01:00 p.m. to 02:00 p.m. Reserve Price (INR) INR 3,17,00,000.00 (Rupees Three Crore Seventeen Lakhs Only) Earnest Money Deposit (EMD) (INR) INR 31,70,000.00 (Rupees Thirty One Lakhs Seventy Thousand Only)	Description of Property I : All that piece or parcel of industrial land or ground along with structure thereon together with the messages, hereditaments, bearing following Gut Nos. Gut No : 213, Hissa No : 1, Area in H.R : 0-60-0, Village : Kondhale. Situated, lying and being at revenue Village Kondhale, Taluka-Wada, Dist. Thane, Registration Sub-District of Thane in area of Kondhale Gram Panchayat. Description of Property II : All that piece or parcel of industrial land or ground along with structure thereon together with the messages, hereditaments, bearing following Gut Nos. Gut No : 214, Hissa No : 5, Area in H.R : 0-03R-05P, Village : Kondhale. Situated, lying and being at revenue Village Kondhale, Taluka-Wada, Dist. Thane, Registration Sub-District of Thane in area of Kondhale Gram Panchayat. Description of Property III : All that piece or parcel of industrial land or ground along with structure thereon together with the messages, hereditaments, bearing following Gut Nos. Gut No : 420, Hissa No : , Area in H.R : 0-18R-05P, Village : Usar. Situated, lying and being at revenue Village Usar, Taluka-Wada, Dist. Thane in Registration Sub-District of Thane in area of Usar Gram Panchayat. Plant and Machinery : Mineral water plant comprising of Bottle filling machine, Jar filling machine, Cug filling machine, Blow molding machine, Conveyor system, R. O. Plants, Chilling Plant, Shrink Wrapping machine, Storage tanks, Air Compressors, Laboratory Equipment's etc.					
Lot No.	Name of the Mortgagor/s	Details of Immovable Properties put for E – Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
Lot II	M/s. Brijeel Foods and Beverages Pvt. Ltd.	Plant and Machinery ; Mineral water plant comprising of Bottle filling machine, Jar filling machine, Cug filling machine, Blow molding machine, Conveyor system, R. O. Plants, Chilling Plant, Shrink Wrapping machine, Storage tanks, Air Compressors, Laboratory Equipment's etc.	23-02-2026 up to 04:00 p.m.	24-02-2026 between 01.00 p.m. to 02:00 p.m.	INR 52,65,000.00 (Rupees Fifty Two Lakhs Sixty Five Thousand Only)	INR 5,26,500.00 (Rupees Five Lakhs Twenty Six Thousand Five Hundred Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said properties on 13.02.2026 between 12:00 pm to 02:00 pm through his authorized representative/agent.

[illegible]



Branch Office: ICICI Bank Ltd, Ground Floor, Akurtti Centre, MIDC, Near Telephone Exchange, Opp Akurtti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

(See proviso to Rule 8(6))

Notice for sale of immovable asset(s)

The Auction Sale Notice for the sale of immovable asset(s) 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.

This Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr.No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	M/s. Maa Bhawani Enterprises (Bharat), Rajan Rajan Mishra, Mr. Subheshwar Kumar Jha (Guarantor) Mr. Subheshwar Jha (Mortgagor) Loan A/c No. 061605001649	Flat No. 701, 7th Floor, Sector-12, Convent Road, Park-Vill-Sagarli, Taluka And District- Thane Maharashtra, Thane Admesuring An Area of 550 Sq.ft. Super Built Up Area) Encumbrances of Society Dues,	Rs. 59,35,893/- As on January 20, 2026	Rs. 20,00,000/- Rs. 2,00,000/-	February 02, 2026 From 11:00 AM To 02:00 PM.	February 21, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link-<https://disposalhub.com>), of our auction agency M/s NexGen Solutions Private Limited The Mortgagors/ Noticees are asked to last chance to pay the total dues with their auction by February 20, 2026 before 02:00 PM. The secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E at ICICI Bank Limited) Place 3-5, 74 Techno Park, Opp SEEFPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 20, 2026 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before February 20, 2026 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited) Place 3-5, 74 Techno Park, Opp SEEFPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 20, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No.8087215472/7304915594/9004392416

Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeso Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt Ltd., 5. Girinsoft Pvt Ltd, 6. Hecta Pro Tech Pvt Ltd, 7. Arca Emart Pvt Ltd, 8. Novel Asset Service Pvt Ltd, 9. Nobroker Technologies Solutions Pvt Ltd., have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date : January 31, 2026
Place : Mumbai

Authorized Officer
ICICI Bank Limited

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Tel. - 022-6936 8500	 TJSB SAHAKARI BANK LTD. <small>MULTI-STATE SCHEDULED BANK</small>		
Recovery Office :- Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) – 400 604. ☎ 022-69978500.			
POSSESSION NOTICE [For Immovable Property] UNDER RULE 8 (2) OF SECURITY INTEREST ENFORCEMENT RULES, 2002 R/W PROVISIONS OF SARFAESI ACT, 2002			
<p>WHEREAS, the undersigned being the Authorized Officer of TJSB Sahakari Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002") and in exercise of powers conferred u/s. 13 (12) r/w Rule 3 of Security Interest (Enforcement) Rules 2002, issued Demand Notice dated 18.12.2025 to repay the amount mentioned in the notice within 60 Days from the date of receipt of the said notice having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that, the undersigned has taken Physical Possession of the property as per request letter 20-01-2026 of M/s. Ankush Enterprises Through its Partner Mrs. Ankush Mukund Thacker mentioned below, in exercise of powers conferred on him u/s 13(4) of SARFAESI Act, 2002 r/w Rule 8 of the Security Interest (Enforcement) Rules, 2002.</p> <p>The borrower(s) in particular and public in general are hereby cautioned not to deal with properties and any dealings with the properties will be subject to the charge of TJSB Sahakari Bank Ltd.</p> <p>The borrower's attention is invited to the provision of sub section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.</p>			
Name of the Borrower(s) / Guarantor(s) / Mortgagor(s), Branch Name & A/c Nos.	Date of Demand Notice & Outstanding Amount	Date & Place of Possession	DESCRIPTION OF PROPERTY
1. M/s. Ankush Enterprises (A Partnership Firm through its Partners): i. Mrs. Ankush Mukund Thacker ii. Smt. Priti Babulal Agarwal- (Deceased Partner through her Legal Heir namely) 1. Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal 2. Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal <div style="text-align: right;">...Borrower</div>	Demand Notice Date: 18.12.2025 Outstanding Amount as on 30.11.2025 Rs. 2,69,18,917.01 (Plus further interest and cost thereon from 01.12.2025)	Date: 29.01.2026 Place : Thane (Physical Possession)	The Flat No. 602-B admeasuring on or about 754 Sq. Ft. Built up in the Building of M/s. Centre Point Co-operative Housing Society Ltd., situate at Village Panchpakhadi, Sant Dnyaneshwar Road, Thane Tal. And Dist. Thane, within the local limits of the Thane Municipal Corporation and within the Registration of Dist. Thane – Owned by Smt. Priti Babulal Agarwal (Deceased through her Legal Heirs, namely, Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal, & Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal).
2. Mrs. Ankush Mukund Thacker <div style="text-align: right;">...Guarantor & Mortgagor</div>			
3. Smt. Priti Babulal Agarwal-(Deceased through her Legal Heirs Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal & Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal <div style="text-align: right;">... Guarantor & Mortgagor.</div>			
4. Mr. Mukund Bhagwanlal Thacker <div style="text-align: right;">...Guarantor.</div>			
(Ram Maruti Road Branch) (CC/ 155130100101035, CLGSTL1/1553078000000022, EXPRESS/155307000000011)			
Sd/- AUTHORISED OFFICER, Under SARFAESI Act, 2002 For & on behalf of TJSB Sahakari Bank Ltd.			

DEUTSCHE BANK AG

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 ('Deutsche Bank AG'), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002. (The Rules) issued demand notices dated **11th June 2025** calling upon the borrower(s) **Krishna Arts, Raghunath Baikuntha Panda & Late Jagannath Baikuntha Panda** residing at Flat No. 102, 1st Floor, A Wing, Green Point Chsl, Siddheshwar Nagar, Western Express Highway, Mumbai- 400 097. Calling upon the Borrower(s)/ Co-borrower(s) to repay the outstanding amount of **Rs. 3,55,97,729.77 (Rupees Three Crore Fifty Five Lakhs Ninety Seven Thousand Seven Hundred Twenty Nine and Seventy Seven paise Only)** as on **10/02/2022**, and interest thereon within 60 days from the date of receipt of the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **12th March 2026 at 4 p.m.**, at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	All the piece and parcel of Flat No. 102, 1st Floor, A Wing, Green Point Chsl, Siddheshwar Nagar, Western Express Highway, Mumbai- 400 097, admeasuring 779 sq ft built up area	Rs. 91,00,000/-	Rs. 9,10,000/-	12th March 2026

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves / itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on **14th February 2026 between 11 am to 5 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of **Rs. 9,10,000/- (Rupees Nine Lakhs Ten Thousand Only)** towards the Earnest Money Deposit ("EMD") favoring 'M/s. Deutsche Bank AG' so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 on or before **12th March 2026 by 2 pm**. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 50,000/- (Rupees Fifty Thousand Only) over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. Upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft /Pay Order favoring 'Deutsche Bank AG'.
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft /Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly 'on 'as is where basis what is'. To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess and any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

This Notice is also notice to the abovesaid Borrower under Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Diana Nadar, Authorized Officer - Deutsche Bank AG,
 Email : diana.nadar@db.com, Contact Numbers: 9820066613, 9619887707,
 9152770607, 9821600029, 921180 3167/3727/3077/3493

Place: Mumbai
Dated: 31.01.2026

<p align="center">GARBI FINVEST LIMITED (Formerly Golden Properties & Traders Ltd) CIN: L65100MH1982PLC295894 Regd. Off. Office No. Shubham Centre-1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai, Maharashtra-400 099 Email: garbinvest@gmail.com, website: www.gpfl.in/(M)-9830012564</p>												
<p align="center">NOTICE OF POSTAL BALLOT</p>												
<p>Members are hereby informed that pursuant to Sections 108 and 110 of the Companies Act, 2013 (the Act), read with the Companies (Management and Administration) Rules, 2014, as amended, (Rules), General Circular Nos. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, and subsequent circulars issued from time to time, the latest one being General Circular No. 03/2025 dated 22nd September, 2025 issued by the Ministry of Corporate Affairs (MCA Circulars), and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Regulations), and any other applicable provisions of the Act, Rules, Regulations, Circulars and Notifications issued thereunder [including any statutory modification(s) or re-enactment(s) thereof for the time being in force and as amended from time to time], the Company has sent Notice of Postal Ballot vide e-mail dated 28th January, 2026, to those Members who have registered their e-mail IDs with the Depository Participant(s) or with the Company as on Friday, 23rd January, 2026, being the cut-off date, together with an Explanatory Statement pursuant to Section 102 of the Act, along with the Login ID and password, for seeking their approval on the following resolutions:</p>												
Sr. No.	Description and Type of Resolutions											
1.	Appointment of Mr. Rakesh Agarwal (DIN: 11094066) as an Independent Director of the Company (Special Resolution)											
2.	Appointment of Mrs. Preeti Vijayargia (DIN: 11095253) as an Independent Director of the Company (Special Resolution)											
3.	Appointment of Mr. Deepak Vishwakarma (DIN: 11366789) as Director of the Company											
<p>In compliance with Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (Listing Regulations) and pursuant to the provisions of Sections 108 and 110 of the Act read with the Rules framed thereunder and the MCA Circulars, the manner of voting on the proposed resolutions is restricted only to e-voting i.e., by casting votes electronically instead of submitting postal ballot forms. Accordingly, the Postal Ballot Notice along with the instructions for e-voting is being sent only through electronic mode to those Members whose email addresses are registered with the Company / Depository Participant(s). The details of the procedure to cast the vote form part of the Notes to this Notice. The instructions for remote e-voting are appended to this Notice. The Notice is also available on the website of the Company www.gpfl.in</p> <p>The Board has appointed Mrs. Geeta Roy Chowdhury (COP No. 7741), Partner of M/s. S. R. & Associates, Practicing Company Secretaries as the scrutinizor ("Scrutinizer") for conducting Postal Ballot / e-voting process in a fair and transparent manner.</p> <p>Members desiring to exercise their vote through the remote e-voting process are requested to carefully read the instructions indicated in this Notice and record their assent (FOR) or dissent (AGAINST) by following the procedure as stated in the 'Notes' section of this Notice.</p> <p>The e-voting facility will be available during the following period:</p> <table border="1"> <tr> <td>Cut-off date for sending the Notice to eligible shareholders</td><td>Friday, 23th January, 2026</td></tr> <tr> <td>Cut-off date for eligibility to vote</td><td></td></tr> <tr> <td>E-voting start date and time</td><td>Sunday, 1st February, 2026 at 9:00 A.M.</td></tr> <tr> <td>E-voting end date and time</td><td>Monday, 2nd March, 2026</td></tr> </table> <p>The remote e-voting facility will be disabled immediately after 5.00 p.m. (IST) on Monday, March 2, 2026 and will be disallowed thereafter.</p> <p>Based on the Scrutinizer's Report, the result of remote e-voting will be announced on or before Wednesday, March 4, 2026. The result declared along with the Scrutinizer's report shall be communicated in the manner provided in this Postal Ballot Notice.</p> <p>The last date of e-voting, i.e. Monday, March 2, 2026, shall be the date on which the resolution would be deemed to have been passed, if approved by the requisite majority. The result of the e-voting by Postal Ballot will be announced on or before Wednesday, 4th March, 2026 at the Registered Office of the Company and shall be available on the Company's website at www.gpfl.co.in.</p>					Cut-off date for sending the Notice to eligible shareholders	Friday, 23th January, 2026	Cut-off date for eligibility to vote		E-voting start date and time	Sunday, 1st February, 2026 at 9:00 A.M.	E-voting end date and time	Monday, 2nd March, 2026
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<p>Registered Office: A502, A-WING, 5TH FLR, Shubham Centre-1, Cardinal Gracious Road, Chakala Andheri (East) International Airport, Mumbai - 400099</p> <p align="right">5th Floor, M.C. Road, For Garbi Finvest Limited Sd/- Richa Agarwalla Company Secretary</p>												
<p>Place: Mumbai</p>												
<p>REGD. A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICITY BY NOTICE OF DR DRT SALE PROMOTION OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-II, MUMBAI, MTNL BAHAN, 3rd Floor, Colaba Market, Colaba, Mumbai</p>												
<p>R.P. No. 207/2015 PROCLAMATION TO SELL UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1953. Axis Bank Ltd. J., Certificate Holder</p>												
<p>V/s J., Certificate Debtor Hydrotek Technics (PCL) Ltd. Ors. CD-1: O.L. High Court Bombay (Hydrotek Technics (PCL) Ltd. 5th Floor, M.C. Road, Mumbai 400023. CD-2: Mr. Harshaj Singh, Hat No. 1201, Seawood Estate, Building No.2, NRI Complex, Sector 54/5/56, Neral, Navi Mumbai 400706. CD-3: Mrs. Rajkumar Singh, Hat No. 1201, Seawood Estate, Building No.2, NRI Complex, Sector 54/5/56, Neral, Navi Mumbai 400706. CD-4: Perundurai Leather Industries E-Group (PCL) Ltd., (PUES), 450, Bhavani Main T. Road, B.P. Aggarham, Erode 638 005. CD-5: Vishram Tantrins Envr Control Systems Pvt. Ltd., (VISHTEC), No.18, Mahatma Gandhi Road, Rangpet 632 401. The highest bidder (India) Ltd., A-116, Rajeev Arcade, Plot No. 61, Sector 11, CBD Belapur, Navi Mumbai 400 614. Whereas the said Debtor is a company registered with the Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 184 of 2017 for recovery of Rs. 65,86,09,281/- with interest and cost from the Certificate Debtors and a sum of Rs. 65,86,09,281/- 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. And whereas a sum of Rs. 65,86,09,281 along with pre-judgmental and further interest @ 12% p.a. from the date of filing of application till payment and/or realization from CDS. Notice is hereby given that in absence of any order of postponement, the property shall be sold on 09.03.2026 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open auction (e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.banqueactions.com), M/s. e-procurement Technologies Ltd. having its office at Wall Street-4, Opp Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad 380 005, Gujarat (India), Contact Person: Mr. Praveen Kumar Gujarati (Mobile-91 9722778828). Email Address: Praveen.thevar@auctiontigneter.net or support@auctiontigneter.net. 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. Address Proof: Photo Identity Proof of the bidder(s) have been stated to the best of the information of the undersigned, but the original shall not be answerable for any error, mis-statement or omission in this proclamation. No officer or other person, having any duty to perform in connection with sale, either directly or indirectly through or by the aid of any agent, shall be permitted to bid 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 there under and to the following conditions:- 1. The revenue price made below and which the property shall not be sold is Rs. 48,00,00,000/- (Rupees Four Crores Eighty Lakhs only). 2. The highest bid in which the bid is to be increased shall be Rs. 5,00,00,000/- (Rupees Five Lakhs only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction. 3. The property shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise. 4. The public at large is hereby invited to bid in the said e-auction. It is payable by the online offers along with EMD of Rs. 48,00,00,000/- (Rupees Four Crores Eighty Lakhs only) as per mentioned in para 4 above. 5. The offers in sealed envelope addressed to the Recovery Officer, DRT-II, Mumbai superseding R.P. No. 207 of 2015 on a containing filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RGS / NETT details towards EMD Amount of Rs. 48,00,00,000/- (Rupees Four Eighty Lakhs only), should be deposited with the undersigned not later than by 4:00 P.M. on 05.03.2026. 6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their full and true duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered. 7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 05.03.2026 at 4:00 P.M. The physical inspection of the properties may be taken between 09:00 A.M. and 05:00 P.M. on 02.03.2026 at the property site. 8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit. 9. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next day of the sale of the property. The balance 75% of the final bid amount shall be paid in cash by</p>												