PUBLIC NOTICE

Claims are hereby invited within 15 days from publication of this notice from the legal heirs of late Mr. Indravadan Ramanlal who was on record member of the **KANSARA CHAWL CO-OPERATIVE HOUSING SOCIETY LIMITED** in respect to room no. 32, on 3rd Floor of Bldg. No. 118 and holder of share certificate no. 000097 having distinctive nos. 481 to 485 issued in the name of Mr. Indravadan Ramanlal Shah under the society's member register no. 058.

The said Mr. Indravadan Ramanlal has expired on 23-03-2014 at Dhruv Ni Pole, Khambhat, Gujarat and one Mr. Bhavin Indravadan Shah has approached the society on 24-09-2024 with an application to transfer the shares of the deceased in the property to his name by virtue of Release Deed submitted by Mrs. Shobhanaben Indravadan Ramanlal Sadiwala (w/o Mr. Indravadan Ramanlal), Mrs. Falguni Atulbhai K Mehta (NEE Ms. Falguni Indravadan Ramanlal) (d/o Mr. Indravadan Ramanlal) & Mrs. Jalpaben Divyangbhai K Khambhatwala (NEE Ms. Jalpa Indravadan Ramanlal) (d/o Mr. Indravadan Ramanlal) claiming to be the only legal heirs of the deceased late Mr. Indravadan Ramanlal.

All persons having any claim in respect thereof by way of sale, exchange, gift, mortgage, charge, trust, inheritance, Possession, Lease, Lien or otherwise howsoever are hereby requested to inform about the same in writing with evidence of their claims to the undersigned at their office at 30, SAHAYOG 1ST FLOOR, 1ST BHOIWADA LANE, BHULESHWAR, MUMBAI – 400 002 within 15 days from the date of publication of this notice, failing which the claim or claims if any of such persons or person will be considered to have been waived and / or abandoned.

Schedule of Property

Interest in share certificate No. 000097 dated 17TH AUGUST 1989 comprising of 05 [FIVE] fully paid-up shares of Rs. 50/- each bearing distinctive nos. 481 to 485 both inclusive and incidental to the right to use and occupy Room No. 32 admeasuring 225 sq. ft., in KANSARA CHAWL CO_OPERATIVE HOUSING SOCIETY LIMITED bearing Cadastral Survey Nos. (CTS Nos.) 2386 & 2402 of Bhuleshwar Division.

Premises being Room No. 32 on 3rd floor of bldg. no. 118 of KANSARA CHAWL CO-OPERATIVE HOUSING SOCIETY LIMITED.

KANSARA CHAWL CO-OPERATIVE HOUSING SOCIETY LIMITED

Signed by,
Hon. Secretary

Dated 05th day of June 2025

30, 'Sahayog' 1st Floor, 1st Bhoiwada Lane, Bhuleshwar Road, Off Kalbadevi Road,
Mumbai 400 002 Maharashtra

PUBLIC NOTICE

Notice is hereby given to the public at large on behalf of my client, **Mr. Nemchand Devshi Gosrani** who state that he had purchased the **Flat No. 6, First Floor, Ghatkopar Anand Kunj C H S Ltd; Hingwala Lane, Ghatkopar – (East), Mumbai – 400077** from **Mrs. Hemlata Devji Shah** vide an Agreement dated **25/06/1982** (**the Said Flat**).

My client state that he is not in possession of ORIGINAL Agreement / Deed for the transaction namely, M/s. Mistry and Patel a Partnership Firm (Seller therein) to Mrs. Hemlata Devji Shah (Buyer Therein). My client further state and claim that he has not transferred, sold, created any charge, lien of any nature whatsoever upon the Chain Agreement.

The Society, **Ghatkopar Anand Kunj C H S Ltd;** has transferred the Membership and the **Share Certificate No. 4** bearing Distinctive Nos. **16** to **20 (Both Inclusive)** in the sole name of my Client **[the Said Share Certificate].**

That any Claimant / Objector / Person / Legal Heir(s) / Individual / Firm / Company having Right, Title, Interest, Benefit, Objection, Claim or Demand of any nature whatsoever in and upon the Said Flat by way of Sale, Transfer, Contract, Agreement, Mortgage, Charge, Lien, Legacy, Assignment, Trust, Easement, Exchange, Inheritance, Gift, Succession, Maintenance, Occupation, Possession or otherwise howsoever shall submit their grievance with copies of such documents and other proofs in support of their claim / objection within a period of 14 [Fourteen] days of this Notice at **Shop No. – 848, Ground Floor, Building No. – 29, Pant Nagar, Ghatkopar – (East), Mumbai – 400075** otherwise if the said grievance of obstacles or objections raised after the expiry of said period of 14 [Fourteen] days shall not be entertained.

This notice is published to retain the Title in the Said Flat and for informing that my client may enter into a Conveyance Deed after the expiry of the said period of 14 [Fourteen] days and the negotiations shall be completed without any reference to such claims and the claims, if any, shall be deemed to have been given up or waived and not binding on my client or the subsequent Purchasers. If anyone has found the Original Agreement / Deed they are herewith requested to kindly contact the Advocate and hand over the same.

Place: Mumbai
Date: 05-06-2025

NIMISH N. SAVLA
(Advocate, High Court, Bombay)

बैंक ऑफ़ बड़ौदा Bank of Baroda

ROSARB, Bank of Baroda, Regional Office,
Valsad Region, Mahalaxmi Towers,
Tithal Road, Valsad, Gujarat, India – 396001
E-mail : sarbul@bankofbaroda.com.
Web : www.bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 6 (2) & 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, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", **"As is what is", and "Whatever there is" "without recourse basis"** for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & address of Borrower/s /Guarantor/s	Short Description of property with known encumbrances, if any	Total dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	**M/s MLS Print O Pack** **Proprietor:** **1.Avinash S Jhunjhunwala** **Guarantors:** **1.Amit S Jhunjhunwala,** **2.Sushil S Jhunjhunwala,** **3.Jamunadevi S Jhunjhunwala,** **4. Sheokumar S Jhunjhunwala**	All that piece and parcel of the residential Flat No 503 5 th floor admeasuring 800 sft built up area along with the car parking space No 12 admeasuring about 111 sft in the building known as Sonmarg CHS Ltd situated at Opp Bajaj Hall S V Road Malad West Mumbai-400101 constructed on land bearing CTS No 22 A, lying being and situated at Village Chinchavali Tq Borivali with in the registration district and sb district of Mumbai City and 9Mumbai Sub urban standing in the name of Mr Amit Sushil Jhunjhunwala, Mr Sushil S Jhunjhunwalka and Mrs Jamunadevi S Jhunjhunwla **Symbolic possession**	**Rs. 5,52,62,973.72/- + unapplied Interest w.e.f. 16.02.2025 + other charges less recovery if any**	**1-Rs. 1,57,04,640/-** **2-Rs. 15,70,464/-** **3-Rs. 25000/-** **(With unlimited extension of 10 minutes each)**

• Date of E-Auction : 24.06.2025
• Time of E-Auction : From 02:00 PM to 06:00 PM

a. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
b. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
c. Bank will not be responsible or duty bound for handing over of physical possession.
d. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
e. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e-Auction.
f. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited
g. The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession):

15 days statutory notice sale notice to the Borrower, guarantor and mortgagor.

For detailed terms and conditions of sale, please refer to the link provided in **https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.com** Also, prospective bidders may contact the **Authorized Officer on Tel No. 02632-241454 Mobile: 8872485474.**

Date : 03.06.2025
Place : Valsad

Chief Manager & Authorised Officer,
Bank of Baroda

Bank of India
Relationship beyond banking

Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M.G.Road, Fort, Mumbai 400 001 Tel 022-22673549
E-mail: SARM.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF MOVEABLE / 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 provison 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 Creditors, the possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **09.07.2025,** for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The Reserve Price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No	Name of the Borrowers/Guarantor and Amount outstanding	Description of the mortgaged properties	Reserve Price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1.	**M/s PRB agro and foods Private Limited** Partner/Guarantor – **Mr Raj Ravindrakumar Bhansali** **Mrs. Pooja Renish Bhansali** Amt O/s – Rs.770.35 Lakhs + Interest + Expenses/Charges	**Plant & Machinery & Plot no L1+L2+L3, PRB Agro and Foods Pvt Ltd at Chincholi, MIDC, Chincholi Industrial Area, Village- Chincholikati, Tal – Mohol, Dist-Solapur.** **(Physical Possession)**	458.00	45.80	9819403549/ 022-22673529
2.	**M/s H M Megabrands Pvt Ltd.** Partner/ Guarantor – **Mr. Arif Esmail Merchant** **Mr. Hashim Arif Merchant** **Mrs Saima Hashim Merchant** Amt O/s – Rs.264.66 Lakhs + Interest + Expenses/Charges	**EQM of flat no 802, 8th floor, A-wing, Building No 02, Dudhwala Aqua Pearl, Bellasis Road, Mumbai Central - 400008.** **(Symbolic Possession)**	223.00	22.30	9819403549/ 022-22673529

Terms and Conditions of the E-auction are as under:

1. The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
2. **Bidder will have to visit PSB Alliance (https://baanknet.com) for registration and participation in E auction. Receipt of EMD (Earnest Money Deposit) cut-off date and time will be 09.07.2025 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.**
3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
4. **The date of on-line E-auction for properties listed at serial no. 1 & 2 will be between 11.00 AM to 5.00 PM on 09.07.2025.**
5. Date of Inspection for the property listed at Serial No.1 will be on **23.06.2025** between 02:00 PM to 04:00 P.M and for Serial No. 2 will be on **24.06.2025** between 02:00 PM to 04:00 PM.
6. To better facilitate the inspection, interested buyers are requested to **intimate the branch** through **e-mail at sarm.mumbaisouth@bankofindia.co.in** and/or through **contact numbers** mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-22673529 / 9819403549, to better facilitate the inspection.
7. Bid shall be submitted through online procedure only.
8. The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs.25000/- (Rupees Fifty Thousand only) for property listed at Serial no. 1 & 2.
9. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
10. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
11. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
12. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
13. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next working day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
14. Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
15. The successful bidder/highest bidder shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
16. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
17. The Sale Certificate will be issued in the name of successful bidder/highest bidder only and will not be issued in any other name(s).
18. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/ GUARANTORS

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

Date: 04.06.2025
Place: Mumbai

Bank of India
Authorized Officer

HDFC BANK
We understand your world

Registered Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013 and having one of its office as Retail Portfolio Management at HDFC Bank Ltd, 1st Floor, I-Think Techno Campus, Kanjurmarg (East),Mumbai – 400042.

SALE INTIMATION AND NOTICE FOR SALE OF SECURITIES PLEDGED TO HDFC BANK LTD.

The below mentioned Borrowers of HDFC Bank Ltd. (the "Bank") are hereby notified regarding the sale of securities pledged to the Bank, for availing credit facilities in the nature of Loans/Overdraft Against Securities.

Due to persistent default by the Borrowers in making repayment of the outstanding dues as per agreed loans / facilities terms, the below loan accounts are classified as NPA (Non-Performing Asset). The Bank has issued loan recall notice to these Borrowers, including the final sale notice on the below-mentioned date whereby, Bank had invoked the pledge and provided 7 days' time to the Borrower to repay the entire outstanding dues in the below accounts, failing which, Bank would be at liberty to sell the pledged securities without issuing further notice in this regard.

The Borrowers have neglected and failed to make due repayments, therefore, Bank in exercise of its rights under the loan agreement as a pledgee has decided to sell / dispose off the Securities on or after **13th June, 2025** for recovering the dues owed by the Borrowers to the Bank. The Borrowers are hereby notified to treat this as a notice of sale in compliance of section 176 of the Indian Contract Act, 1872. The Borrowers are, also, notified that, if at any time, the value of the pledged securities falls further due to volatility in the stock market to create further deficiency in the margin requirement then Bank shall at its discretion sell the pledged security within one (1) calendar day, without any further notice in this regard. The Borrower(s) shall remain liable to the Bank for repayment of any remaining outstanding amount, post adjustment of the proceeds from sale of pledged securities.

Sr. No.	Loan Account Number	Borrower's Name	Outstanding Amount as on 2nd Jun., 2025	Date of Sale Notice
1	XXXX2889	SURESH PARASHURAM THORAT	1,22,736.90	02-Jun-25
2	XXXX0684	RAVINDRAN OTHAYOTH NAIR	7,30,981.40	02-Jun-25
3	XXXX4906	MERVYN SANJAY MASCARENHAS	9,74,722.72	02-Jun-25
4	XXXX5343	ADITYA KUMAR GARG	1,01,488.88	02-Jun-25
5	XXXX0713	ALPESH RAVJI GOTHI	78,103.21	02-Jun-25
6	XXXX8073	RISHIKESH KISHOR GADIKAR	56,582.74	02-Jun-25
7	XXXX4756	DILIP GOVIND KOLHATKAR	9,34,313.18	02-Jun-25
8	XXXX1618	ANUJ SETHI	32,280.33	02-Jun-25
9	XXXX0432	MALLIKARJUN CHANNAPA SHETE	3,20,850.96	02-Jun-25
10	XXXX2680	RAMESH N AKULA	2,13,515.22	02-Jun-25
11	XXXX6545	SANJAY SATISHCHANDRA MAKHARIA	2,29,069.14	02-Jun-25
12	XXXX7954	HARESH RANOJI SALUNKHE	78,908.62	02-Jun-25
13	XXXX7381	FELIX FERNANDES	3,10,936.42	02-Jun-25
14	XXXX9034	ASIF ISMAIL KHAN	4,46,903.14	02-Jun-25

Date : 05.06.2025
Place : Maharashtra

Sd/-
HDFC BANK LTD.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

E Tender Notice No. 16/2025-2026 (Mumbai)

E Tenders are invited for below work from registered contractor.

Sr. No.	Name of Work	Estimated Cost
1	Ville Bhagad Industrial Area— Construction of B type fire station & allied works.	₹ 14,47,28,563.00
2	M & R to Shahad water supply scheme... Providing and installing ultrasonic level indicator at Old & New HSR.	₹ 37,53,800.00
3	Amount due from Government.... Providing, fixing & commissioning of EPABX system in the office of Hon. M(1), at Mantralaya & Residence at Malbar hill, Mumbai.	₹ 11,98,200.00
4	Construction of RCC Box culvert in place of old small box culvert on the bypass road to improve monsoon drainage capacity of Roha city near Massjid.	₹ 39,17,523.00
5	M&R to water supply scheme for Pen-Alibag Region & Nagothane Industrial Area... Supply of Aluminum sulphate 8% liquid (Iron free) as per IS 260/1969 at M.I.D.C. stores Poynad & Nagothane Indl. Area WTP.	₹ 1,47,55,000.00
6	M&R to NRB At Wagle Industrial Area Thane... Providing installing and commissioning of 10 KVA capacity UPS with UPS battery to upgrade the existing system at Regional office 1 & 2 & Division Office 1 & 2 Thane - 2nd Call	₹ 12,19,184.00
7	M & R to roads in TTC Industrial Area.... Repairs to center verge on Shil Mahape Road. —2nd Call	₹ 39,04,867.00

The blank tender forms for work at Sr.No. 1 will be available from 06/06/2025 to 30/06/2025, for works at Sr.No. 2 to 5 will be available from 06/06/2025 to 20/06/2025 and for work at Sr.No. 6 & 7 will be available from 06/06/2025 to 16/06/2025on following website https://mahatenders.gov.in

Interested agencies may upload their queries for works at Sr.No. 1 to 5 before 11/06/2025 and for works at Sr.No. 6 & 7 before 09/06/2025 on above website. Answers to the queries/MIDC Clarification for works at Sr.No. 1 to 5 will be available from 13/06/2025 and for works at Sr. No. 6 & 7 will be available from 10/06/2025 on above website.

IN THE DEBTS RECOVERY TRIBUNAL NO. 2
MTNL Bhavan, 3rd Floor Strand Road, Appollo Bandar, Colaba Market, Colaba,
Mumbai-400 005.

EXH. 11

ORIGINAL APPLICATION NO. 636 OF 2023

SUMMONS

Canara Bank ...APPLICANT
V/s.
Ms. Shahista Afsar Khan ...DEFENDANT/S

Whereas **O.A. No. 636 of 2023** was listed before the Hon'ble Presiding Officer on **18/10/2023.**

Whereas this Hon'ble Tribunal is pleased to issue summons/Notice on the said application under section 19(4) of the Act, (OA) filed against for recovery of debts of Rs. 48,11,813.81 Ps.

Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substitute service has been allowed by this Hon'ble Tribunal.

In accordance with Sub-Section (4) of Section 19 of the Act you the defendants are directed as under:-

(i) To Show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted.

(ii) To Disclose particulars of properties or assets other than properties and assets specified by the applicant under Serial Number 3A of the Original Application.

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under Serial Number 3A of the Original Application, pending hearing and disposal of the application for attachment of the properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other asset and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal.

(v) You shall be liable to account for the sale proceeds realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institution holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-II on **18/09/2025** at **11:00 a.m**. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of the Tribunal on this **day of 3rd June 2025**.

Seal

Sd/-
Registrar
DRT-II, Mumbai.

Name & Address of the defendants,

Ms. Shahista Afsar Khan carrying on business as Proprietary concern in the name and style of Maze Fashion, Having address at Plot No 151, 1 st Floor Atgaon Industrial Complex, Phase II, Village Pundhe, Shahapur Dist Thane 421601. **And Residing at**: Building No 28, Room No 704, S G Barve Marg, Near State Bank of India, Nehru Nagar, Kurla (East), Mumbai-400 024 **And** Lodha Splendora Ceilo, Flat No. D 2204, 22nd Floor, G.B. Road, Bhayandarpada, Thane (West)-400 607.

HUBTOWN LIMITED

Registered Office: 'Hubtown Seasons', CTS NO. 469-A,
Opp. Jain Temple, R. K. Chemburkar Marg, Chembur - East, Mumbai - 400071.
Tel: +91-22-2526 5000; **Fax:** +91-22-2526 5099; **E mail:** investorcell@hubtown.co.in;
Website: www.hubtown.co.in; **CIN:** L45200MH1989PLC050688

NOTICE OF EXTRA ORDINARY GENERAL MEETING

Notice is hereby given that the **Extra-Ordinary General Meeting (EGM)** of the Members of **Hubtown Limited** will be held on **Friday, June 27, 2025** at **11.30 A.M. through Video Conferencing (VC) / Other Audio Visual Means (OAVM),** in compliance with applicable provisions of the Companies Act, 2013 ('the Act') and Rules framed thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with General Circular Numbers 14/2020, 17/2020, 20/2020, 02/2021, 20/2021, 03/2022, 10/2022 and 09/2023 dated April 8, 2020, April 13, 2020, May 5, 2020, January 13, 2021, December 8, 2021, May 5, 2022, December 28, 2022 and September 25, 2023 respectively, issued by the Ministry of Corporate Affairs (hereinafter collectively referred to as 'MCA Circulars') and Circulars dated May 12, 2020, January 15, 2021 and October 7, 2023 issued by the SEBI (hereinafter collectively referred to as 'SEBI Circulars'), Companies are allowed to hold their EGM through VC/OAVM, without the physical presence of the Members at a common venue. Hence, the EGM of the Company is being held through VC/OAVM to transact the business as set out in the Notice of the EGM.

In compliance with the Circulars, electronic copies of the Notice of the EGM have been sent to all the Members whose email IDs are registered with the Company/Depository Participant(s). The EGM Notice is also available on the Company's website i.e. www.hubtown.co.in; website of BSE Limited and National Stock Exchange of India Limited i.e. www.bseindia.com and www.nseindia.com and the website of MUFG Intime India Private Limited i.e. https://instavote.linkintime.co.in.

Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, and Regulation 44 of the SEBI Listing Regulations, the Members are provided with the facility to cast their votes on all resolutions set forth in the Notice of the EGM using electronic voting system and remote e-voting provided by MUFG Intime India Private Limited.

All the Members are hereby informed that:

1. The dispatch of the EGM Notice through emails has been completed on Tuesday, June 03, 2025.
2. Remote e-voting period shall commences from Monday, June 23, 2025 (from 9:00 a.m. IST) and ends on Thursday, June 26, 2025 (upto 5:00 p.m. IST). The remote e-voting module shall be disabled by MUFG Intime India Private Limited for voting after 5.00 p.m. on Thursday, June 26, 2025.
3. The Members holding shares either in physical form or in dematerialized form, as on cut-off date i.e. Thursday, June 19, 2025 shall be entitled to avail the facility of remote e-voting or by e-voting system at the date of EGM.
4. Any person who acquires shares and becomes member of the Company after the dispatch of EGM Notice through email and holding shares as on the cut-off date i.e. Thursday, June 19, 2025 may obtain the USER ID and password by sending a request to enotices@in.mpms.mufg.com/rnt.helpdesk@in.mpms.mufg.com
5. The facility for voting will also be made available during the EGM and those Members present in the EGM, who have not cast their vote by remote e-voting shall be eligible to vote through e-voting system at the EGM. The Members who have already cast their vote through remote e-voting may also attend the EGM but shall not be entitled to cast their vote again.
6. For details relating to remote e-voting, please refer to the process and manner for availing E-voting facility send along with the EGM Notice. In case the shareholders have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and Instavote e-Voting manual available at https://instavote.linkintime.co.in under Help section or write an email to enotices@in.mpms.mufg.com/rnt.helpdesk@in.mpms.mufg.com or Call us :- Tel : 022 - 49186175 / 49186000.

For Hubtown Limited
Sd/-
Shivil Kapoor
Company Secretary

Place : Mumbai
Date : June 3, 2025

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pnb Housing Finance Limited
Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi–110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. BOISAR:2B,SecondFloor,AmeyaPark,NavapurRoad,Boisar[West,]Maharashtra-401501,**B.O.VIRAR:**302,ThirdFloor,RiddhiArcade,100ftNarangiBypassRoad,NearBigBazar,Virar(West)Maharashtra-401303

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incr-emental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encum-brances/Court Case if any (K)
HOU/VRR/1220/844862 Manish Mohanlal Kothari / Abhilasha Manish Kothari, B.O. : VIRAR	**Rs.2102272.23 & 29-05-2024**	Physical Posses-sion	Gokul Grand 3-Bldg 3,4.0, 403.0 Gokul Grand – Bldg – 1 to 4 Mahim, Near Sundaram School, Mahim - Palghar Road, Palghar West, Tal & Dist - Palghar – 401104, S.No.827/2, Plot No.1 And S.No. 827/3(pt) Near Sundaram School, Thane Maharashtra-401404 India.	**Rs. 1768000**	**Rs. 176800**	08-07-2025	**Rs. 20000**	23-06-2025 12:00pm to 04:00pm	09-07-2025 2PM to 03:00PM	Not Know
HOU/BOSR/0321/877054 Shivkumari Ramchandra Vasya / Dharmadevi Ramchandra Vaishya, B.O. : BOISAR	**Rs.2459352.39 & 15-07-2022**	Physical Posses-sion	Flat No 305 E Wing, 3rd Floor, Shrepal Nagar E CHSL, Navghar Road, Bhayander East, Thane, Maharashtra-401105, Thane , India.	**Rs. 2258000**	**Rs. 225800**	08-07-2025	**Rs. 10000**	21-06-2025 12:00pm to 04:00pm	09-07-2025 2PM to 03:00PM	Not Know

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Rajiv Chandra And Anwar Mulani Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE :- MUMBAI DATE :- 05.06.2025

SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

SBI State Bank of India

Stressed Assets Recovery Branch, Mumbai (05168):- 6th Floor,
"The International",16, Maharshi Karve Road, Churchgate, Mumbai-400 020.
Phone : 022 - 22053163 / 22053164 / 22053165, E-mail : sbi.05168@sbi.co.in

E-AUCTION 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on **"As is Where is", As is What is" and Whatever there is" basis** on **23.06.2025 in between 11.00 am to 04.00 pm** for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Name of Borrowers	Outstanding Dues for Recovery of which Property/ies is/are being sold	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit(EMD(inRs.)	Date & time of inspection
Shri Kunal K. Amale and Mrs. Suchitra Kunal Amale	Rs.85,53,484/- + inttt. & charges w.e.f. 09.09.2023 Demand Notice Date : 08.09.2023	**Property ID: SBIN80844156995** Flat No. C-3 on 1st Floor, C Wing, Aboli Park CSH Ltd., S. No. 116, Hissa No. 2A of Village Kothrud, Near Utsav Mangal Karyalay, Shivtirth Nagar, Paud Road, Kothrud, Tal. Haveli, Dist. Pune – 411038 adm. 102.94 Sq. M. (Built-up) i.e. 1108.05 Sq. Ft. (3 BHK)	Rs.1,07,00,000/- (Rupees One Crore Seven Lakhs Only)	Rs.10,70,000/- (Rupees Ten Lakhs Seventy Thousand Only)	16.06.2025 2.00 pm to 5.00 pm

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal **https://baanknet.com.** The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on **https://baanknet.com**

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website **https://baanknet.com**

For detailed terms & conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website **www.sbi.co.in , https://bank.sbi, https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com**

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Shri Mahesh Choudhari, Authorised Officer, Mobile No.7875044195, Mrs. Kasturi Murthy, City Case Officer, Mobile No.9820594238

Date : 05.06.2025
Place : Mumbai

Sd/-
AUTHORISER OFFICER,
STATE BANK OF INDIA