

FORM A**PUBLIC ANNOUNCEMENT**

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF KAMANI FOODS PRIVATE LIMITED

RELEVANT PARTICULARS		
1.	Name of corporate debtor	Kamani Foods Private Limited
2.	Date of incorporation of corporate debtor	29 th May, 2015
3.	Authority under which corporate debtor is incorporated / registered	Ministry of Corporate Affairs, ROC Mumbai, Maharashtra
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U15122MH2015PTC265061
5.	Address of the registered office and principal office (if any) of corporate debtor	B 1106, Flr-11, Plt Fp 616, Naman Midtown, Senapati Bapat Marg, Near Indiabulls, Elphinstone road, Prabhadevi, Delisle Road, Mumbai – 400013, Maharashtra.
6.	Insolvency commencement date in respect of corporate debtor	9 th October, 2025 (Order received via email from Registrar on 13 th October, 2025)
7.	Estimated date of closure of insolvency resolution process	7 th April, 2026 (180 th day from insolvency commencement)
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Name : Ms. Tehseen Fatima Khatri Registration No: IBBI/IPA-002/IP-N01140/2021-2022/13793
9.	Address and e-mail of the interim resolution professional, as registered with the Board	Address: Navjivan Commercial Premises, 12 th Floor, office No 1204 Lamington Road, Mumbai Central (East), Mumbai - 400008. Email: tfkhatriassociates@gmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Address: Navjivan Commercial Premises, 12 th Floor, office No 1204 Lamington Road, Mumbai Central (East), Mumbai - 400008. Email: cirp.kamanifoods@gmail.com
11.	Last date for submission of claims	27 th October, 2025 (14 days from receipt of order, 13 th October, 2025)
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not Applicable / To be determined
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable at this stage
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	Web link: https://ibbi.gov.in/en/home/downloads Physical Address: Not Applicable

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench-VI has ordered the commencement of a corporate insolvency resolution process of the Kamani Foods Private Limited on 9th October, 2025.

The creditors of Kamani Foods Private Limited, are hereby called upon to submit their claims with proof on or before 27th October, 2025 fourteen days from 13th October, 2025 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No.13 to act as authorised representative of the class [specify class] in Form CA-Not Applicable.

Submission of false or misleading proofs of claim shall attract penalties.



Tehseen Fatima Khatri
Interim Resolution Professional

In the matter of Kamani Foods Private Limited
IBBI Regn. No. IBBI/IPA-002/IP-N01140/2021-2022/13793

Registered Address and Email ID with IBBI
Navjivan Commercial Premises, 12th Floor, office No 1204
Lamington Road, Mumbai Central (East), Mumbai - 400008.

Email Id - tfkhatriassociates@gmail.com

AFA valid up to 31-Dec-2025

Date: 14/10/2025

Place: Mumbai

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED

55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: -022-61884700 Email: sys@pegasus-arc.com URL: www.pegasus-arc.com PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Eight Trust (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by L&T Housing Finance Ltd. (Assignor Bank) vide Assignment Agreement dated 31/12/2020 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known & unknown liabilities on 21/11/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 30/06/2025 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows: a) Ms. Janhavi Shrikant Deshmukh (Borrower) b) Mrs. Vidya Shrikant Deshmukh (Co-Borrower) c) Mr. Shrikant Deshmukh (Co-Borrower)

Outstanding Dues for which the secured assets are being sold: Rs. 2,58,81,718.05/- (Rupees Two Crores Fifty Eight Lakhs Eighty One Thousand Seven Hundred Eighty Eight and Paise Five Only) as of 02/02/2023 plus interest at the contractual rate and costs, charges and expenses thereon w.e.f. 03/02/2023 till the date of payment and realization. (As per notice under section 13(2) of SARFAESI Act).

Details of Secured Asset being Immovable Property which is being sold: Mortgaged by: Ms. Janhavi Shrikant Deshmukh, Row House No. 1, on 1st Floor, Building No. 9, admeasuring area 1440 sq. ft. built-up area in the building known as "Amrutanjali", and registered society known as Krishna Kamal CHSL, constructed on Plot No. 111E/1, 111F & 111H, Sector No. 21, Near, Navi Mumbai, Taluka & District: Thane within the limits of CIDCO Ltd. and/or Navi Mumbai Municipal Corporation in the jurisdiction and registration Sub-District Thane, District- Thane.

CERSAI ID: Asset ID: 200015855854 Security Interest ID: 400015890861 Reserve Price below which the Secured Asset will not be sold (in Rs.): Rs. 2,59,20,000/- (Rupees Two Crores Fifty Nine Lakhs Twenty Thousand Only)

Earnest Money Deposit (EMD): Rs. 25,92,000/- (Rupees Twenty Five Lakhs Ninety Two Thousand Only) Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value: Not Known

Inspection of Properties: 31/10/2025 from 3.00 pm to 4.30 pm. Contact Person and Phone No: Mr. Siddhesh Pawar- 9029687504 (Authorized Officer) Mr. Vishal Kapse- 7875456757

Last date for submission of Bid: 20/11/2025 till 4:00 pm Time and Venue of Bid Opening: E-Auction/Bidding through website (https://sarfaesi.auction-tiger.net) on 21/11/2025 from 12.00 noon to 01.00 pm.

This publication is also a thirty (30) days' notice to the Borrowers / Co-Borrowers / Guarantors under Rule 8 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or website https://sarfaesi.auction-tiger.net or contact service provider E-Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo. +91 9265562821 & 9374519754, Email: rampasad@auction-tiger.net, Mr. Rampasad Mobile No. +91 800023297, Email: support@auctiontiger.net before submitting any bid.

Authorised Officer Pegasus Assets Reconstruction Pvt. Ltd. (Trustee of Pegasus Group Thirty Eight Trust 1) Name: Navi Mumbai Date: 15/10/2025

कार्यपालक अभियंता का कार्यालय पथ निर्माण विभाग, पथ प्रमण्डल, रामगढ़

रामगढ़ थाना के सामने, थाना चौक/गांधी चौक, रामगढ़ केन्द्र, जिला- रामगढ़, झारखण्ड- 829122, ई-मेल- eercdrangarh-jhr@nic.in

Table with 4 columns: क्रमांक, विवरणी, पूर्व में आमंत्रित तिथि, संशोधन की तिथि. Row 1: वेबसाइट पर निविदा प्रकाशित होने की तिथि एवं समय, 14102025, 18102025. Row 2: निविदा प्राप्ति की अंतिम तिथि एवं समय, 28102025, 30102025.

शेष यथावत रहें। कार्यपालक अभियंता, पथ निर्माण विभाग, पथ प्रमण्डल, PR 364062 Road(25-26)#D, रामगढ़

ARMB MUMBAI, 3rd FLOOR, PNB PRAGATI TOWER, PLOT C-9, G BLOCK, BANDRA KURIA COMPLEX, BANDRA EAST, MUMBAI-400051

POSSESSION NOTICE [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas The undersigned being the authorized officer of the Punjab National Bank, ARMB Mumbai, 3rd Floor, Pnb Pragati Tower, Plot C-9, G Block, Bandra Kuria Complex, Bandra East, Mumbai -400051, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 02/11/2018 Calling upon the Borrower's/Guarantor's/Mortgagor's Mr. Ghanshyam R. Sharma & Mrs. Sangita Ghanshyam Sharma to repay the amount mentioned in the notice being Rs. 33,80,607/- (Rupees Thirty Three Lakh Eighty Thousand Six Hundred Seven Only) as on 02/11/2018 within 60 days from the date of receipt of the said notice with future interest and incidental charges w.e.f. .

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 9th Day of October of the year 2025. The borrower/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank, ARMB Mumbai, 3rd Floor, Pnb Pragati Tower, Plot C-9, G Block, Bandra Kuria Complex, Bandra East, Mumbai -400051, for an amount of Rs. 33,80,607/- (Rupees Thirty Three Lakh Eighty Thousand Six Hundred Seven Only) as on 02/11/2018 plus interest and incidental expenses incurred by bank w.e.f. .

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of immovable property Flat No. 703 & 703A, 7th Floor, Building No.3 'Gaurav Excellency' Near GCC Club, Mira Road (E) Dist - Thane 401 107.

Date: 09/10/2025 PLACE - Mumbai Sd/- Authorised Officer Punjab National Bank

FORM A PUBLIC ANNOUNCEMENT (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF KAMANI FOODS PRIVATE LIMITED

Table with 2 columns: Sl. No., Particulars. Rows include Name of corporate debtor (Kamani Foods Private Limited), Date of incorporation, Authority under which incorporated, Corporate Identity No., Insolvency commencement date, etc.

Classes of creditors, if any, under clause (b) of sub-section (a) of section 21, ascertained by the interim resolution professional. 14. (a) Relevant Forms and (b) Details of authorized representatives are available at: Web link: https://ibbi.gov.in/home/downloads/Physical Address: Not Applicable

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench VI has ordered the commencement of a corporate insolvency resolution process for the Kamani Foods Private Limited on 9th October, 2025.

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. UNION BANK OF INDIA Exh. No.: 9 VS SUEJETA SINGH

Form No. 3 (See Regulation-13 (1)(a)) DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) 1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. UNION BANK OF INDIA Exh. No.: 9 VS SUEJETA SINGH

To: (1) SUJETA SINGH DWS/O.1/2024 was listed before Hon'ble Presiding Officer/Registrar on 03/06/2025. 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 you for recovery of debts of Rs. 34,47,016.12/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under- (i) to show cause within 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 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 assets 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 way of secured assets and other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 20/11/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

For Paper Book follow the following URL: https://cis Given under my hand and the seal of this Tribunal on this date: 29/09/2025. Signature of the Officer Authorised to issue summons. (SIAJUS JAISWAL) REGISTRAR, DRT-III, MUMBAI.

Notice under section 21 of the Act, you, the defendants are directed as under- (i) to show cause within 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 properties;

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(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 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 assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

PUBLIC NOTICE

Notice is hereby given that I am Investigating Title of Mrs. SMITA SONI w/o Sanjay Kumar to the Property viz. office Unit No. B-102 admeasuring 54.77 sq. mtrs (carpet) or thereabout on 1st Floor of B-Wing of the building known as "Citi-Point" purchased by her vide duly registered Agreement for Sale and dated 10-04-2006 made and executed by and between Mrs Cadedl Wearing Mills Co. Ltd. (as Owner); And M/s Basons Investments Pvt. Limited (as developers); and; MRS. SMITA SONI w/o Sanjay Kumar (as Purchaser) vide document Sr. No. BDR4-032877 (the said Agreement and who is member of the Citi Point Premises Co-operative Society Ltd and holder of Five (5) shares of Rs.50/- each fully paid-up bearing distinctive numbers 176 to 180 (both inclusive) embodied in the Share Certificate bearing No.25 issued by the said Society (the said Shares), by virtue of her ownership of the said Unit No. B-102, in the said building "Citi Point" having address at CTS No. 244A, Village Khandgaon & 36 A, Village Anandhi, Andheri (East), Mumbai-400 059 for its intended Sale and Transfer, free from all encumbrances, Claims and reasonable doubts.

The said Mrs. SMITA SONI w/o Sanjay Kumar has represented that original copy of the said Agreement and the said Shares are lost/ misplaced/ destroyed and could not be found in spite of diligent search and that the said Society has issued duplicate Share Certificate in place and stead of the lost original Share certificate.

Any person's or Entity's having any Share, Right, Title, Interest, Claim or demand in or to the Property described hereinabove by way of any document, Agreement, Share, Sale, Lease, Sub-Lease, Family settlement, Assignment, inheritance, Mortgage, Transfer, Tenancy, Sub-Tenancy, Trust, Maintenance, Lien, Leave and License, Gift, Charge, bequest, Partition, acquisition, requisition, attachment, exchange, possession, encumbrance, Letter of allotment or encumbrance or any order/decree/ Judgment of any Court or any kind of Agreement or otherwise whatsoever in, to or upon the said property and the said Shares or any part thereof are hereby required to make the same known in writing along with the supporting documentary proof forming the basis of any such claim to the undersigned at 66, Wimal Wasal, Ground Floor, Kanara House, Kalbadevi Road, Mumbai-400002, within fifteen days (15) from the date of publication of this notice, after which, any such Right, Claim or demand, if any shall be considered as waived and abandoned and not binding on intended Transferees.

This 15th day of October, 2025 Sd/- VIJAY B KANORIA Advocate High Court Cell: 9821157851 Email: vijaykanoria@hotmail.com

Any person having any claim and/or objection against proposed Sale/ Transfer either by way of inheritance, Sale, Gift, Lease, Mortgage, Charge, Exchange, Leave and License, Tenancy in perpetuity or any civil or criminal litigations or recovery proceedings should intimate the undersigned with documentary evidences at address recorded hereunder within 14 DAYS from the date of publication hereof, failing which my clients will complete the deal and proceed further irrespective of any such claims, objections (if any).

Dated this 15th October, 2025. Sd/- SHRI SANJAY J. SALUNKHE B.A., LL.B., LL.M. ADVOCATE HIGH COURT 205, Lotus Priede, West Floor, St. Francis Road, Vile-Parle (West), Mumbai - 400 056. Mob: 9819506115

Form No. 3 (See Regulation-13 (1)(a)) DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) 1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. UNION BANK OF INDIA Exh. No.: 9 VS SUEJETA SINGH

To: (1) SUJETA SINGH DWS/O.1/2024 was listed before Hon'ble Presiding Officer/Registrar on 03/06/2025. 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 you for recovery of debts of Rs. 34,47,016.12/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under- (i) to show cause within 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 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 assets 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 way of secured assets and other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 20/11/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

For Paper Book follow the following URL: https://cis Given under my hand and the seal of this Tribunal on this date: 29/09/2025. Signature of the Officer Authorised to issue summons. (SIAJUS JAISWAL) REGISTRAR, DRT-III, MUMBAI.

Notice under section 21 of the Act, you, the defendants are directed as under- (i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

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(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 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 assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

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(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 assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

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(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;

Bandhan Bank

Regional Off.: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Fax: +91-79-26560649, Toll Free No.: 18002335300 Website: www.bandhanbank.com

AUCTION CUM TENDER FOR SALE NOTICE

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference 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 assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhan Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues.

The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

Table with 4 columns: Sr. No, Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch, Description of the property to be sold (Secured Assets), Secured Debt which includes amount paid by the borrowers till date, if any, with further interest, costs, charges, etc., Reserve Price & EMD being 10%

Last Date, Time and Place for submission of bid: For Sr. No. 1 to 7 October 28, 2025, on or before 3:00 PM at 102, Status Building, Opp Jivandev Hospital, NH-48 Gunjan, Vapi-396191

Property Inspection Date & Time: For Sr. No. 1 to 7 October 24, 2025, From 11:00 AM to 1:00 PM, Amit Chauhan- 9925358309

Date and Time of E-Auction: October 30, 2025, From 11:00 AM to 12:00 Noon

Other Terms and conditions: 1. The aforesaid properties are being sold with no encumbrances as far known to the Bank. The Authorized Officer/bank shall not remain liable for any third party claims/rights/litigations. The intending bidder should make their own independent inquiries regarding any encumbrances. For detailed terms and conditions of the sale please refer the link https://bandhanbank.com/properties-for-sale provided in Bandhan Bank's website.

2. The aforesaid properties will be sold by Tender cum-e-auction through M/s. e-Procurement Technologies Ltd. (Auction Tiger) under the supervision of the Bank. Auction/bidding shall be only through "Online Electronic Bidding" through the website https://sarfaesi.auctiontiger.net/EPROC/ with Property ID 344103, 344072, 344083, 344104, 344105, 346429, 346430 Contact Person Mr. Maulik Shrivastava: Contact No. 91 73528727. The bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

3. Earnest Money Deposit (EMD) amount of 10% of the Reserve Price to be deposited by way of Demand Draft / Pay Order in favour of Bandhan Bank Ltd., payable at Mr. in all branches before the date of auction. 4. The intending bidder shall submit bid to the Authorized Officer at the concerned location mentioned above along with EMD amount before the date of auction and self-attested KYC documents with Bid Form. The sealed envelope cover should be super-scribed with "Bid Form and EMD for e-auction with Property ID".

5. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- and will remain extended/valid for fifteen minutes for each bid. 6. The bidder who submits the highest bid (above the Reserve Price) on closure of Online auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder subject to payment of 25% of sale price including EMD amount on same day of auction and balance within 15 days. 7. The sale will be subject to confirmation by Bandhan Bank Limited. 8. The sale will be subject to the Terms and Conditions of this Notice and Tender Document. Authorized Officer has absolute right to accept or reject any bid or modify the Terms and Conditions of the sale or adjourn/extend/postpone the sale/e-auction without assigning any reason therefor. 9. In case of any dispute the English version shall prevail. Date: October 15, 2025 Place: Gujarat Authorised Officer Bandhan Bank Limited

THE NATIONAL CO-OPERATIVE BANK LTD.

Regd & Admin. Office: 214, Rajendra Centre, Free Press Journal Marg, Nariman Point, Mumbai-21. Recovery Dept: Plot No-8/C, Sector-13, 1st floor, Khanda Colony, New Panvel (W)-410206. Phone No. 022-27458628 Email address: recovery@ncbmumbai.com

REF: NCB/RO/REC/101/2025-26. Date: 14.10.2025 M/s. Royce Developers Partner- Smt. Geeta Rakesh Kumar Kankose Partner- Smt. Geeta Rakesh Kumar Kankose Office Add: Office No. 10, 6th floor, Building No-B/7, Royce Paradise, Phase II, Padgha Road, Village Gandhare, Kalyan West-421301.

Sub: Notice U/s.13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. As your request, you have failed and neglected to repay the said dues/outstanding liabilities. Therefore, the Bank hereby call upon you U/s.13 (2) of the "Said Act" by issuing this notice to discharge in full your liabilities stated hereunder to the Bank Within 60 days from the date of this notice.

Your outstanding liabilities due and owing to the Bank for OD/104 (8-14-104) as on 30.09.2025 is sum of Rs. 1,52,39,262.32 (Rupees One Crore Fifty Two Lakh Thirty Nine Thousand Three Hundred Sixty Two and Thirty Two Paise Only) you are also liable to pay further interest from 01.10.2025 onwards at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges etc. in both a/c's.

If you fail to repay to the Bank the aforesaid sum of OD/104 (8-14-104) as on 30.09.2025 is sum of Rs. 1,52,39,262.32 (Rupees One Crore Fifty Two Lakh Thirty Nine Thousand Three Hundred Sixty Two and Thirty Two Paise Only) with further interest/ incidental expenses, cost as stated above in terms of this notice U/s.13 (2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-section (4) of Section 13 and under other applicable provisions of the said Act.

You are also put on notice that in terms of sub-section 13 of Section 13 of this notice not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank. THIS NOTICE is without prejudice to the Bank's right to initiate such other actions or legal proceedings, as it deems necessary under any other applicable provision of law.

Yours faithfully, (Mr. Akash Ghopal), Authorised Officer Copy forwarded to: For OD/104 (8-14-104): 1. Mr. Sanjay Shantaram Kankose (Partner) 1404, building no. 1, Savanah, Vasant Lawns, Pokhara Road No-2, Near Jupiter Hospital, Majiwada, Maharashtra, Thane - 400 601.

2. Mrs. Geeta Rakesh Kumar Kankose (Partner) 202 - A wing, Soham Tower, 90 feet Road, Near Registration office, Bhayandar West, Thane, Maharashtra - 401 101. 3. Mr. Nishant Madhukar Kankose (Guarantor) A-1/103, Adarsh nagar CHS, Vikas Complex, Kolbad, Naupada, Thane - 400 602.

4. Mr. Subhash Shantaram Nivale (Guarantor) D3/703, Ruti Park, R.W. Sawant marg, Vivindan Society, Thane, Maharashtra - 400601. 5. Mr. Sanjay Shantaram Kankose (Guarantor) 1404, building no. 1, Savanah, Vasant Lawns, Pokhara Road No-2, Near Jupiter Hospital, Majiwada, Maharashtra, Thane - 400 601.

6. Mrs. Geeta Rakesh Kumar Kankose (Guarantor) 202 - A wing, Soham Tower, 90 feet Road, Near Registration office, Bhayandar West, Thane, Maharashtra - 401 101. You are advised to make the payment of the amount mentioned in the notice in terms of the Guarantee executed by you.

