



इंडियन बैंक



Indian Bank

ALLAHABAD

Borivali West Branch : 1-5, B-Wing, New Ashok Nagar, Vazira, Borivali West, Mumbai-400091.
Phone : 022-28955868 / 28955858 • **e-mail :** borivali@indianbank.co.in

DEMAND NOTICE

Notice under Sec.13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

REF:B86/SARFAESI/2026-27/001 Date: 04.07.2026

To,

1. **M/s Greater India Impex** (Proprietorship Firm, Borrower), Proprietor – Bindu S Bhosle, E -803, Wing E Royal Classic, New Link Road, Andheri (west), Mumbai 400 053

2. **Mrs Bindu S Bhosle** (Proprietor/Guarantor), E/803, Royal Classic CHS Ltd, New Link Road, Next to Citi Mall, Andheri West, Mumbai – 400 053; **Also at:** Flat No. 905, 9th Floor, Kanchanganga CHSL, Plot No. 9/10 Manish Nagar JP Road, Village Ambivali, Andheri (West), Mumbai 400 058

3. Legal Heirs & representatives of **Late Sarojini D Ratnapal** (Guarantor/Mortgagor), Flat No. 905, 9th Floor, Kanchanganga CHSL, Plot No. 9/10 Manish Nagar JP Road, Village Ambivali, Andheri (West), Mumbai 400 058

Sir/Madam,

Sub: Your loan account MSME SOD A/c 6512673438, FITL 7089753133 & GECLS 1.0 Etnx. 7130750545 with Indian Bank Borivali West branch.

The 1st you is a proprietorship firm having availed the loan captioned at subject from our Indian Bank **Borivali West Branch**. The 2nd you are proprietor and guarantor and 3rd you are the guarantor cum Mortgagor for the loan availed by 1st of you.

At the request of the 1st, 2nd and 3rd of you, in the course of banking business, the following facility was sanctioned and was availed by first of you.

Sl No	Nature of facility/ Account	ROI at present (%)	Limit (Rs.)	O/S. as on 04.07.2026	Interest accrued But not debited	Penal Interest @2% (simple) accrued but not debited and other charges (MOX/ MLE)	Total O/s. as on 04.07.2026
1.	SOD- 6512673438	14.65	4500000	4489035	98194	251	4587480
2.	FITL- 7089753133	14.80	555617	286074	7483	0	293557
3.	GECLS 1.0 Etnx- 7130750545	8.75	450000	75010	1125	0	76135
Total			5505617	4850119	106802	251	4957172

The first of you, 2nd and 3rd of you have executed the following documents for the said facilities:

Nature of facility	Nature of documents
1. MSME SOD Rs 45.00 lakh	a. D1 : Demand Promissory Note dated 17.02.2017
	b. D3 : Letter of Continuity dated 17.02.2017
	c. D7 : Disposal of proceeds letter dated 17.02.2017
	d. D34 A: Letter from the third party to Bank for extension of EM dated 20.02.2017
	e. D57: Agreement Of Guarantee dated 17.02.2017
	f. D101 : Agreement of Hypothecation of movable dated 17.02.2017
	g. D105 : agreement of OCC dated 17.02.2017
2. Funded Interest Term Loan Rs 5.55617 lakh	a. D1 : Demand Promissory Note dated 27.09.2021
	b. D3 : Letter of Continuity dated 27.09.2021
	c. D33 : Letter from party to Bank confirming extension of Mortgage dated 28.09.2021
	d. D36: Term Loan Agreement dated 27.09.2021
	e. D101 : Agreement of Hypothecation of movable dated 27.09.2021
	f. D117 : Funded Interest Term Loan Agreement dated 27.09.2021
	g. D57: Agreement Of Guarantee dated 27.09.2021
3. GECLS1.0 Etnx. Loan Rs 4.50 lakh	a. D1 : Demand Promissory Note dated 10.12.2021
	b. D33 A: Letter from party to Bank confirming extension of Mortgage dated 13.12.2021
	c. D57: Agreement Of Guarantee dated 10.12.2021
	d. D36: Term Loan Agreement dated 10.12.2021
	e. D101 : Agreement of Hypothecation of movable dated 10.12.2021

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	f. D117 : Funded Interest Term Loan Agreement dated 27.09.2021
	g. D57: Agreement Of Guarantee dated 27.09.2021
3. GECLS1.0 Etnx. Loan Rs 4.50 lakh	a. D1 : Demand Promissory Note dated 10.12.2021
	b. D33 A: Letter from party to Bank confirming extension of Mortgage dated 13.12.2021
	c. D57 : Agreement Of Guarantee dated 10.12.2021
	d. D36: Term Loan Agreement dated 10.12.2021
	e. D101 : Agreement of Hypothecation of movable dated 10.12.2021

The repayment of the said loans is secured by mortgage/hypothecation of property (ies), as given in the schedule hereunder belonging to No. 2nd and 3rd of you.

Despite repeated requests calling upon you to pay the amounts together with interest; all of you and each of you who are jointly and severally liable have failed and committed default in repaying the amount due. The loan account has been classified as Non-Performing Asset since 03.07.2026 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 04.07.2026 amounts to Rs. 4957172 (Rupees Forty Nine Lakh Fifty Seven Thousand One Hundred Seventy Two Only) and the said amount carries further interest at the agreed rate from 04.07.2026 till date of repayment.

The term borrower under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.

Therefore, all of you and each of you are hereby called upon to pay the amount due as on date viz- Rs. 4957172 (Rupees Forty Nine Lakh Fifty Seven Thousand One Hundred Seventy Two Only) together with interest from this date till date of payment within 60 days from the date of this notice issued under Sec.13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full

within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec 13 (4) of the Act as against the secured assets given in the schedule hereunder.

On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank.

Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/Court and proceed with the execution of order/decreed obtained/ to be obtained.

Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

The Undersigned is a duly Authorized Officer of the Bank to issue this Notice and exercise powers U/s. 13 aforesaid.

SCHEDULE

The specific details of the assets in which security interest is created are enumerated hereunder:

Mortgaged assets :

All that the piece and parcel of Flat No 905, 9th floor Kanchanganga CHSL, Plot No. 9/10, Manish Nagar, JP Road, Andheri (W), Mumbai 400 058 standing in the name of 3rd of you and bounder by-

• **North :** By Manish Nagar Shopping Centre, • **South :** By New Akhand Jyoti CHSL., • **East:** By JP Road & Western Heights, • **West :** By Manish Nagar Internal / service Rd.

Hypothecated Assets: All the stock stored at E -803, Wing E, Royal Classic, New Link Road, Andheri (West), Mumbai 400 053 and & Book debts.

Sd/-
Authorised Officer
Indian Bank



बैंक ऑफ़ बड़ौदा

Bank of Baroda

BANK OF BARODA

Regional Stressed Asset Recovery Branch: MMWR, 6th floor, Baroda House, Behind Dewan Shopping Centre, SV Road, Jyeshhwari (W) Mumbai - 400102.
E-Mail: sarmmw@bankofbaroda.co.in

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, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS"** basis for recovery of dues in below mentioned accounts/. The details of Borrower(s) / Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/ Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sl. No.	Name & address of Borrowers / Guarantor / Mortgagors	Description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	(1) Reserve Price (2) EMD (3) Bid Increase Amount (Rs. In lakhs)	Status of possession Constructive / Physical	Property Inspection date
1	M/s Naushad Textiles Prop: Naushad Shahabuddin Khan 304/305, 3 rd Floor, Aazam Complex, M.H. No. 69, Narpoli, Bhiwandi, Dist. Thane - 421302 Naushad Shahabuddin Khan (Proprietor) 305, 3 rd Floor, Aazam Complex, M.H. No. 69, Narpoli, Bhiwandi, Dist. Thane - 421302 Mrs. Nazma Nooruddin Khan (Guarantor) Flat No. 11, 2 nd floor, Municipal House No. 77, Plot No. 5, Samim Manzil, Village Narpoli, Taluka-Bhiwandi, Dist. Thane - 421302 (Mortgaged by Naushad Shahabuddin Khan)	All the part and parcel of the property consisting of Flat No. 11, 2 nd floor, Municipal House No. 77, Plot No. 5, Samim Manzil, Village Narpoli, Taluka-Bhiwandi, Dist. Thane, Built up area 500 Sq. ft. Boundaries: East-Road, West-Flat9 Bismillah Abdul Hai Khan, North-Staircase, South-Compound wall within the Registration Sub-District Bhiwandi and Dist. Thane - 421302	Rs. 50.45 Lakhs as on 16-05-2019 + unapplied interest and other charges from thereon	28-07-2026 14:00 Hrs to 18:00 Hrs	(1) Rs. 11.00/- (2) Rs. 1.10/- (3) Rs. 0.10/-	Physical Possession	22-07-2026

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal Banknet.com. Also, prospective bidders may contact the Authorised officer on **Mobile 8197230907**

Sd/-
Authorized Officer,
BANK OF BARODA

APPA BALWANT CHOWK -

M/s V. V. Medhi,
153, Budhwar Peth, Nr Pragati Books Centre, Jyeshhwari Temple Chowk Above DTC, Courier, Pune-400 926967/505 9822515928.

AUNDH-

Chordia Communications,
Harshad A Chordia. Shop no 11 Shreeram Tower, Opp Cosmo Cosma Bank & City International School, Aundh Gaon Pune - 411007. Tel: 9860111123.

Shradhdha Ads,
Mrs.Jijalwa A Kotbagi, E Greenzone Society Opp Mohannagar Nr.Bitwise Tower Baner, Tel.9371055799.

BIBWEVADI -

Akash Advertising
C.S. Saware, Sr.no 692/693 Office no 317 3rd Floor Decision Tower, Next to city pride theatre, Pune-Satara Road. Ph No - 9850109077 / 9922212621.

Ganesh Advertising,
Mrs Chaya V Shilimkar/ Mr Nilesh Shilimkar, S.no 672/2a/2b, Ganesh Complex, Shop No.3, Bibwevadi, Pune-37. Ph.No. 9834563206.

CAMP -

Ad India,
Mr Amol Bapat , Unit no 5 , 2nd Floor Jahangir Villa,3 Shankar Sheth Road, Opp Kanak Veg, Bhawani Peth, Pune Ph no 709449966

Hindustan Advertising Agency,
Mr. Hiroo Surtani, 7. Gitanjali Kunj, Opp. Nehru Memorial Hall, Ambedkar Road, Pune-1. Ph. No.9822192181 / 7774032181. Mailid - hindustancamp@gmail.com.

Meenat Advertising,
Mr Ravindra Saigankar, 827/7, Dastur Meher Road, Camp, Pune-1. Ph no - 9765155179 / 9729521718.

Creative Services
Mr. Nelson Saldana - 9822447084 ,Near Kohnior Hotel Camp Pune 411001.

Light Bulb Communication
Mr Ankitt, Office no 8, Prime Arcade 1154, SaiFest St.Camp Pune 41001 , Ph no - 9021480093.

DECCAN -

Prajakta Advertising,
Jadhav, Greetwell, 1250 Deccan Gymkhana,Goodluck Chowk Pune Pune - 411004. Ph - 9881109488 / 9881243585.

DEHU ROAD -

Mundakal Enterprises,
Mr. MS Raju, 6 Unique Housing Society, Near Telephone Exchange Dehu Road, Pune-1. M. 9422519264.

FC ROAD -

Dhandhania Agencies,
Mr Ravi Dhandhania, 1st Floor, Sirnath Plaza, Dnyaneshwar Paduka Chowk, F.C. Road, Pune-3. Ph.No.020-41200132 / 7719805008.

Konark Media Solution Pvt Ltd.,
Flat No.6, First Floor, Prabha Tara Apprt., Behind Hotel Vaisnali, F.C. Road, Shivajinagar, Pune-4, Mobile:9823124240.

GHORPADI -

Kanya International,
A-18 Suchandra Corner, B.T. Kawade Road, Ghorpadi, Pune 411001. Ph. 9422068672, 992117816

Xebec Communications Pvt Ltd.,
Mr Anil Bhat, 20 santosh heights, 39/4 F Marg, Opp Apsara Theatre, Shankarsheth Road, Gutkeldi, Pune 411037, Ph No- 9821665037.

HADAPSAR -

Pooja Ads & Enterprises
Mr Ravi Pote, RH-02, Ganga Village Society, Handwadi Road, Hadapsar Pune. Ph No - 9011306125

J. M. ROAD -

Fair & Fast Advertising,
Mr Pramod Mahajan , 1170/05, Kartik Chambers, Model High School Corner, Near Bhosale Bhuyani Marg, Pune-411005. Ph.No. 9686669977

KARVE RD -

Manas Enterprises,
Mr Rahul, Shop no 4 Swaroop Chaya Apartment, Happy colony lane 2 , Near Hotel Shabree , Kotrud Pune 411038, Ph no -9881122277.

KOTHRUD -

Naval Publicity,
Mr Ashish Parekh, 25 Time Square Building- Opp Panchami Hotel, Next to Sababa Temple Pune Satara Road Pune 37. Ph no - 9423566508 / 9422039223.

NARAYAN PETH -

Ozone Advtg,
Mr Sandeep Kulkarni, 415 Shripal Prasad Apartment , Behind Phadake Prakash Road, Kothrud Pune 411030. Ph No - 9822038850 / 020-24454141.

NAVI PETH -

Snehidhi Advertising
Navi peth, Pune . Ph no - 9767358002 / 8055158002.

Vrundavan Advertising
Mr Siddharth, office no 5 Charate Building Sr no 992/993/3 Rajendra nagar , Behind bhide hospital , navi peth pune -30. M.no - 9823510083.

PAUD ROAD -

Bliss Creatives,
Mr Anup Bandisthe , Sanman Society Shop no 2 Next to Amey Hall , Shivhrith Nagar, Paud road, Pune 411038. Ph no - 9823510083.

Milhr Ads,
Mr Shubankar Bagde, Office No.2, Commerce Avenue, Mahaganesh colony, Near P.N. Gadgil Showroom, Paud Rd, Kothrud, Pune-38. Ph. 9922408538.

PARVATI -

MUKUNDNAGAR -

Pradnya Communications,
D N Mohol, Flat no 18 Shri datta heights next to utkarsha school Ambegaon Bk Pune 411046. Ph No - 9422015746 / 9322885860.

Global Ads & PR Agency ,
Mr Yogen Naik, S.no 123 A /1 Block no B33, Anubhav co.op Hsg Society, Mt Collg Road, Kothrud Pune 411038. Ph No - 9881609524.

KOREGAON PARK -

Planet Publicity,
Harshil Jain, B/502 Satin Brick Co-operative housing society ,near blueberry society, kharadi pune . Ph no - 9049997475 / 814997475.

KHADKI -

Yash Publicity,
Harish B. Sharma, 264/1, Old Khadki Bajar, Shobharghoda Khadki, Pune-3. M. 9822220090.

MARKET YARD -

Purandar Publicity Pvt Ltd.,
Raviraj CRU Mail, Unit No. 201, 4th floor, Gangadhar - Kondhwa Rd., Pune-37. Tel: 2426980, 2426596.

Ad Methods India Pvt Ltd
Mr Dinesh Daga, 201 Ginnar house market yard road, Above CBS bank, Marash Nagar, Pune 37. M no - 9823127696.

Diamond Advertisers
Mr Prakash Bhai Shah, 76 Patil Plaza Near Mitamandal Pune 411009 . Ph no - 9822137075 / 020-24468989. Email -diamond.dadvt@gmail.com.

PIMPRI - CHINCHWAD

Aakar Advertising,
Mr. V. D. Gandhe, Umed Bhavan, Canara Bank Bldg., Pimpri Str Lane Rd. Pune-18. Ph.No. 9823988181.

Prachiti Publicity
Mr Prakashant Patil , Mahalaxmi heights Shop no 19 around floor, Near hotel keya morwadi , Pimpri - 411081. M No- 953000755.

Fast Track Advertising
Mr Ganesh Kadam , Akshay apartment A/11017, M no - 8805911212/8888911212.

Vaishnavi Creation
Mr Nitin Shinde , Flat no 101 plot no 274 Block moshil pradhikaran road sector-4, Moshi Pimpri, chinchwad -05. M no - 981699793 / 7722014481.

Dinesh Advertising
Mr Dinesh Sc No 25, 3/6 LIG Colony Opp Bldg India Bus Stop, Pradhikaran Nigdi Pune-44. M no - 982081262 / 8957561865.

Abhay Advertising
Latish Balkawade, Chaphekar Chowk, Chinchwadgaon, Pune.Ph.no. 8975002099

SANGVI -

Pratibimb Publicity,
Vijay Vinayak Gaikwad, 37, Budha Ghosh, Hos. Soc. Old Sangvi, Pune-27, Tel: 9822343345, 9890767946.

PRABHAT ROAD -

Saransh Adds,
Purushottam Arvind Lede, Chinar Heights Prabhat Road, Lane No.5, Above Shubham Medical, Opp. Lijjat Papad office, Pune-4. Tel: 9887133627.

SADASHIV PETH -

Sneha Communications,
Mr Rajendra Chavan, 765 Sadashiv Peth, D Chambers 2nd Floor Kurnthekar Road, Near Hotel Sweet Home, Pune-411030. Ph No - 9822076161 / 9422031002.

Minai Advertising,
Mr Arun Gund, Sadashiv Peth Kurnthekar Road, Pune. Ph no - 9960111193 / 9822110193.

Dolphin Advertising,
Mr Chitte , Rahi Chambers, 20, Sadashiv Peth, Pune-411 030. Ph. No 24333772 / 982214872.

Swapnarpuri Creation
Mr Prashant Konde, Sukrut Building, 2nd Floor Opp Bharat Natya Mandir, Sadashiv Peth, Pune. Ph no - 9819435099.

Surekha Advertising Service,
Sachin S Patil, A J Crystal, Office no 1 & 3, 2nd Floor, 998 Shukrawar Peth Nr Mccia, Pune - 411002. Ph no - 8590533889 / 8551000119.

REVELL ADS,
Mrs Radhika Bhide, A-204, Akcruti Sankul, 5th floor, Vijaynagar Colony, Tilak Road, Behind Sony Showroom, Sadashiv peth, Pune-30. Ph. 932533524

SHANIPAR -

Vividh Seva,
1481, Shukrawar Peth, Shanipar, Mandai Rd, Pune-2. Tel- 9422304260.

SALUNKE VIHAR ROAD -

Sublime Multimedia
Mr Jameel Sayyed, Office no 2 Braham Angan Commercial Complex , Salunke Vihar Road Wanorwie Pune 411048. Ph.no- 9890023808. Email jameelsayed17@gmail.com.

SHIVAJI NAGAR

Bellwether Communications
Mr Omkar Tuljapurkar, Nana saheb pasalkar bhavan, near civil court, Shivajinagar Pune. M no - 9764112684.

VIMAN NAGAR -

Green Apple Enterprises
Mr Kaushal , Office no 06 Royal Tower , Vimannagar 411014. Ph no - 9527129791.

18 Media Advertising
Mr Bharat Jadhav, Jai ganesh vishwa complex, Airport Road, Kasturba B Jasturba Housing Society , Vishrantwadi , Pune 411015. Ph no - 9854991818.

ADVERTISEMENT DEPOTS

APPA BALWANT CHOWK -

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