

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 ROHTAS BIO ENERGY LIMITED

| | | |
|-----|---|--|
| 1. | Name Of Corporate Person | Rohtas Bio Energy Limited |
| 2. | Date Of Incorporation of Corporate Person | 27.07.2011 |
| 3. | Authority Under Which Corporate Person Is Incorporated/ Registered | Ministry of Corporate Affairs Registrar of Companies (ROC), Mumbai 1 |
| 4. | Corporate Identity Number / Limited Liability Number of Corporate Person | U40300MH2011PLC220218. |
| 5. | Address of The Registered Office and Principal Office (If Any) of Corporate Person | THE IL&FS FINANCIAL CENTRE, PLOT NO. C-22 G BLOCK, BANDRA - KURLA COMPLEX, BANDRA-, EAST, MUMBAI, MAHARASHTRA, INDIA, 400051 |
| 6. | Insolvency commencement date in respect of corporate debtor | 16.04.2026 (The order was received on 24.04.2026) |
| 7. | Estimated date of closure of insolvency resolution process | 13.10.2026 |
| 8. | Name and registration number of the insolvency professional acting as interim resolution professional | Mr. Hemendra Paliwal IBBI/IPA-001/IPP01830/2019-2020/12788, Authorization for Assignment Valid: 31 st December, 2026 |
| 9. | Address and e-mail of the interim resolution professional, as registered with the Board | A-1901 Raheja Eternity, Thakur Village, Kandivali East, Mumbai – 400101 |
| 10. | Address and e-mail to be used for correspondence with the interim resolution professional | 201-206, Shiv Smriti Chambers, 2nd Floor, 49A, Dr. Annie Beasant Road, Above Corporation Bank, Worli, Mumbai-400018 Email: paliwal.hemendra@gmail.com Process email id: cirp.rbel@gmail.com |
| 11. | Last Date for Submission of Claims | 08.05.2026 |
| 12. | Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional | NA |
| 13. | Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class) | NA |
| 14. | (a) Relevant Forms and (b) Details of authorized representatives are available at: | Web link: https://ibbi.gov.in/en/home/downloads Physical Address: NA |

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the **Rohtas Bio Energy Limited** on 16th April, 2026.

The creditors of **Rohtas Bio Energy Limited**, are hereby called upon to submit their claims with proof on or before 8th May, 2026 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.

Date: 27th April, 2026

Place: Mumbai

Sd/-

Mr. Hemendra Paliwal

Interim Resolution Professional of Rohtas Bio Energy Limited

Reg No.: IBBI/IPA-001/IPP01830/2019-2020/12788

AFA: 31st December, 2026

PUBLIC NOTICE

Notice is hereby given that Nilesh Ishwarlal Mehta and Kirit Ishwarlal Mehta are the joint members of Ramji House Premises Cooperative Society Ltd., having address at 30, Jambulwadi, J.S.S. Road, Kalbadevi, Mumbai 400002, and hold five shares bearing Distinctive Nos. 21 to 25 (both inclusive) under the Share Certificate No.4, in respect of Office No. A-04, Ground Floor, in the building of the aforesaid Society known as of Ramji House. Nilesh Ishwarlal Mehta expired intestate on 31.01.2026 leaving behind (1) Mrs. Dipti w/o Mr. Nilesh Ishwarlal Mehta (2) Mrs. Khyati Nilesh Mehta nee Khyati Kunal Sheth (daughters), (3) Mrs. Khushali Nilesh Mehta nee Khushali Parth Punatar (daughter) and (4) Bhavi Nilesh Mehta (daughter). The aforesaid daughters of late member Nilesh Mehta, have released their undivided share in the said shares and office No. A-04 in favour of their mother Mrs. Dipti w/o Nilesh Mehta. Mrs. Dipti w/o Nilesh Mehta, wife of deceased member has applied to the Society for transfer of the said Shares and interest of the deceased member Nilesh Mehta, to her name and has submitted the requisite Indemnity Bond, Undertaking and Release Deed.

Any person/persons having any claims or objections, for the transfer of the 50% undivided share and interest of the deceased member Nilesh Mehta to the name of Mrs. Dipti w/o Nilesh Mehta may notify the Society along with supporting documents, within 15 days from the date of publication of this notice. If no claims or objections are received within the prescribed period alongwith supporting documentary evidence, the Society shall be free to transfer the 50% undivided share and interest of the deceased member, Nilesh Ishwarlal Mehta in favour of Mrs. Dipti w/o late Nilesh Ishwarlal Mehta, without any further reference.

Dated this Friday of 24 April 2026.

Sd/-
SECRETARY
For Ramji House Premises Cooperative Society Ltd.

Form INC-26

[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]

Advertisement for change of registered office of the company from one state to another

Before the Central Government (Regional Director, Southern Region)

In the matter of sub-section (4) of Section 13 of the Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of **DRIVEV MOBILITY PRIVATE LIMITED**
(CIN: U63040TZ2020PTC033680) having its registered office at 484, Kamaraj Road, Uppilipalayam, Coimbatore, Tamil Nadu, 641015

...Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under Section 13 of the Companies Act, 2013, seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Extra Ordinary General Meeting of the company held on 20th January 2026 to enable the company to change its Registered office from "State of Tamil Nadu" to "State of Karnataka".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 Portal (www.mca.gov.in) by filing Investor Complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director (RD) of the Ministry of Corporate Affairs (MCA), Southern Region at the address : 5th Floor, Shastr Bhavan, 26 Haddows Road, Chennai-600006, Tamil Nadu within 14 (fourteen) days of the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

DriveVx Mobility Private Limited (CIN: U63040TZ2020PTC033680)
484, Kamaraj Road, Uppilipalayam, Coimbatore, Tamil Nadu, 641 015. Email : pramod.krishna@drivev.in

For and on behalf of the **DRIVEV MOBILITY PRIVATE LIMITED**

Sd/-
G Parthasarathy, Director
Date : 25 April 2026
Place : Coimbatore
DIN : 01769831

PUBLIC NOTICE

Notice is hereby given that my client is negotiating to purchase the scheduled Tenanted property occupied by **1.Mr. Abbasali Baksullah Manihar, 2. Mr. Mustafa Manihar (deceased) through his legal heirs 2 a). Mr. Sunnat W/Do, Mustafa Manihar, 2 b). Mr. Jameel S/O, Mustafa Manihar, 2 c). Mr. Mohd Mobin S/O, Mustafa Manihar, 3. Mr. Liyakatali Manihar (deceased) and Mrs. Shahabunisha Liyakatali Manihar (deceased wife) through their legal heirs 3 a). Mr. Mohammed Salim S/O, Liyakatali Manihar, 3 b). Mr. Mohammed Halim S/O, Liyakatali Manihar, 3 c). Mr. Mohammed Rafiq S/O, Liyakatali Manihar, 3 d). Mr. Mohd Sameem S/O, Liyakatali Manihar, 3 e). Mr. Naseem S/O, Liyakatali Manihar, 4. Mr. Astafa Manihar (deceased) through his legal heirs 4 a). Mrs. Julekha W/Do, Astafa Manihar, 4 b). Mr. Mohammed Rahim S/O, Astafa Manihar, 4 c). Mr. Abdul Karim S/O, Astafa Manihar, 4 d). Mr. Taureb Ali S/O, Astafa Manihar, 4 e). Mr. Mohammed Salman S/O, Astafa Manihar, all being joint Occupants and Tenants of Shop at Jani Villa Estate, Shed No.1 (Part-3), situated on CTS No.1638/1 situated at Corner of Nehru Road and Dixit Road, Vile Parle (East), Mumbai-400057, all being Tenant and Legal Heirs of Original Tenants of Shri Hasmukh N. Malkan, Proprietor of M/s. Vimal Builders- Owner/ Landlord of the scheduled property.**

Any person/s and/or body having dealt with, acquired and/or in use, occupation or possession of the scheduled property and/or any part or portion thereof and/or having executed any deeds or documents with respect thereto and/or having any claim or objection by way of Transfer, sale, tenancy, mortgage, trust, charge, lien, possession, gift, inheritance, release, lease, license, or by virtue of aforesaid or otherwise howsoever/whosoever can raise objection to the intended Tenancy, assignment and transfer of the scheduled property and handing over of the physical possession of the scheduled property to my Client, Claimant/s should register his/her claim with documentary proof to the undersigned, within 14 days from the date of this notice, failing which no further claims and/or objections of any nature whatsoever from anybody shall thereafter be entertained and my Client shall proceed to complete the transfer. Assignment, sale in respect of the scheduled property.

THE SCHEDULE REFERRED HEREIN ABOVE

Tenanted Shop at Jani Villa Estate, bearing Shed No.1 (Part-3), CTS No.1638/1, situated at Corner of Nehru Road and Dixit Road, Vile Parle (East), Mumbai-400057 having ground structure situated on C.T.S. No. 1638/1 to 37 thereon situated lying and being at Vile Parle in the Registration sub-district of Bandra in the Bombay Suburban District containing by admeasurements 4944 sq. yards equivalent to or about 4135.32 sq.mtrs. or thereabouts being a portion of a larger plot of land admeasuring 8119 sq. yards forming part of S.No. 75, and Final Nos.64, 80, 83, 84 and of S.No.76 bearing Municipal Nos.32 and 33 of Dixit Road and bearing Plot Nos. 157, 158 and 159 (part) of T.P. Scheme No. II of Vile Parle, a property known as Jani Villa at junction of Nehru Road and Dixit Road, Vile Parle (E), Mumbai-400057.

Sd/-
Advocate HEENA H. SARVAJYA
Advocate Bombay High Court
Place: Mumbai
Date: 27/04/2026
Flat No. A/302, 3rd Floor, Kamal Apt., Azad Road,
Next to Fire Brigade, Vile Parle East, Mumbai 400057.
Mobile No.+919867770276

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

POSSESSION NOTICE

WHEREAS, the Authorised officer of **Ujjivan Small Finance Bank**, under the Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/ Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation

| Sl. No. | Loan No. | Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagee | 13(2) Notice Date / Outstanding Due (in Rs.) | Date & Type of Possession |
|---------|------------------|---|--|---------------------------|
| 1 | 4420010130000006 | 1. Parmesh Santuram Yadav, 2. Bhavesh Santuram Yadav, 3. Soni Bhavesh Yadav All At: Moses Compound, Room no. 04, Agra, Road, Opp Big Bazar, Kapurbavadi, Thane West - 400607. All Also at : Opp Big Bazar, Road, Opp Big Bazar, Kapurbavadi, Thane, Maharashtra - 400607. Sr. No.1 Also At : Hinduja Global Solutions Ltd., International Infotech Park, Tower No.01, 5th Floor, Vashi Railway Commercial Complex, Vashi, Maharashtra - 400703. Sr. No.2 Also At : Holy Trinity English High School, Christ Nagar, Near R.Mall, Pride Park, Behind St. Stephen Church G.B. Road, Thane (W) - 400607. Sr. No.3 Also At : Teksons Pvt. Ltd., Post Box No. 20, Kolshet Road, Kapurbavadi, Thane - 400601. | 02.01.2026 / Rs. 1145999.09 (Rupees Eleven Lakh Forty-Five Thousand Nine Hundred Ninety-Nine and Paise Nine Only) as on 30.12.2025 | 22.04.2026 |

Description of the Immovable Property: All the piece and parcel of the property Flat No. 102, on 1st Floor, area admeasuring - 284.69 sq. feet which is equivalent to 26.45 sq. meters (Carpet Area), Building / Wing - G, in the Project known as "Mirador Utsava", constructed on - Survey No. 128 Hissa No. 1 area 00H 08R, Survey No. 128 Hissa No. 2 area 00H 27R & 00H 04R, Survey No. 128 Hissa No. 3 area 00H 17R & 00H 76R total admeasuring area 1H 32R situated at Village Vehloli, Taluka - Shahpur, District Thane, within the local limits of Grampanchayat Vehloli. Property **Bound** as East - Survey No. 131/130, West - Survey No. 217, North - Survey No. 196, South - Survey No. 128 & Existing Road Vehloli Gad to Nasik Kalyan Highway. **Property Owned by Mr. Parmesh Santuram Yadav, Mr. Bhavesh Santuram Yadav & Mrs. Soni Bhavesh Yadav.**

Place: Maharashtra
Date: 27.04.2026

Sd/-
Authorised Officer,
Ujjivan Small Finance Bank

NOTICE

Written offers are invited by the Trustees of "Ujamsi Pitamber Charitable Dispensary Trust" (DTR No. E-1439 (Mumbai)) at trust address being Ujamsi Bhuwan, 127 V. P. Road, Mumbai-400004 in sealed envelope for sale of the Trust property being "All that piece and parcel of land or ground situated lying and being at D - 968/6-8, Kakadwadi Pass No. 1, Ujamsi Niwas, CST No. 480, G.R.W. No. 971 & 977, Girgaon, Mumbai-400004 on "on as is where is basis". Sealed offers should be delivered within 30 days from the date of publication at the correspondence address mentioned herein above. Time is the essence of the contract and offers received after 30 days shall not be entertained.

A copy of the terms and conditions for sale of Trust property will be available at the above address; on any working day from 27th April, 2026 till 27th May, 2026 between 3:00 pm to 5:00 pm, from trust address mentioned herein above on payment of Rs. 2,500/- The last date for receiving offer by the Trust is 27th May, 2026. The offerors shall strictly be adhering to the terms and conditions laid by the Trust.

There are two pending cases:
1. Case no 1450 of 2023 in the City Civil Court Mumbai.
2. Case no PW 147 of 2024 in Additional Chief / Metropolitan Magistrate Court First Class, At Girgaon Mumbai.

The reserve price of the property is Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only). Person/s interested in making a bid shall along with their offer letter, enclose a Demand Draft or a Pay Order only in favor of "Ujamsi Pitamber Charitable Dispensary Trust" for 20% of the offer amount. The said amount will be refunded without interest in case the offer is not accepted, however, once the offer is accepted, the earnest money or any other payment made there after shall not be refunded. The sale of the said property will be subject to the sanction by the Charity Commissioner, Maharashtra State, Mumbai.

Offers will be opened at 3:30 pm on 28th May, 2026 at the above address, wherein the offerors may remain present. Conditional offers or incomplete forms shall not be considered and the Trust reserves the right to accept or reject the offers with or without modification.

Date: 27th April, 2026

For Ujamsi Pitamber Charitable Dispensary Trust
Sd/-
(Trustee)

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 ROHTAS BIO ENERGY LIMITED

| RELEVANT PARTICULARS | |
|---|--|
| 1. Name Of Corporate Person | Rohtas Bio Energy Limited |
| 2. Date Of Incorporation of Corporate Person | 27/07/2011 |
| 3. Authority Under Which Corporate Person Is Incorporated / Registered | Ministry of Corporate Affairs Registrar of Companies (ROC), Mumbai 1 |
| 4. Corporate Identity Number / Limited Liability Number of Corporate Person | U40300MH2011PLC220218 |
| 5. Address Of The Registered Office and Principal Office (If Any) of Corporate Person | THE IL&FS FINANCIAL CENTRE, PLOT NO. C22 G BLOCK, BANDRA - KURLA COMPLEX, BANDRA, EAST, MUMBAI, MAHARASHTRA, INDIA, 400051 |
| 6. Insolvency commencement date in respect of corporate debtor | 16.04.2026 (The order was received on 24.04.2026) |
| 7. Estimated date of closure of insolvency resolution process | 13.10.2026 |
| 8. Name and registration number of the insolvency professional acting as interim resolution professional | Mr. Hemendra Palwal IBPA/001/IPP01830/2019-2020/12788, Authorization for Assignment Valid: 31st December, 2026 |
| 9. Address and e-mail of the interim resolution professional, as registered with the Board | A-1901 Raheja Eternity, Thakur Village, Kandivali East, Mumbai - 400101 |
| 10. Address and e-mail to be used for correspondence with the interim resolution professional | 201-206, Shiv Smriti Chambers, 2nd Floor, 49A, Dr. Annie Besant Road, Above Corporation Bank, Worli, Mumbai-400018 Email: palwal.hemendra@gmail.com Process email id: cirp.bel@gmail.com |
| 11. Last Date for Submission of Claims | 08.05.2026 |
| 12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional | NA |
| 13. Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class) | NA |
| 14. (a) Relevant Forms and (b) Details of authorized representatives are available at: | Web link: https://ibbi.gov.in/en/home/downloads Physical Address: NA |

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the **Rohtas Bio Energy Limited** on 16th April, 2026. The creditors of **Rohtas Bio Energy Limited**, are hereby called upon to submit their claims with proof on or before 8th May, 2026 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditor 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.

Sd/-
Mr. Hemendra Palwal
Interim Resolution Professional of Rohtas Bio Energy Limited
Reg No.: IBBI/IPA-001/IPP01830/2019-2020/12788
Date: 27th April, 2026
Place: Mumbai
AFA: 31st December, 2026

CARYSIL

GERMAN ENGINEERED

CARYSIL LIMITED

Regd. Office: A-702, Kanakia Wall Street, Chakala, Andheri Kurla Road, Andheri (E), Mumbai - 400093.
Ph. No.: 022 4190 2000; Email id: investors@carysil.com; Website: www.carysil.com.
CIN: L26914MH1987PLC4283

NOTICE TO SHAREHOLDERS

SPECIAL WINDOW FOR TRANSFER AND DEMATERIALIZATION OF PHYSICAL SHARE

Pursuant to the SEBI Circular No. HO/38/11/12/2026-MIRSDPOD/1/3750/2026 dated January 30, 2026, the Shareholders of Carysil Limited ("the Company") are hereby informed that SEBI has opened another Special Window for transfer and dematerialization of physical shares.

Key details regarding Special Window:

| | |
|--|---|
| Window for re- lodgement | One year commencing from 5th February, 2026 till 4th February, 2027. ('stipulated period') |
| Who can re- lodge the transfer request? | This special window is opened for transfer and dematerialization of physical shares which were sold/purchased prior to 1st April, 2019. This special window is also available for such transfer requests which were submitted earlier and were rejected/returned/not attended to due to deficiency in the documents/process or otherwise. The eligible shareholders who have missed the earlier deadline are encouraged to take advantage of this opportunity. Cases involving disputes between transferor and transferee shall not be considered in this window and may be settled by transferor and transferee through court/NCLT process. Further, shares which have been transferred to Investor Education and Protection Fund (IEPF) shall not be considered under this window for processing. |
| How to re- lodge the transfer request? | Eligible shareholders are requested to submit their transfer requests along with original share certificate(s), transfer deed(s) and other requisite documents within the stipulated period. |
| Postal Address | Office No: S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East), Mumbai - 400093 |
| Helpline No. | 022-6263 8200, 08069219060, 08069219061, 08069219065 |
| For any queries | Contact Company's Registrar and Transfer Agent, Bigshare Services Pvt. Ltd (unit: Carysil Limited), Email Id: investor@bigshareonline.com |

Kindly note that request(s) which are accompanied by original share certificate along with transfer deed and other supporting documents will only be considered under the Special Window.

During this period, the securities that are transferred shall be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. Such shares shall not be transferred/lien marked/pledged during the said lock-in period.

LAUNCH OF SECOND 100 DAYS CAMPAIGN - SAKSHAM NIVESHAK

This is to inform you that the Investor Education and Protection Fund Authority (IEPF Authority), Ministry of Corporate Affairs, vide its Circular dated March 27, 2026, requested companies to launch Second 100 days Campaign - Saksham Niveshak effective April 1, 2026, to July 9, 2026, targeting all shareholders whose dividends have remained unpaid/unclaimed. Accordingly, Carysil Limited ("the Company") has initiated this "Second 100 days campaign - Saksham Niveshak", to enable our shareholders to claim the unpaid/unclaimed dividend and to update their KYC details. This Campaign aims at creating awareness among shareholders to update their KYC details and claim any unpaid or unclaimed dividends before they get transferred to the Investor Education and Protection Fund (IEPF).

In this regard, we request all shareholders to:- (1) update your KYC (Permanent Account Number, Specimen Signatures), Bank Mandates (Bank Name, Branch Name & address, Bank Account Number, IFSC Code) and Contact Information (postal address, email and telephone numbers) against their folio/ Demat Account; (2) Verify if any dividend due to you is outstanding and claim the same; (3) verify your holdings and claim any unpaid dividends or shares that may have been transferred to IEPF. Timely action will help you safeguard your investments and entitlements. For more information, shareholders may visit the official website of IEPF at https://iepf.gov.in. If you need assistance or have any queries regarding your shares or dividends, please contact the Company's Registrar and Share Transfer Agent, Bigshare Services Pvt. Ltd (unit: Carysil Limited), having their address at Office No. S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East), Mumbai - 400093. E-mail id: investor@bigshareonline.com.

For Carysil Limited
Sd/-
Reena Shah
Company Secretary & Compliance Officer

Place: Mumbai
Date: April 24, 2026

यूनियन बैंक ऑफ इंडिया **Union Bank of India**

भारत सरकार का उपक्रम A Government of India Undertaking

Assets Recovery Branch : 21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS 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 PROVISION TO RULE 8 (6) / RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on **AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS and WITHOUT RECOURSE BASIS on 12.05.2026** in between **12.00 PM to 5.00 PM.**, for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.bank.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://baanknet.com> on 12.05.2026 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://baanknet.com>

Date & Time of Auction : 12.05.2026 at 12.00 P.M to 05.00 P.M.

| Lot No. | a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owners | a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees | Debt Due Contact Person and Mobile No. | Encumbrance Possession: Symbolic / Physical |
|---------|--|---|---|--|
| 1 | a) M/s.Herald Multi Ventures Pvt. Ltd. b) Asset Recovery Management Branch All that piece and Parcel of free hold Non Agricultural Plot of land Area admeasuring 703.32 Sq Mtr & 704 Sq Mtrs (Total 1407.32 Sq Mtr) (Without Demarcation) lying being and situated at Survey No 91, Hissa No 2 A, at Village Achole, within the area of Nallasopara Municipal Council, taluka and Registration District Palghar, (Old district Thane). | a). Rs. 3,01,00,000/- b). Rs. 30,10,000.00 c). Rs. 1,00,000.00 | Rs 10,50,82,087.98 (Rs Ten Crores Fifty lakh eighty Two Thousand eighty Seven and Paise Ninety Eight Only) and interest , penal interest, Charges, and expenses thereupon w.e.f. 01.12.2019 onwards till date. G.K. Deshpande (9975038389) Vikash Anand (7800003697) | Not Known to AO Symbolic possession |
| 2 | D) Mr.Pramod Kashinath Patil a) Mr.Vinod Khandu Dumbre b) Asset Recovery Branch, Mumbai c) Flat No 101,2Nd Floor,, Meghana Building, Plot No 95, Sector 27, Sea woods, Nerul, Navi Mumbai-400706. d) Vinod Khandu Dumbre | a) Rs. 85,50,000/- b) Rs. 8,55,000/- c) Rs. 1,00,000/- | Rs. 1,67,68,288.73 (Rs. One Crore Sixty-Seven Lakh Sixty Eight Lakh Two Hundred Eighty Eight and paise Seventy Three Only) as on 04.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Anand -7800003697 Mr Girish Deshpande:-9975038389 | One Sale Transaction is observed to be registered for property post Mortgage without consent of secured creditor Symbolic Possession |
| 3 | a) Mr.Vinod Khandu Dumbre b) Asset Recovery Branch, Mumbai c) Flat No 201,2Nd Floor,, Meghana Building, Plot No 95, Sector 27, Sea woods, Nerul, Navi Mumbai-400706. d) Vinod Khandu Dumbre | a) Rs. 81,00,000/- b) Rs. 8,10,000/- c) Rs. 1,00,000/- | Rs. 1,67,68,288.73 (Rs. One Crore Sixty-Seven Lakh Sixty Eight Lakh Two Hundred Eighty Eight and paise Seventy Three Only) as on 04.03.2025 plus further interest thereon w.e.f 01.04.2025 at applicable rate of interest, cost and charges till date. Vikash Anand -7800003697 Mr Girish Deshpande:-9975038389 | One Sale Transaction is observed to be registered for property post Mortgage without consent of secured creditor Symbolic Possession |
| 4 | a) M/s. Infonet IT Solutions (I) Limited b) Asset Recovery Management Branch c) Lot No.-1, Gala No. A-31 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol - Maroshi Road, Andheri (east) Mumbai 400059 | a) Rs. 1,20,00,000.00 b) Rs. 12,00,000.00 c) Rs. 1,00,000.00 | Rs. 5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811) | Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 17,70,221.00 For Gala No A-31 as on 31.10.2024 Symbolic Possession Section 14 Order in process |
| 5 | a) M/s Infonet IT Solutions (I) Limited b) Asset Recovery Management Branch c) Lot No.-1, Gala No. A-32 Second Floor, at Nand Dham Industrial Estate, Marol Bhavani Nagar, Marol - Maroshi Road, Andheri (east) Mumbai 400060 | a) Rs. 1,30,00,000.00 b) Rs. 13,00,000.00 c) Rs. 1,00,000.01 | Rs.5,22,90,663.00 (Rupees Five Crores Twenty Two lakh Ninety Thousand Six Hundred SixtyThree only) plus further interest thereon w.e.f 01.01.2015 at applicable rate of interest, cost and charges till date. G.K. Deshpande (9975038389) Rajesh Kumar (8088980811) | Not know to AO except the following dues payable to Nand Dham Udyog Premises Co-Op Society Ltd. Rs 17,70,221.00 For Gala No A-31 as on 31.10.2024 Symbolic Possession Section 14 Order in process |
| 6 | a) M/s. Aryan healthcare b) Asset Recovery Management Branch c) Unit No. 27 & 28, 2nd Floor, Dwarka Industrial Estate Premises Co-op Society Ltd., Naik pada, Waliv, Vasai (E), Dist Palghar-401208 admeasuring 1900 sq ft built up area d) Mrs. Purnima Akash Nayak, Mr. Akash N Nayak | a) ₹ 40,91,000.00 b) ₹ 4,09,100.00 c) ₹ 41,000.00 | Rs. 47,12,622.09 (Rupees Forty-Seven Lakhs Twelve Thousand Six Hundred Twenty Two and paise Nine only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Shri Rajesh kumar - 8088980811 Mr Mukesh Kumar - 9770551993 | Not known to A.O. Symbolic Possession CMM order Received |
| 7 | a) All legal heirs of Ratnesh K Tiwari b) Asset Recovery Branch, Mumbai c) Flat No.1204,12 th Floor,Mateshwari Altura,at Village Khidkai, Kalyan Shilphata Road, Dombivali (East), Dist Thane-421204 adm. 35.42 sq. mtrs carpet area d) Mr. Ratnesh Kripashankar Tiwari. | a) ₹ 31,18,500.00 b) ₹ 3,11,900.00 c) ₹ 31,000.00 | Rs. 74,94,326.70 (Rupees Forty-Seven Lakhs Ninety Four Thousand Three Hundred Twenty Six and paise Seventy only) as on 31.12.2026 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr.Mukesh Kumar - 9770551993 | Not known to AO Symbolic Possession |
| 8 | a) Ashok Dayashankar pandey b) Asset Recovery Branch, Mumbai c) Flat No.1205,12 th Floor,Mateshwari Altura,at Village Khidkai, Kalyan Shilphata Road, Dombivali (east), Dist Thane-421204 adm. 485 sq ft carpet area (including Balcony) d) Mr. Ashok Dayashankar Pandey | a) ₹ 31,18,500.00 b) ₹ 3,11,900.00 c) ₹ 35,000.00 | Rs. 47,94,326.70 (Rupees Forty-Seven Lakhs Ninety Four Thousand Three Hundred Twenty Six and paise Seventy only) as on 31.12.2026 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh Kumar 9770551993 | Not known to AO Symbolic Possession |
| 9 | a) Keshav Ankush Lawate b) Asset Recovery Branch, Mumbai c) Flat No.202, 2nd Floor, E wing, CASA Fontana, Village Khoni, Talaja Bypass Road, Dombivali East, Dist Thane 421301 adm. 454 sq. ft. carpet Area d) Mr. Keshav Ankush lawate | a) Rs. 32,40,000/- b) Rs. 3,24,000/- c) Rs. 32,000.00/- | Rs. 5486840.67 (Rupees Fifty Four lakh Eighty Six thousand Eight Hundred Forty and paise Sixty Seven only) as on 30.09.2025 plus further interest thereon w.e.f. 01.10.2025 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh kumar 9770551993 | Not known to AO Physical Possession |
| 10 | a) Hemant Ramchandra Jawale b) Asset Recovery Branch, Mumbai c) Flat No.402, 4th Floor, A wing, Amar Darshan CHSL, Village Belawali, taluka Ambernath, dist Thane -421503 d) Mr. Hemant Ramchandra Jawale | a) Rs. 17,33,000.00 b) Rs. 1,73,000.00 c) Rs. 18,000.00 | Rs. 30,44,166.42 (Rupees Thirty lakh Forty Four thousand One hundred Eighty Six and paise forty two only) as on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mr Rajesh Kumar - Mobile No.80889 80811 Mr. Mukesh Kumar - 9770551993 | Not known to AO Physical Possession |

Bidders are requested to visit the Bank's website www.unionbankofindia.bank.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9 (1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.bank.in or <https://baanknet.com>

Date : 27.04.2026
Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India

