



Electricals

L-1/0098/PG/PD

July 11, 2026

To,

**BSE Limited**

:

**Code No. 500031**

Department of Corporate Services,  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai 400 001

**National Stock Exchange of India Limited**

:

**BAJAJELEC - Series: EQ**

Listing Department  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East), Mumbai 400 051

**Sub.: Public Notice under Regulation and 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI Listing Regulations”)**

Dear Sir/Madam,

Pursuant to the provisions of Regulation and 30 of the SEBI Listing Regulations, we enclose herewith the copies of the newspaper advertisement published today, i.e. July 11, 2026, in Free Press Journal (English) and Navshakti (Marathi), inter alia, informing the shareholders and general public about the following:

1. 87th Annual General Meeting of Bajaj Electricals Limited (“**Company**”) scheduled to be held on Thursday, August 6, 2026, at 3.00 p.m. (IST) through Video Conferencing/Other Audio-Visual Means (“VC/OAVM”), and all information related and incidental thereto;
2. Dispatch of the Annual Report for the financial year 2025-26;
3. Details w.r.t. Record Date and Dividend;
4. Tax Deducted at Source (TDS) on the dividend;
5. Registration of e-mail addresses by the Members; and
6. Voting details w.r.t. 87<sup>th</sup> AGM.

The aforesaid advertisements are also uploaded on the website of the Company: [www.bajajelectricals.com](http://www.bajajelectricals.com).

We request you to take the above on record and that the same be treated as compliance under the applicable provisions of the SEBI Listing Regulations and other applicable laws, if any.

Thanking you,

Yours faithfully,

For Bajaj Electricals Limited

Prashant Dalvi

Chief Compliance Officer & Company Secretary  
(ICSI Membership No.: A51129)

Encl.: As above.

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

**PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**  
[See proviso to Rule 8 (6)]  
[Notice for Sale of Immovable Asset(s)]

This E-Auction Notice for Sale of Immovable Asset/ Assets is being issued by ICICI Bank Ltd, (an underlying pool assigned to ICICI Bank by Dewon Housing Finance Ltd, (DHFL)) in relation to the enforcement of security with respect to a Housing Loan facility granted pursuant to a Loan Agreement entered into between DHFL and the following Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors 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.

The Notice is hereby given to the public in general and in particular to the Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Ltd, will be sold on 'As is where is', 'As is what is' and 'Whatever there is' basis as per the brief particulars given below:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding amount	Reserve price Earnest Money Deposit	Date and time of property inspection	Date and time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Satyavijay Vilas Bhogate (Borrower)/ Mrs. Sampada Satyavijay Bhogate (Co-Borrower) LQZNE00005017420	Flat No. 601, 6th Floor, Wing A-1, Bhagirathi Vishwa, Survey No. 41, H.No. 2/5, 2/6, 2/7, 2/8, 2/9, Plot No. 2, 3, 4, 5, 6, Near Shree Krishna Nagar, Apte Wadi, Shirgaon, Badapur East, Taluka, Ambernath, Dist. Thane, Thane- 401208, Admeasuring An Area of 403.87 Sq Feet i.e. 37.52 Sq. Mtr Carpet Area	Rs. 8,59,606/- As on July 07, 2026	Rs. 14,00,000/- To Rs. 1,40,000/-	July 15, 2026 From 02:00 PM To 05:00 PM	August 04, 2026 From 11:00 AM Onward
2.	Mr. Pratap Russtumarao Khating (Borrower)/ Mrs. Vandana Rustam Khating (Co-Borrower) QZABN00005008676	Flat No. 607, 6th Floor, B Wing, Building "Soytam Sheela", Sr No. 72, Hissa No. 4B, Sr No. 73, Hissa No. 1B, Nr. Aryan One, Village- Shirgaon, Tal Ambernath, Dist Thane, Badapur East, Badapur-421503, Admeasuring An Area of Admeasuring Area of 293 Sq Ft Carpet Area	Rs. 14,06,170/- As on July 07, 2026	Rs. 11,00,000/- To Rs. 1,10,000/-	July 15, 2026 From 02:00 PM To 05:00 PM	August 04, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgages/ notice are given a last chance to pay the total dues with further interest till August 03, 2026 before 05:00 PM failing which, these secured assets will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400093 on or before August 03, 2026 before 02:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before August 03, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400093, on or before August 03, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at "Mumbai".

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact ICICI Bank Limited on 9833699013/8104548031/9004392416.

Please note that Marketing agencies, 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited, 3. Matex Net Pvt. Ltd, 4. Finvin Estate Deal Technologies Pvt Ltd, 5. Ginarsoft Pvt Ltd, 6. Hecta Prop Tech Pvt Ltd, 7. Arca Emot Pvt Ltd, 8. Novel Asset Service Pvt Ltd, 9. Nobroker Technologies Solutions Pvt Ltd, 10. Navodayan Protech Private Limited, have also been engaged for facilitating the sale of this property.

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

Date: July 11, 2026  
Place: Mumbai

Authorized Officer  
ICICI Bank Limited

**Public Notice**  
We, Mr. Narayan Pandurang Patil Through POA Mr. Nitin Narayan Patil & Others, hereby bring to the kind notice of general public that the Environment Department, Government of Maharashtra has accorded Environmental Clearance for Proposed Residential cum Commercial Project at Plot Bearing S.No.94/B; S.NO.95 H.NO.1, Village Achole, Near Railway Station, Nallasopara (W), Tal. Vasai, Dist. Palghar, Maharashtra, by vide letter dated 05th July 2026 bearing file No. SIA/MH/INFRA2/503343/2025, EC Identification No. EC24C3801MH5641842N. The copy of the clearance letter is available at <http://parivesh.nic.in>.

**Mr. Narayan Pandurang Patil Through POA Mr. Nitin Narayan Patil & Others.**

**PUBLIC NOTICE**  
All the concerned persons including bonafied residents, environmental groups, NGOs and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Geeta Adeshwar LLP, having office at Ground Floor, shop No. 1, Janki Heritage CHS Ltd., 150 Feet Road, opposite Maxus Mall, Bhayandar (West), District Thane. Maharashtra, 401101. MAHARASHTRA, 401101. Environment Clearance for Proposed School & Residential Building on Land Bearing (Old) S. NO. 439 /2, 6, 8 & 10 (New) S.NO. 112/2, 6, 8 & 10; At Village Navghar, Mira-Bhayandar Dist. Thane by M/s. Geeta Adeshwar LLP.

**Under File No: SIA/MH/INFRA2/574508/2026 dated 04/04/2026**

The copy of clearance letter is available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.ecmpcb.in>.

**M/s. Geeta Adeshwar LLP.**  
Ground Floor, Shop No. 1, Janki Heritage CHS Ltd., 150 Feet Road, Opposite Maxus Mall, Bhayandar (West), Thane 401101.

**BAJAJ ELECTRICALS LIMITED**  
CIN : L31500MH1938P0009887  
Registered Office: Mulla House, 2nd Floor, 51, Mahatma Gandhi Road, Fort, Mumbai-400001 | Tel.: 022-6149 7000 | Email: legal@bajajelectricals.com  
Website: www.bajajelectricals.com

**NOTICE REGARDING THE 87<sup>th</sup> ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING ("VC") OTHER AUDIO-VISUAL MEANS ("OAVM")**

Notice is hereby given that the 87<sup>th</sup> Annual General Meeting ("87th AGM" / "AGM") of Bajaj Electricals Limited ("Company") is scheduled to be held on **Thursday, August 6, 2026, at 03:00 p.m. (IST)** through VC/OAVM to transact the businesses as set out in the AGM Notice dated May 15, 2026. The venue of the AGM will be deemed to be the Registered Office of the Company, i.e. Mulla House, 2nd Floor, 51, Mahatma Gandhi Road, Fort, Mumbai 400001.

In compliance with various General Circulars issued by the Ministry of Corporate Affairs and other Circulars issued by the Securities and Exchange Board of India ("SEBI") (collectively referred to as "Relevant Circulars"), the Company has published a Notice in the newspapers, viz. Free Press Journal (English) and Navshakti (Marathi), on June 26, 2026, *inter alia* providing details w.r.t. 87<sup>th</sup> AGM of the Company, about the mode of dispatch of the AGM Notice and the Annual Report for FY 2025-26, registration of e-mail addresses by the Members, manner of registering KYC by the Members, including bank details for receiving the final dividend, participation of the Members at the 87<sup>th</sup> AGM and e-voting related information, and details relevant to the payment of the final dividend.

Pursuant to the provisions of the Relevant Circulars, the Company has sent the Notice of the 87th AGM and the Annual Report for FY 2025-26 to all the Members whose email addresses are registered either with the Company or with any of the depositories or with MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), Registrar & Share Transfer Agent of the Company ("RTA"). Shareholders desiring to receive such documents in physical form will continue to get the same in physical form free of cost, upon request.

Please note that these documents are also being displayed and made available on the website of the Company: www.bajajelectricals.com, on the website of the RTA of the Company: <https://in.mpmf.com> as well as on the websites of the National Stock Exchange of India Limited: <https://www.nseindia.com/> and BSE Limited: <https://www.bseindia.com/>, where the equity shares of the Company are listed.

**Details w.r.t. Record Date**  
The Board of Directors, at its Meeting held on May 15, 2026, had approved/recommended a final dividend of Rs.3.00 per equity share of the face value of Rs.2.00 each, for the financial year ended March 31, 2026, subject to the approval of the shareholders at the ensuing 87<sup>th</sup> AGM.

Pursuant to the provisions of Section 91 of the Companies Act, 2013 ("Act") and Regulation 42 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, ("SEBI Listing Regulations"), the Company has fixed Friday, July 17, 2026, as the 'Record Date', for the purpose of determining the Members who will be eligible to receive dividend for the FY 2025-26.

The dividend on equity shares, if declared at the AGM, will be credited/despatched into a separate bank account, on or before August 10, 2026, for making payment of dividends as under:

i. To all those shareholders holding shares in physical form, subject to the provisions of the SEBI Listing Regulations and Circulars issued by SEBI, as per the details to be provided by RTA to the Company as on July 17, 2026. Members are requested to note that pursuant to fifth amendment in SEBI Listing Regulation, the provisions related to issuance of payable-at-par warrants or cheques have been omitted from Regulation 12 and Schedule 1 of SEBI Listing Regulation. In view of the same, henceforth, no such 'payable-at-par warrants/ cheques' shall be issued by the Company for making dividend payments and only electronic mode of payment facility as specified under schedule 1 of SEBI Listing Regulation shall be used for payment of dividends. Shareholders are advised to ensure that their updated bank account details are registered with their Depository Participant in the case of shares held in dematerialised form, or with the Company's RTA in case of shares held in physical form.

ii. To all those beneficial owners holding shares in electronic form, as per the beneficial ownership data to be made available to the Company by Central Depositories Services India Ltd. ("CDSL") and National Securities Depository Ltd. ("NSDL") as on July 17, 2026.

Members holding shares in dematerialised mode are requested to update their complete bank details with their Depository Participants ("DPs") to avoid any delay in receiving the dividend.

**Tax Deducted at Source ("TDS") on the dividend:**  
The final dividend, if declared, will be taxable in the hands of the shareholders subject to tax deduction at source at the applicable rates. For detailed process and format declarations, please refer to the Company's communication as sent to the Members and also made available on the Company's website: www.bajajelectricals.com.

**Registration of e-mail addresses by the Members:**  
The Members who have not registered their e-mail address(es) can get it registered by following the instructions below:

- Physical Holding:** Those Members, who are holding shares in physical form and have not updated their e-mail IDs with the Company, are requested to update the same by submitting a duly filled and signed Form ISR-1 along with a self-attested copy of the PAN Card, and self-attested copy of any document (eg.: Aadhaar Card, Driving License, Voter Identity Card, Passport) in support of the address of the Member, to the RTA at MUFG Intime India Private Limited, C 101, Embassy 247, L B S Marg, Vikhroli West, Mumbai 400083. For any query, please reach out to the RTA at their email ID investor.helpdesk@in.mpmf.com or contact them on +91 810 811 6767.
- Demat Holding:** Those Members who are holding shares in demat form are requested to register/update their email addresses with their respective DPs.

**Voting Details w.r.t. 87<sup>th</sup> AGM:**  
Further, pursuant to the provisions of Section 108 of the Act and Rule 20 of the Companies (Management and Administration) Rules, 2014, and Regulation 44 of the SEBI Listing Regulations, all the Members holding shares in physical or dematerialised form, as on the cut-off date i.e. **Thursday, July 30, 2026**, shall only be entitled to cast their votes. The Company has provided the facility to vote electronically using the remote e-voting ("Remote e-Voting") platform of the RTA. Additionally, the Company is providing the facility of voting through the e-voting ("e-Voting") system during the AGM through the InstaMeet facility. Detailed procedure for Remote e-Voting / e-Voting is provided in the Notice of the 87th AGM.

In this regard, the Members are hereby further informed that:

- The Company has completed dispatch of the Notice of the 87th AGM and the Annual Report for FY 2025-26 to the Members of the Company.
- Remote e-Voting shall commence on Sunday, August 2, 2026, at 09:00 A.M. IST and end on Wednesday, August 5, 2026, at 05:00 P.M. IST and thereafter the Remote e-Voting module shall be disabled. The Remote e-Voting shall not be allowed beyond the said date and time mentioned herein.
- Persons who have acquired shares and become Members of the Company after the dispatch of the Notice and the Annual Report and who are eligible Members as on the cut-off date, may obtain the login ID and password from the RTA by following the procedure given in the Notes to the Notice of the AGM.
- Members, who will be present at the AGM through InstaMeet facility and have not casted their vote on the Resolutions through Remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting facility available at the AGM.
- A Member may participate in the AGM even after exercising his/hers/its right to vote through Remote e-Voting but shall not be allowed to vote again at the AGM.
- Also, once the vote on a resolution is cast by the Member, the same cannot be changed subsequently.
- Members participating through the VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.
- As per the provisions of the Relevant Circulars the facility to appoint proxies will not be available.
- In case of any queries regarding e-Voting, please refer the Frequently Asked Questions ("FAQs") and InstaVote e-Voting manual available at <https://instavote.infinite.com.in>, under Help section or send an email to [enquiries@in.mpmf.com](mailto:enquiries@in.mpmf.com) or contact on: Tel: 022-4918 6000.

You can also write your queries/concerns to any of the following personnel:

**Mr. Rajiv Ranjan Sr. Assistant Vice President**  
MUFG Intime India Private Limited  
C 101, Embassy 247, L B S Marg, Vikhroli West, Mumbai 400083.  
Tel No: (022) 4918 6000;  
Fax: (022) 4918 6060  
E-mail:enquiries@in.mpmf.com, rajiv.ranjan@in.mpmf.com

**Mr. Prashant Dalvi Chief Compliance Officer & Company Secretary**  
Bajaj Electricals Limited  
Mulla House, 2nd Floor, 51, Mahatma Gandhi Road, Fort, Mumbai 400001.  
Tel.No.: 022 6149 7000  
E-mail: legal@bajajelectricals.com

**For Bajaj Electricals Limited**  
Sd/-  
**Prashant Dalvi**  
Chief Compliance Officer & Company Secretary  
(ICSI Membership No.: A51129)

**Place: Mumbai**  
**Date: July 11, 2026**

**Thane Municipal Corporation, Thane**  
Dadoji Konddev Sports Complex  
EXPRESSION OF INTEREST (EOI)  
Tender Notice-First Extension

Thane Municipal Corporation had invited Expressions of Interest (EOI) vide Tender No. TMC/PRO/DKKS/240/2026-27 dated 24/06/2026 for the operation and management of the Synthetic Coating Turf, developed beneath the flyover from Nitin Company Junction to Cadbury Junction along the Mumbai-Nasik Express Highway within the jurisdiction of Thane Municipal Corporation. The facility, equipped with various sports amenities, is proposed to be allotted to a private organization/institution for a period of five (5) years through the Expression of Interest (EOI) process. As the said tender received an inadequate response, the last date for submission of the EOI has been extended for the first time, and first extension given to the tender. The detailed EOI document, including terms and conditions, will be available on the Government of Maharashtra e-Tender portal <https://mahatender.gov.in> from 13/07/2026 to 20/07/2026. Government-recognized affiliated institutions and organizations are also eligible to participate and submit their EOI, subject to the terms and conditions prescribed by Thane Municipal Corporation. Online EOI proposals will be accepted up to 4:00 PM on 20/07/2026. Envelope No. 1 (Technical Bid) will be opened at 5:00 PM on 24/07/2026. Thane Municipal Corporation reserves the right to accept or reject any or all Expression of Interest (EOI) proposals, either wholly or partially, without assigning any reason.

TMC/PRO/DKKS/286/2026-27 Sd/-  
Dt.10.07.2026 Dy. Office Superintendent (Sports)  
pls visit our official web-site Thane Municipal Corporation  
[www.thanecity.gov.in](http://www.thanecity.gov.in)

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & EKH-20 PUBLICATION/ NOTICE BOARD OF DRT SALE PROCLAMATION OFFICE OF THE RECOVERY OFFICER-I DEBTS RECOVERY TRIBUNAL - I MUMBAI**

MTNL Bhavan, 2nd Floor, Colaba Market, Colaba, Mumbai  
R.P.No. 107 of 2024 DATED- 04/07/2026  
PROCLAMATION OF SALE UNDER RULES 38, 5(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTION ACT 1993

Bank of Baroda .....Certificate Holders  
Vs .....Certificate Debtors  
M. Kishore B. Chaudhary & Anr.

**CD No - 1: Mr. Kishore Bhooraram Choudhary, (Alias Kesharam Bhooraram Choudhary)**  
at Flat No. 308, 3rd Floor, Building No. 2, Tulja Bhavani Sankul, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, Palghar - 401303.

**CD No - 2 Mrs. Kamla Kishore Choudhary,**  
at Flat No. 308, 3rd Floor, Building No. 2, Tulja Bhavani Sankul, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, Palghar - 401303.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in Original Application No. 525 of 2022 for recovery Rs. 26,28,248.56ps. (Rupees Twenty Six Lacs Sixty Two Thousand Two Hundred Forty Eight and Paise Fifty Six Only) with cost along with future interest @ 8.15% per annum simple w.e.f. 15.02.2022 till recovery and the amount due to Applicant as per recovery certificate, a sum of Rs.37,33,062.83. (Thirty Seven Lacs Thirty Three Thousand Sixty Two and paise Eighty Three Only) is recoverable together with further interest and charges as per the Recovery Certificate/Decree till 8th April, 2026.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 24.08.2026 between 2:00 pm to 4:00 pm (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction wherein bidding shall take place through 'On line Electronic Bidding' through the website www.banksauctions.com of M/s. C1 India Pvt. Ltd. having address at Udoy Virar, Phase-2, Gulf Petrochem Building No. 301, Gungram, Haryana-122015, India. Contact Person: Bhavik Pandya, Mobile No.+91 8866682937, E-mail: support@banksauctions.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: **Mr. Deepak Ranjan, Mobile:9161010360, CHIEF MANAGER, Representative of Certificate Holder.**

The sale will be of the property of the CD above as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained and those specified in the schedule against each lot/property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answer for any error, mis-statement or omission on this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions:-

- The assets shall be auctioned as per the following details:-

Sr. No.	Description of the property	Reserve price	EMD Amount	Increment Bid
1	Flat No. 308 admeasuring 550 sq. ft. (built up area) situate on the 3rd Floor of the Building No. 2 building complex known as 'Tulja Bhavani Sankul' constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	12,37,500/-	1,23,750/-	50,000/-
2	Flat No.107 admeasuring 330sq. ft. (built up area) situate on the 1st Floor of the Building No. 2 complex building known as 'Tulja Bhavani Sankul' constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	7,42,500/-	74,250/-	50,000/-

- The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
- Account No. The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lot(s) is payable by way of RTGS/NEFT in Account Name: NEW INTERMEDARY OBD, BP. 60040015181219, IFSC Code No. BARBOSARMMMS (Fifth Character is ZERO) of the Bank of Baroda in the name of ROSAR Branch at Mumbai.
- The intending bidders are required to upload self-attested copy of PAN/PAN Card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is 21.08.2026, till 4:30 p.m. The physical inspection of the immovable properties mentioned herein below may be taken on 12.08.2026 between 11:00 a.m. to 4:00 p.m. at the properties site.
- Bidders are requested to submit the copy of the Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/authority of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer, DRT-I, Mumbai by 4:30 pm. on 21.08.2026 in a sealed envelope superscribing R.P.No. 107 of 2024 otherwise bid shall not be considered.
- Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in to the e-Auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per detail mentioned in the Para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit 10% with Recovery Officer, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the Registrar, DRT-I, Mumbai.
- In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
- The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
- The property is being sold on 'AS IS WHERE IS BASIS' AND 'AS IS WHAT IS BASIS'.
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postponing the auction at any time without assigning any reason.

**SCHEDULE**

Sr. No.	Description of property to be sold with the name of co-owner where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claimed, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1	Flat No. 308 admeasuring 550 sq. ft. (built up area) situate on the 3rd Floor of the Building No. 2 building complex known as 'Tulja Bhavani Sankul' constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	Not available	Mortgage Property	Not available
2	Flat No.107 admeasuring 330sq. ft. (built up area) situate on the 1st Floor of the Building No. 2 building complex known as 'Tulja Bhavani Sankul' constructed on the land bearing Survey No. 162, Hissa No. 1 part, Plot No. B, Village Virar, Kargil Nagar, Manvelpada Road, Virar (East), Taluka Vasai, District Palghar.	Not available	Mortgage Property	Not available

Given under my hand and seal of this 04th day of July, 2026. Sd/-  
**(MAHESH KUMAR)**  
Recovery Officer  
DRT-I, Mumbai

**यूनियन बैंक ऑफ इंडिया Union Bank of India**  
भारत सरकार का उपक्रम A Government of India Undertaking  
Regional Office, Mumbai (South) : Union Bank Building, 6th Floor, 66/80, Mumbai Samachar Marg, 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 28.07.2026** 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. <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx>. 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 **28.07.2026** 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 : 28.07.2026 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 Owner/s	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) Mr. Anupam C Bhowmik b) Tardeo Branch c) Residential Flat No 205, 3rd floor, Building Name Shripal Park-B, Society known as Shripal Park -B Co-op Housing Society LTD, Plot No. 152, Survey No. 402/A of Village Virar, Virar (West), Taluka Vasai, District Thane - 401303 d) Mr. Anupam C Bhowmik	a) ₹24,43,000.00 b) ₹2,44,300.00	Rs. 13,43,685.90 (Rupees Thirteen Lakh Forty Three Thousand Six Hundred Eighty Five and Paise Ninety) 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. Shashank Shekhar- Mob. No. 7819933383 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Physical Possession
2	a) Mr. Ganesh Kumar Prakash Agrawal and Mrs. Seema Mangilal Gupta b) Tardeo Branch c) Residential flat No.805 & 806, area admeasuring 42.19 sq. mtrs. (Carpet Area) i.e. equivalent to 32.67 sq. mtrs., plus balcony area 3.63 sq. mtrs., plus Deck area 5.89 sq. mtrs., on the 8th floor, in the building no. XII, project known as WISTERIA SQUARE, land bearing Survey No. 105, Hissa No. 12 lying being situated at Village Ghodbunder and within the Taluka limits of Thane Mira Bhayandar Municipal Corporation. d) Mr. Ganesh Kumar Prakash Agrawal and Mrs. Seema Mangilal Gupta	a) ₹54,76,000.00 b) ₹5,47,600.00	Rs. 38,95,608.24 (Rupees Thirty Eight Lakh Ninety Five Thousand Six Hundred Eight and Paise Twenty Four 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. Shashank Shekhar- Mob. No. 7819933383	Not Known Symbolic Possession
3	a) M/s. Shree Aluminum and Fabrication Prop. Chandmal Kumar b) Gowalia Tank Branch c) Residential Row House bearing Plot No F-31 Plot no 03 Yashodhan Co-Op Hsg Soc Ltd Sector No 12 Village Kharghar Tal Panvel & Dist Raigad Navi Mumbai-410210 d) Mr. Chandmal Kumar	a) ₹38,62,000.00 b) ₹ 3,86,200.00	Rs. 36,25,199.76 (Rupees Thirty Six Lakh Twenty Five Thousand One Hundred Ninety-Nine and Paise Seventy Six Only) as on 31.03.2026 plus further interest thereon w.e.f 01.04.2026 at applicable rate of interest, cost and charges till date. Mr. Manish Kumar Sharma- Mob. 9910087091 Mr. Siddharth Kushawaha - Mob. 9594909454	Not Known Symbolic Possession
4	a) Mr. Jaya Sessappa Gujran and Mrs. Usha Jaya Gujran b) Gowalia Tank Branch c) Flat No. 102, B Wing, on the 1st Floor, area admeasuring 55.29 + 2.32 sq.mtrs built up i.e. 595 + 25 Sq. Ft. Siddhai Co-Op. Hsg. Soc. Ltd, Village- Samel, Nallasopara West, Taluka Vasai, District Palghar Maharashtra-401203 d) Mr. Jaya Sessappa Gujran and Mrs. Usha Jaya Gujran	a) ₹ 26,62,000.00 b) ₹ 2,66,200.00	Rs. 12,40,915.00 (Rupees Twelve Lakhs Four Thousand Nine Hundred Fifteen Only) as on 31.10.2018 plus further interest thereon w.e.f 01.11.2018 at applicable rate of interest, cost and charges till date. Mr. Dwarika Prasad - Mobile No. 8130994660 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
5	a) M/s. Sunlux Energy Pvt. Ltd. b) Mumbai-Nariman Point Branch c) Residential Flat No 101, 1st Floor, B-Wing, Building Aqua Cypress Aqua, Adhiraj Garden Complex, Plot No 32, Sector 5, Kharghar, Navi Mumbai, Taluka Panvel, District Raigad, Maharashtra 410210 d) Mr. Jhabarnal Dassani & Mr. Vishal Dassani	a) ₹23,45,500.00 b) ₹23,45,500.00	Rs. 2,15,63,556.06 (Rupees Two Crore Fifteen Lakh Sixty-Three Thousand Five Hundred Fifty-Six and Paise Six Only) as on 31.03.2026 plus further interest thereon w.e.f 01.04.2026 at applicable rate of interest, cost and charges till date. Mr. Manish Kumar Tiwary- Mob. No. 8336998670 Mr. Siddharth Kushawaha - Mob. No. 9594909454	Not Known Symbolic Possession
6	a) Mr. Shyamkant Maruti Gate b) L D Ruparel Branch, Mumbai c) Residential flat no 306, 3rd Floor, Sai Blessings CHS Ltd. Plot no 21, Sector 35, Kamothe village, Taluka Panvel, Dist Raigad, Navi Mumbai 410209/Landmark Near Ayyappa Temple) d) Shyamkant Maruti Gate	a) ₹ 48,36,000.00 b) ₹ 4,83,600.00	Rs.35,79,914.00 (Rupees Thirty-Five Lakh Seventy-Nine Thousand Nine Hundred Fourteen only) as on 31.05.2025 plus further interest thereon w.e.f 01.06.2025 at applicable rate of interest, cost and charges till date. Mr. Manoj K Gupta- Mob. No. 8591225998 Mr. Siddharth Kushawaha - Mob. 9594909454	Not Known Symbolic Possession

Bidders are requested to visit the Bank's website <https://www.unionbankofindia.bank.in/auction-property/view-auction-property.aspx> 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

