



Electricals

May 15, 2025

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

Dear Sir/Madam,

**Sub.: Newspaper publication confirming the dispatch of Postal Ballot Notice dated March 28, 2025 (“Notice”)**

In continuation to our letter dated May 14, 2025 regarding issue of Notice and pursuant to the relevant provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI Listing Regulations”), we enclose herewith the copies of the newspaper advertisement published today i.e., on May 15, 2025 in Free Press Journal (English) and Navshakti (Marathi) informing inter-alia about the dispatch of the Postal Ballot Notice to the Members of the Company.

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

We request you to take the above on record and the same be treated as compliance under the applicable provisions of the SEBI Listing Regulations.

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 Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002.

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**  
(See proviso to rule 8(6))

Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This 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 physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is and 'Whatever there is' as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/Co-Borrowers/Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
1.	Mustafa Mohammed Hussain Sadiq (Borrower)/ Sehbroun Mustafa Sadiq (Co-Borrower) Loan A/C No. LBTNE00005890839 LBMUM00005983334	Flat No 304, 3rd Floor, Babji Co-Operative Hsg Soc Ltd, Opp Aaryya Near H P Petrol Pump New Gidc, Village Tal-umpanga, Dis- Valsad, Valsad- 396170., Residential Flat 1 Rk Admeasuring an Area of Admeasuring 740.00 Sq.Ft (68.77 Sqmtrs)Built Up Area	Rs. 17,90,992.78/- As On Date 07-05-2025	Rs. 4,50,000/- 45,000/-	May 24, 2025 10:00 AM to 11:00 AM	June 06, 2025 From 11:00 AM Onwards

The online auction will be conducted on the website (https://disposalhub.com), of our auction agency M/s NexTen Solutions Private Limited. The Mortgagors/Notices are given a last chance to pay the total dues with further interest by June 05 2025 before 04:00 PM else the secured asset(s) 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, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002 on or before June 05 2025 before 04:30 PM. Thereafter, they have to submit their offer through the website mentioned above on or before June 05 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, 1st Floor, Geet Prabha Building, Near Nirmal Hospital Cross Road, Opp. Civil Hospital, Ring Road, Surat- 395002 on or before June 05 2025 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of 'ICICI Bank Limited' payable at Surat. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9825017680/9099710771. Please note that Marketing agencies i. ValueTrust Capital Services Private Limited , 2. Augeo Assets Management Private Limited 3. Cardkhok, com 4. Hecta Proptech Private Limited 5. Arca Emart Pvt Ltd, have also been engaged for facilitating the sale of this property.

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

Date : May 15, 2025, Place: Mumbai Authorized Officer, ICICI Bank Limited

**Maharashtra Gramin Bank** (Rule 8(1) For Movable/Immovable Property)

Head Office : Plot No. 42, Gul No. 33 (Part), Gowlavi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Aurangabad 431136 Regional Office : Pune

Whereas, the undersigned being the Authorised Officer/Regional Manager, Maharashtra Gramin Bank, Regional Office : Pune (Branch: Vrindavan, Gothehar, Dist. Thane) 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 8 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on date calling upon the concerned Borrower / Guarantor fully described to repay the amount mentioned in the notice with further interest, incidental expenses & cost within 60 days from the date of receipt of the said notice.

The following borrower / Guarantor having failed to repay the amount, notice is hereby given to the under noted Borrower / Guarantor and the Public in general that the undersigned has taken Symbolic Possession of the property in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule No. 8 of the said Rules on following dates described as below.

The borrower in particular and the public in general is hereby cautioned not to deal with the Movable / Immovable Asset / Property and any dealing with the Movable / Immovable Asset / Property will be subject to the charge of Authorised Officer/Regional Manager, Maharashtra Gramin Bank, Regional Office : Pune (Branch: Vrindavan, Gothehar, Dist. Thane) for the amount given & further interest, incidental expenses and cost.

**Description of Movable / Immovable Property**

Borrower/Guarantors Name with address	Particulars of Secured assets with boundaries	Dues as per Demand notice	Date of Demand Notice	Symbolic Possession Date	Branch Name
Borrower- 1. Mr. Satish Kashinath Pawar (Applicant), 2. Mrs. Varsha Satish Pawar (Co-Applicant) Address: Flat No. 202, 2nd floor, Shri Sai Vaishnavi Apartment, Survey No.198, admeasuring area about 630 Sq. Ft., at Village-Kasheli, Taluka-Bhiwandi, Dist-Thane-421302. The premises is bounded as follows: North: Flat No.201S South: Road, East: RoadS West: Staircase	Equitable mortgage of Flat No. 202, 2nd floor, C-wing, Shri Sai Vaishnavi Apartment, Survey No.198, admeasuring area about 630 Sq. Ft., at Village-Kasheli, Taluka-Bhiwandi, Dist-Thane-421302. The premises is bounded as follows: North: Flat No.201S South: Road, East: RoadS West: Staircase	Rs. 14,61,436/- due as on date 31/12/2024 plus Unapplied interest, costs, other Charges, expenses w.e.f. 01/12/2024	05.01.2025	09/05/2025	Vrindavan
Borrower- Mr. Ganpatil Prabhudayal Kumawat Address: Flat No 403 Vidhi Apartment, Kalambhe Shahapur dist Thane 421601 Loan AC No : 80046544544	Registered mortgage of Residential flat No 403, on fourth floor in the building Vidhi Apartment, Gal. No. 22/P.23.24 having plot no. 16 total area 395 sq meter at village kalambhe Taluka Shahapur dist Thane 421601. Admeasuring built up area 61.80 sq meters. Boundaries are as under: North : Open space, East : Open space South : Building and Old Agra Road, West : Internal Road Grampanchayat Kalambhe office	Rs. 13,61,323/- Due as on 28/01/2025 + charges, expenses, interest w.e.f. 1.11.2024	28/01/2025 And Paper Publication 22/02/2025	09/05/2025	Gotheghar

Date : 15.05.2025 Place : Pune Authorized Officer / Regional Manager Maharashtra Gramin Bank, Regional Office : Pune

**COSMOS BANK** Recovery Department Region-II Correspondence Address : Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai 400 028. Phone No. 022- 6847612/6768

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagor/Company, Directors & Mortgagor Guarantors that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of The Cosmos Co-Op. Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder:

Borrower/Mortgagor Company, Directors, & Mortgagor Guarantors	Details of Secured Assets for Sale/Auction
Borrower/Mortgagor Company: M/s. Okie Digitech Pvt Ltd Director/Guarantors: 1. Mr. Jitlin Anantlal Vishal 2. Mr. Parantap Mihal Vichhi Mortgagor Guarantors: 1. Mrs. Jayashree Uday Desai 2. Mrs. Bhavana Vinay Desai	All that piece and parcel of Industrial Gala/Unit No.42 on First Floor of Wing B of the building of Giriraj Industrial Premises Co-Op. Soc. Ltd. Standing on plot no.2 at Mahal Industrial Estate on the land bearing CTS No.46/36 of Village Mulgaon, Taluka Andheri at Mahakali Caves Road, Andheri (East), Mumbai - 400 093. (Area. admt. about Approx 964 sq. Ft. i.e. 89.59 Sq. Mtrs. Carpet) and the said Gala/Unit together with the proportionate rights in the land under the building and with rights and authority in common areas and facilities and together with right of ways, easements and parking made available to the said premises with share certificate no 94 of Giriraj Industrial Premises Co. Op. Soc. Ltd and membership attached to said Gala/Unit. (Owned by Mrs. Jayashree Uday Desai and Mrs. Bhavana Vinay Desai)

**Demand Notice Date & Amount**  
Demand Notice Date: 27/03/2023  
Demand Notice Amount: ₹ 1,67,83,775.00 plus further interest & charges thereon

**Possession Date & Type**  
23/04/2025 Physical

**Reserve Sale Price**  
₹ 2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only)

**Earnest Money Deposit (E.M.D.)**  
₹ 25,00,000/- (Rupees Twenty Five Lakhs Only)

**Bid Incremental Value**  
₹ 1,00,000/- (Rupees One Lakhs Only)

**Date & Time of E-Auction**  
19/06/2025 from 1.00 pm to 2.00 pm

**Date & Time Inspection**  
23/05/2025 & 13/06/2025 from 11.00 am to 2.00 pm

**STATUTORY NOTICE: As per rule 8(6) of Security Interest (Enforcement) Rules, 2002.**  
This notice also considered as a 30 days' notice to the Borrower/Mortgagor Company, Directors & Mortgagor Guarantors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

Note: 1. EMD/ BID forms are available with Authorised Officer. 2. Please contact for EMD payment & other details to Authorised Officer Mob.9960974488/9322480888/8975758517. 3. Last Date & Time of EMD and KYC Documents submission 18/06/2025 upto 4.30 p.m. For detailed terms & conditions of the sale is available with the Bank Website i.e. https://www.cosmosbank.com/auction/notice.aspx AND Auctioneer Website i.e. https://cosmosbank.auctiontiger.net.

Date: 15/05/2025 Place : Mumbai Authorized Officer and General Manager Under SARFAESI Act, 2002 The Cosmos Co-operative Bank Ltd.

**Phoenix ARC Private Limited** Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai 400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313 CIN: UG1300MH2007PTCL168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website: www.phoenixarc.co.in as per the details given below

Sr. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXIT00315-160019532 Branch: Thivai Borrower: Nandu Virumal Pirwani Co-Borrower: Diksha Nandu Pirwani	15-06-2017 For Rs: 27.24,300/- (Rupees Twenty Seven Lakh Twenty Four Thousand Three Hundred Only)	Room No 202 2nd Floor, S.No-49 H.No.1, C Wing, Shri Ganesh Chs, Thane Karjat Badapur Highway, Vangli, Done, Ambernath 421503 Thane Maharashtra India	Reserve Price: Rs.1000000/- (Ten Lakh Only) EMD: Rs. 100000/- (One Lakh Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
2.	LAN: LXVIR00315-160005138 Branch: Virar Borrower: Ashok H Mantru Co-Borrower: Savita Ashok Mantru	19-06-2018 For Rs: 20,35,060/- (Rupees Twenty Lakh Thirty Five Thousand & Sixty Only)	Flat No-002, Gr.Fir, Jagannath Hanal, Nandivli Village, S. No. 29, H. No. 2P Dombivali Near Manpada Road, Near Chera-dev Mandir, Thane 400612 Maharashtra India	Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
3.	LAN: LXPAN00315-160012825 Branch: Panvel Borrower: Dilipkumar Chandramani Pradhan Co-Borrower: Bijaykumar Chandramani Pradhan	15-06-2017 For Rs: 18,40,326/- (Rupees Eighteen Lakh Forty Thousand Three Hundred & Twenty Six Only)	Flat No. 206, 2nd Floor, Pandurang Residential, Village Rees, S.No. 14/4B/2/1, Mohopada Village Rees Panvel Raigarh Maharashtra & Twenty Six Only 410206	Reserve Price: Rs.1200000/- (Twelve Lakh Only) EMD: Rs. 120000/- (One Lakh Twenty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
4.	LAN: LXPAL00117-180051329 Branch: Palghar Borrower: Abdulrehman Ismail Sayyed Co-Borrower: Sumaiyya Ahehman Sayyed	27-04-2019 For Rs: 14,36,793/- (Rupees Fourteen Lakh Thirty Six Thousand Seven Hundred & Ninety Three Only)	Flat No.006 Ground Floor Di-13, 2nd Floor, Near Akbar Rice Mill, Gass Road Nallopasa (W) Dist.Palghar 401209 Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
5.	LAN: LXPAL00116-170031187 Branch: Palghar Borrower: Anil Sitaram Vichare Co-Borrower: Ashvini Anil Vichare	15-12-2020 For Rs: 9,76,747/- (Rupees Nine Lakh Seventy Six Thousand Seven Hundred & Forty Seven Only)	Flat No - 404, 4Th Floor , Darya Apartment, Building No - 2, Ghaskopri, Chandansar, Virar East, Thane, Maharashtra - 401303	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
6.	LAN: LXASA00216-170029070 Branch: Asangaon Borrower: Kheiraj Kashiram Joshi Co-Borrower: Gangga Kashiram Joshi	18-01-2018 For Rs: 5,63,194/- (Rupees Five Lakh Sixty Three Thousand One Hundred & Ninety Four Only)	Flat No 2/A, 3Rd Floor, Shiv Vaishnavi Park, Juna Thane Road, Village Puma Brijwandi Thane, S/ No 65/1, Nr Soma Engineering Company 421302 Bhiwandi Thane Maharashtra India	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
7.	LAN: LXVIR00115-160021472 Branch: Virar Borrower: Devraj Atmaram Salvi Co-Borrower: Anushka Devraj Salvi	15-06-2017 For Rs: 17,00,607/- (Rupees Seventeen Lakh Six Hundred & Seven Only)	Flat No 412, 4Th Floor, Shri Ganesh Apartment, Ar.No.65, H.No.08, Near Sagon Shrivasa Shakra, Nandivli, Manpada Road, Dombivali (East), Kalyan, Thane Thane, Maharashtra - 421203	Reserve Price: Rs.900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
8.	LAN: LXVAS00117-180051052 Branch: Vasai Borrower: Vinod Keshav Bhandre Co-Borrower: Narendra Keshav Bhandre	18-08-2018 For Rs: 16,98,959/- (Rupees Sixteen Lakh Ninety Eight Thousand Nine Hundred & Fifty Nine Only)	Flat No.301, 3Rd Floor, Shree Sadguru Apt, Near Chandika Devi Mandir, Chandrapada, Old Serve No.504, New Serve No.9, Hissa No.15, Naigaoan East, Dist.Palghar 401203 Palghar Thane Maharashtra	Reserve Price: Rs.550000/- (Five Lakh Fifty Thousand Only) EMD: Rs. 55000/- (Fifty Five Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
9.	LAN: LXVAS00217-180051701 Branch: Vasai Borrower: Bhushan Naik Co-Borrower: Dipati Bhushan Naik	12-09-2018 For Rs: 4,49,138/- (Rupees Four Lakh Forty Nine Thousand One Hundred & Thirty Eight Only)	Flat 301, 3Rd Floor, Chaya Apy, Shiroon Road, Bosar East, Near Dream City, New Sr.No.30/2 Plot No. 17, Old Sr.No. 61/2, Plot No 17, 401203, Tal- Palghar Thane Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
10.	LAN: LXMAH00416-170029210 Branch: Mahad Borrower: Maheshkumar Uttamrao Deshmukh Co-Borrower: Vandana Mahesh Deshmukh	18-01-2018 For Rs: 20,49,178/- (Rupees Twenty Lakh Forty Nine Thousand One Hundred & Seventy Eight Only)	Flat No 204, 2Nd Floor, Guru Krishna Apartment, S.No.69, H.No.10/E/1Bhadav, Mangan, Raigad At Bhadav 402103 Raigad Maharashtra India	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
11.	LAN: LXNAJ001616-170041739 Branch: Nalgonda Borrower: Sumita Vinodkumar Co-Borrower: Vinod Hiranam Sable	28-05-2018 For Rs: 11,11,863/- (Rupees Eleven Lakh Eleven Thousand Nine Hundred & Sixty Three Only)	Flat No. B/205 Survey No. 73, 2Nd Floor, Street, Ganesh Apy, Opp Vinayak Nagar Gate Morgaon Nallopasa, E Dist. Palghar 401203 Palghar Thane Maharashtra	Reserve Price: Rs.350000/- (Three Lakh Fifty Thousand Only) EMD: Rs. 35000/- (Thirty Five Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
12.	LAN: LXVAS00316-170042396 Branch: Vasai Borrower: Banshilal Fulchand Patel Co-Borrower: Suryamani Banshilal Patel	02-01-2020 For Rs: 17,22,212/- (Rupees Seventeen Lakh Twenty Two Thousand Two Hundred & Twelve Only)	Flat No. B/302, S.No.198 3Rd Floor, Ideal City, Bldg No 03, Type A, A2, B, Umroli (E),Palghar, Thane, Maharashtra - 401203	Reserve Price: Rs.600000/- (Six Lakh Only) EMD: Rs. 60000/- (Sixty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
13.	LAN: LXVIR00115-160011190 Branch: Virar Borrower: Durgesh Basantiala Pandey Co-Borrower: Arti Durgesh Pandey	15-12-2020 For Rs: 21,35,803/- (Rupees Twenty One Lakh Thirty Five Thousand Eight Hundred & Three Only)	Flat No. 407, 4Th Flr. Sai Manthan Apt. Achole Road, S.No. 5, Hissa No. 3/1 Regal Heights 400067 Mumbai (Suburban) Mumbai City Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
14.	LAN: LXVAS00417-180065912 Branch: Vasai Borrower: Rafique Sakoor Teji Co-Borrower: Jamila Bano	12-09-2018 For Rs: 16,94,083/- (Rupees Sixteen Lakh Ninety Four Thousand & Eighty Three Only)	Flat No. 302, Third Floor, Sai Yash Plaza, Opp. Rashmi Hotel, Sr.No 12/13, Chinchoti Anjar Phata Road, Kharab, Taluka-Bhiwandi, Dist-Thane, Nr Rashmi Hotel. 421302 Thane Maharashtra	Reserve Price: Rs.500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
15.	LAN: LXVIR00315-160005636 Branch: Virar Borrower: Bhushan Shashikant Tamore Co-Borrower: Shashikant Shriravan Tamore	28-05-2018 For Rs: 25,05,731/- (Rupees Twenty Five Lakh Five Thousand Seven Hundred & Thirty One Only)	Flat No.205 2Nd Floor, A-Wing, Sai Orchid, Building No.6, Wing No.14, Plot Bearing S.No.411, H.No.A-1,A-2 Village Gass Nallopasa (West) Hanu-mat Nagar, Sai Complex 401203 Thane Maharashtra	Reserve Price: Rs.700000/- (Seven Lakh Only) EMD: Rs. 70000/- (Seventy Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
16.	LAN: LXKAL00316-170025676 Branch: Kalyan Borrower: Sadique Abdul Lateef Malik Co-Borrower: Khairunisa Abdul Lateef Shaikh Guarantor : Rajesh Vilas Raot	22-11-2021 For Rs: 12,41,352/- (Rupees Twelve Lakh Forty One Thousand Three Hundred Fifty One and Sixty Paise)	Flat No - 304, 3Rd Floor, Sai Darshan Apartment, Dhone Vill, Vangani West, Taluka, Ambernath, District - Thane, Survey No. - 2, House No. - 5C, Near Sai Baba Mandir, Thane, Maharashtra - 421503	Reserve Price: Rs.3700000/- (Three Lakh Seventy Thousand Only) EMD: Rs. 370000/- (Thirty Seven Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
17.	LAN: LXVAS00116-170036191 Branch: Vasai Borrower: Amit Atmaram Gaikwad Co-Borrower: Varsha Amit Gaikwad Guarantor: Atmaram Hasha Gaikwad	28-05-2018 For Rs: 22,56,605/- (Rupees Twenty Two Lakh Fifty Six Thousand Six Hundred & Five Only)	Flat No. 305, 3Rd Floor, A-Wing, Prathamesh Bldg Bal-aji Arch, S.No. 200/1, Kasheli Bhiwandi Thane Near Chafrapati Shivaji Garden, Kachel 421301 Thane Maharashtra	Reserve Price: Rs.14,00,000/- (Fourteen Lakh Only) EMD: Rs. 1,40,000/- (One Lakh Forty Thousand Only) Last date of EMD Deposit: 03-06-2025	Date: 04-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: https://www.auctionbazaar.com/ of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset / up for e-Auction and the Bid form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chandrashekhar Shriram Kumbhar 9372704932 & Kiran Power 9372705151, lshan dev 8828273231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk +91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details in payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date of submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the items/properties detailed herein above. 4. Any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees, payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: MUMBAI Date: 15.05.2025 Sd/-Authorized Officer Phoenix ARC Private Limited

**Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)**

Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property/properties (B)	Date of NPA (C)	Outstanding amount (Rs.) (D)
1.	LOAN ACCOUNT NO. S000242732 (Earlier LAN S000241560 under SFL) 1. PARINEE CONTOUR CONSTRUCTION PVT. LTD. 2. PARINEE REALTY PRIVATE LIMITED 3. BELA VIPUL SHAH	PROPERTY NO. 1) SURVEY NO. 134 HISSA NO. 4 CORRESPONDING TO CTS NO. 840 ADMEASURING ABOUT 522.60 SQUARE METERS, (ii) SURVEY NO. 134 HISSA NO. 7 CORRESPONDING TO CTS NO. 842 ADMEASURING ABOUT 364.10 SQUARE METERS, (iii) SURVEY NO. 133 HISSA NO. 6 CORRESPONDING TO CTS NO. 848 ADMEASURING ABOUT 827.60 SQUARE METERS, (iv) SURVEY NO. 134 HISSA NO. 9 CORRESPONDING TO CTS NO. 853 ADMEASURING ABOUT 569.30 SQUARE METER, (v) SURVEY NO. 134 HISSA NO. 5 CORRESPONDING TO CTS NO. 845 ADMEASURING ABOUT 503 SQUARE METERS, (vi) SURVEY NO. 134 HISSA NO. 2 CORRESPONDING TO CTS NO. 839B ADMEASURING ABOUT 344.50 SQUARE METERS AND (vii) SURVEY NO. 133 HISSA NO. 4 CORRESPONDING TO CTS NO. 846 ADMEASURING ABOUT 707.8 SQUARE METERS, (TOTALY ADMEASURING ABOUT 3838.90 SQUARE METERS) SITUATED AT VILLAGE EKARS, TALUKA BORIVALI, MUMBAI - 400091, MAHARASHTRA, PROPERTY NO. 2) 6 NUMBER OF UNIT(S) HAVING 2,048 SQUARE FEET CARPET AREA AND ALL THOSE PIECES OR PARCELS OF PROPERTIES / UNIT(S) / APARTMENT(S) / FLAT(S) / FREE SALE FSI (CONSTRUCTED / TO BE CONSTRUCTED) TOGETHER WITH ALL THE PRESENT AND/OR FUTURE STRUCTURES, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED / TO BE INSTALLED AND/OR CONSTRUCTED / TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS (INCLUDING THE DEVELOPMENT RIGHTS), TITLE AND / OR INTERESTS OF M/S. PARINEE CONTOUR CONSTRUCTION PRIVATE LIMITED IN THE PROJECT KNOWN AS "PARINEE ESSENCE", CTS NO. 471/A (PART) SITUATED AT BHABREKAR NAGAR, VILLAGE KANDIVALI, TALUKA BORIVALI, MUMBAI - 400067, MAHARASHTRA AND PROPERTY NO. 3) PENT HOUSE / FLAT NOS. 09 AND 10, ENTIRE 9TH & ENTIRE 10TH FLOOR, IN THE PROJECT NAMED AS "VRAJ", SURVEY NO. 70, HISSA NO. 12/1, PLOT NO. 12, JVPD SCHEME AND BEARING C. T. S. NO. 275 AND 275/1 TO 275/4 ON THE ESTATE OF THE VITHALNAGAR CO - OPERATIVE HOUSING SOCIETY LTD, SITUATED AT VILLAGE JUHU, VILE PARLE, TALUKA ANDHERI, MUMBAI - 400049, MAHARASHTRA.	31.03.2025	Rs. 40,95,78,569/- (Rupees Forty Crore Ninety Five Lakh Seventy Eight Thousand Five Hundred Thirty Six Thousand Six Hundred Sixty Nine Only) as on 01.05.2025 along with pending income tax deducted at source ("TDS") for an amount of Rs. 77,50,044/- (Rupees Seventy Seven Lakh Fifty Thousand Forty Four Only)
2.	LOAN ACCOUNT NO. S000242731 (Earlier LAN S000241559 under SFL) 1. PARINEE REALTY PRIVATE LIMITED 2. PARINEE CONTOUR CONSTRUCTION PVT. LTD. 3. BELA VIPUL SHAH	PROPERTY NO. 1) SURVEY NO. 134 HISSA NO. 4 CORRESPONDING TO CTS NO. 840 ADMEASURING ABOUT 522.60 SQUARE METERS, (ii) SURVEY NO. 134 HISSA NO. 7 CORRESPONDING TO CTS NO. 842 ADMEASURING ABOUT 364.10 SQUARE METERS, (iii) SURVEY NO. 133 HISSA NO. 6 CORRESPONDING TO CTS NO. 848 ADMEASURING ABOUT 827.60 SQUARE METERS, (iv) SURVEY NO. 134 HISSA NO. 9 CORRESPONDING TO CTS NO. 853 ADMEASURING ABOUT 569.30 SQUARE METER, (v) SURVEY NO. 134 HISSA NO. 5 CORRESPONDING TO CTS NO. 845 ADMEASURING ABOUT 503 SQUARE METERS, (vi) SURVEY NO. 134 HISSA NO. 2 CORRESPONDING TO CTS NO. 839B ADMEASURING ABOUT 344.50 SQUARE METERS AND (vii) SURVEY NO. 133 HISSA NO. 4 CORRESPONDING TO CTS NO. 846 ADMEASURING ABOUT 707.8 SQUARE METERS, (TOTALY ADMEASURING ABOUT 3838.90 SQUARE METERS) SITUATED AT VILLAGE EKARS, TALUKA BORIVALI, MUMBAI - 400091, MAHARASHTRA, PROPERTY NO. 2) 6 NUMBER OF UNIT(S) HAVING 2,048 SQUARE FEET CARPET AREA AND ALL THOSE PIECES OR PARCELS OF PROPERTIES / UNIT(S) / APARTMENT(S) / FLAT(S) / FREE SALE FSI (CONSTRUCTED / TO BE CONSTRUCTED) TOGETHER WITH ALL THE PRESENT AND / OR FUTURE STRUCTURES, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED / TO BE INSTALLED AND/OR CONSTRUCTED / TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS (INCLUDING THE DEVELOPMENT RIGHTS), TITLE AND / OR INTERESTS OF M/S. PARINEE CONTOUR CONSTRUCTION PRIVATE LIMITED IN THE PROJECT KNOWN AS "PARINEE ESSENCE", CTS NO. 471/A (PART) SITUATED AT BHABREKAR NAGAR, VILLAGE KANDIVALI, TALUKA BORIVALI, MUMBAI - 400067, MAHARASHTRA AND PROPERTY NO. 3) PENT HOUSE / FLAT NOS. 09 AND 10, ENTIRE 9TH & ENTIRE 10TH FLOOR, IN THE PROJECT NAMED AS "VRAJ", SURVEY NO. 70, HISSA NO. 12/1, PLOT NO. 12, JVPD SCHEME AND BEARING C. T. S. NO. 275 AND 275/1 TO 275/4 ON THE ESTATE OF THE VITHALNAGAR CO - OPERATIVE HOUSING SOCIETY LTD, SITUATED AT VILLAGE JUHU, VILE PARLE, TALUKA ANDHERI, MUMBAI - 400049, MAHARASHTRA.	31.03.2025	Rs. 52,37,77,407/- (Rupees Fifty Two Crore Thirty Seven Lakh Seventy Seven Thousand Four Hundred Seven Only) as on 01.05.2025 along with pending income tax deducted at source ("TDS") for an amount of Rs. 99,96,959/- (Rupees Ninety Eight Lakh Ninety Six Thousand Nine Hundred Fifty Nine Only)

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course

