Foods & Inns

Date: 07th September, 2026

To,	To,
BSE Limited The General Manager, Department of Corporate Services, P.J. Towers, Dalal Street, Mumbai – 400 001 Scrip Code: 507552	National Stock Exchange of India Limited Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East),Mumbai – 400 051 Symbol: FOODSIN

Dear Sir/ Madam,

Sub: Compliance under Regulation 47 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015.

Dear Sir/ Madam

Pursuant to Regulation 47 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015, please find enclosed Public Notice published in the Newspapers viz. - "The Free Press Journal" (English) and "Navshakti" (Marathi) viz.- September 06, 2026, informing about the Notice of the 54th Annual General Meeting, Remote Evoting and Book Closure

You are requested to take note of the same.

Yours faithfully,

For **FOODS AND INNS LIMITED**

Milan Bhupendra Dalal

Digitally signed by Milan Bhupendra Dalal
Date: 2026.09.07 10:21:54 +05'30'

MILAN DALAL
MANAGING DIRECTOR
DIN: 00062453

Foods & Inns Ltd.
Corporate Address: 3rd Floor, Dulwich Mansion, 224 Tardeo Road, Mumbai 400007
+91-22-23533104 | writetous@foodsandinns.com | www.foodsandinns.com | CIN No: L55200MH1967PLC013837
Registered Address: Udyog Bhavan, 2nd Floor, 29 Walchand Hirachand Marg, Ballard Estate, Mumbai 400038

ADVENT HOTELS INTERNATIONAL

ADVENT HOTELS INTERNATIONAL LIMITED

(Formerly, Shiva Realtors Suburban Private Limited)
www.adventint.in | CIN: L55101MH2006PLC165577 |
email id: investors@adventint.in | Contact No: 91-22-47478686
Registered Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai 400 020

NOTICE OF 20TH ANNUAL GENERAL MEETING AND INFORMATION ON E-VOTING

In compliance with the relevant circulars issued by the Ministry of Corporate Affairs latest being number 09/2024 dated 19th September, 2024 and all other applicable circulars issued by the Ministry of Corporate Affairs (MCA) and circular issued by the Securities and Exchange Board of India (SEBI) latest being the SEBI circular number SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 3rd October, 2024 read with and other applicable circulars issued by the SEBI (hereinafter collectively referred to as 'Circulars'), the 20th Annual General Meeting ('AGM') of the members of **Advent Hotels International Limited** (formerly known as Shiva Realtors Suburban Private Limited) ('the Company') will be held on, **Tuesday, 29th September, 2026** at 03.00 p. m. (IST) through Video Conferencing (VC') or Other Audio Visual Means ('OAVM') to transact the business(es) as set out in the Notice of AGM.

Members may note that in compliance of aforesaid mentioned circulars, the Notice of the AGM and Annual Report 2025-2026 will be sent to the Members of the Company through electronic means whose email addresses are registered with the Company/Registrar and Share Transfer Agent ('RTA')/ Depository Participants ("DPs'). The said documents will be available on the website of the Company at www.adventint.in and also on the website of the Stock Exchanges viz, BSE Limited at www.bseindia.com and NSE Limited at www.nseindia.com. The requirement of sending physical copies of the Notice of the AGM along with the Annual Report has been dispensed with pursuant to the above said MCA Circulars and SEBI Circular. Further, in accordance with Regulation 36(1)(b) of the SEBI LODR, a letter containing the web-link for addressing the path of Annual Report for the financial year 2025-26 will be sent to the Members whose e-mail IDs are not registered with the Company/RTA/DPS.

In case, the members have not registered their email address, they can follow the below procedure:

Members holding shares in the physical form	Members are requested to register/ update the same with the RTA to rnthelpdesk@in.mpms.mufg.com
Members holding shares in the Dematerialised form	Members are requested to register/ update the same with their DPs

The Company has placed the E-voting facility for casting votes in the respect of the business to be transacted at the AGM. It has appointed NSDL for facilitating voting through electronic means. The detailed procedure of remote e-voting / e-voting during the AGM will be mentioned in the Notice of AGM.

A Shareholder, whose name is recorded in the Register of Members of the Company, as on the cut-off date i.e. Tuesday, 22nd September, 2026 only shall be entitled to avail the facility of e-Voting, either through remote e-Voting or through E-voting on the day of AGM.

By Order of the Board of Directors
Sd/-
Chirag Sojitra
Company Secretary

Date : 06th September, 2026
Place : Mumbai

TOKYO FINANCE LIMITED

CIN : L65923DD1994PLC009783
Registered office: Plot No. 363/1 (1,2,3), Shree Ganesh Industrial Estate, Kachigaum Road, Daman, Daman and Diu–396210 Tel: 022 6145 3300
Email : info.tokyofinance@gmail.com Website : www.tokyofinance.in

Notice of the 32nd Annual General Meeting

NOTICE is hereby given that the 32nd Annual General Meeting ('AGM') of Tokyo Finance Limited will be held on Tuesday, 29th September, 2026 at 12:00 p.m. through Video Conferencing ("VC")/ Other Audio-Visual Means ("OAVM") to transact the business, as set out in the Notice of the AGM only through e-voting facility.

The AGM will be held only through VC/OAVM in compliance with the provisions of the Companies Act, 2013 with General Circular No(s). 14/2020 dated April 8, 2020, read with the latest General Circular No. 05/2025 dated September 22, 2025 (collectively referred to as 'MCA Circulars') issued by the Ministry of Corporate Affairs, Circular(s) and SEBI Circular dated May 12, 2020 and read with the latest General Circular dated October 3, 2024 (collectively referred to as SEBI Circulars). Facility for appointments of proxy will not be available for the AGM. The instructions for joining the AGM electronically are provided in the Notice of the AGM.

Notice convening the AGM along with the Annual Report 2025-26 has been sent only through electronic mode (e-mail) on 05th September, 2026 to those members whose e-mail addresses are registered with the Company / RTA/ Depositories and will also be available on the Company's Website.

Shareholders whose Email IDs are not registered with the Company/ Depository Participants, may follow following process for registration of Email IDs before-voting at the AGM: (1) For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to rnt.helpdesk@in.mpms.mufg.com (2) For Demat shareholders -Please update your email id & mobile no. with your respective Depository Participant (DP). (3) For Individual Demat shareholders – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.

The Company is pleased to provide e-voting facility to all its Members to exercise their right to vote on the resolutions through E-Voting platform ("remote e-voting") as well as e-voting during the proceeding of the AGM ("collectively referred as e-voting") provided by Central Depository Services (India) Ltd. ('CDSL')

The members whose names appear in the Register of Members / list of Beneficial Owners as on the cut-off date i.e. 22nd September, 2026 are entitled to avail the facility of e-voting. Eligible members who have acquired shares on or after the dispatch of notices and upto the cut-off date may approach CDSL at helpdesk.evoting@cdslindia.com for issuance of User ID and Password for exercising their right to vote by e-voting. Members are requested to follow the instructions available in the AGM Notice, which can also be downloaded from Company's Website https://tokyofinance.in/wp-content/uploads/2026/09/Tokyo-Finance-Limited-Annual-Report-2025-2026.pdf

The e-voting period commences on Saturday, 26th September, 2026 at 09:00 a.m. and ends on Monday, 28th September, 2026 at 5:00 p.m. (IST). The members will not be able to cast their vote after the said date. Any query or grievances connected with e-voting may be addressed to Mr. Rakesh Dalvi, AVP at CDSL at A-Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (E), Mumbai – 400013 or contact - 1800 21 09911 or at email: helpdesk.evoting@cdslindia.com.

Facility for e-voting shall also be made available during the AGM to those members who attend the AGM and who have not already cast their vote. The members who cast their votes by remote e-voting prior to the AGM may also attend the meeting through VC/OAVM but shall not be entitled to cast their vote again.

NOTICE is also hereby given that pursuant to Section 91 of the Companies Act, 2013 read with applicable rules and Regulation 42 of the SEBI (LODR) Regulations, 2015, the Company has fixed Tuesday, 22nd September, 2026 as the Record Date for the purpose of determining entitlement of members for the 32nd AGM.

For Tokyo Finance Limited
By Order of the Board of Directors
Sd/-
Haresh V. Shah
Director
DIN: 00008339

Place: Mumbai
Date: 05.09.2026

मे. विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर
द्वारा:- संत जोजेफ को. ऑप. क्रेडिट सोसा. लि. मुख्य कार्यालय, तारभाट, सागरशेत, वसई (प), जि. पालघर, ४०१ २०७
(email:-recoverystjoseph86@gmail.com)
(महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १५६ व नियम १०७ अंतर्गत)

जा.क्र.वि.व.अ./वसुली/ १८७/२०२६-२७ दि.०५.०९.२०२६

स्थावर मिळकत विक्रीचा जाहीरनामा

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १५६ व नियम १०७ अन्वये विभागीय सहनिबंधक, सहकारी संस्था, कोकण विभाग, ह्यांनी मला प्रदान केलेल्या अधिकारानुसार मी, जॉन अंतोनी फर्नांडिस, विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर, द्वारा संत जोजेफ को-ऑप. क्रे. सोसा.लि. वसई, घोषित करतो की, खाली नमूद केलेली थकबाकीदार श्रीमती शितल संजय जाधव, सहकर्जदार कु. स्मिता संजय जाधव व इतर ह्यांची जप्त केलेली मालमत्ता ही त्यांचेकडील येणे थकबाकीच्या वसुलीसाठी सदर स्थावर मालमत्तेची विक्री करणे आवश्यक आहे.

अ.क्र.	थकबाकीदारांची नावे	मालमत्तेचे वर्णन	वाजवी किंमत, येणे रक्कम, व्याज, सरचार्ज व इतर खर्च	लिलावाचा दिनांक, वार, वेळ व ठिकाण
१)	श्रीमती शितल संजय जाधव,	फ्लॅट क्र. ३०१ इना अपार्टमेंट, कोळिवाडा, वसई (प),ता. वसई,जि. पालघर	वाजवी किंमत,रु. २४,४०,०१९/- जा.क्र. जिउनि/ पालघर/वि-१/अ.प्रा. /मं.आ/ संत जोसेफ सह.पत. / ९१ / सन २०२६ येणे रु. ६८९१९२/-	दि.:- ०७.१०.२०२६ वार: बुधवार वेळ:- सकाळी ११.०० ठिकाण:- मुख्य कार्यालय, कृपा अपा. सागरशेत, वसई (प), ता. वसई, जि. पालघर ४०१२०७.
२)	कु. स्मिता संजय जाधव,			
३)	श्री. अनिल झेवियर डिसोझा,			
४)	श्री. त्रिभुवनकुमार रामनजुलू देवदास,			
५)	श्री. आन्सेल फिलीप पावकर			

त्याअर्थी, ह्याद्वारे नोटीस देण्यात येते की, श्री. जॉन अंतोनी फर्नांडिस, विशेष वसुली व विक्री अधिकारी, द्वारा: संत जोजेफ को-ऑप.क्रे.सोसा.लि. कृपा अपार्टमेंट, सागरशेत, वसई (प), ता. वसई, जि.पालघर ४०१ २०७ हे वर नमूद केलेल्या थकबाकीदारांचे त्यांचे नावासमोर नमूद केलेल्या स्थावर मालमत्तेचे खालील नमूद केलेल्या तारखेस व त्याठिकाणी हजर राहून उक्त थकबाकीदार ह्यांचा अधिकार, हक्क व हितसंबंध ह्याची / ह्या सर्वांची किंवा ह्यापैकी कशाचीही विल्हेवाट लावणेची किंवा त्यापासून प्राप्त होणाऱ्या नफ्याची विल्हेवाट लावण्याची ज्या शक्तीचा उक्त थकबाकीदार आता निधोशी सुसंगतपणे स्वतःच्या फायद्याशी वापर करीत असतील त्या शक्यतो विक्रीच्या शर्तीशी अनुसूचीमध्ये हातच्या किंमतीसंबंधी दिलेल्या शर्तीवर व अन्य अटींवर ऑनलाईन / ऑफलाईन पद्धतीने विक्री करतील. उक्त मालमत्तेच्या हक्कसंबंधी किंवा त्रयस्थ पक्षांनी दावा सांगितलेल्या कोणत्याही अधिकाराच्या, बोजाच्या किंवा हितसंबाधाच्या विधीग्राह्यतेविषयी हमी देण्यात आलेली नाही. थकबाकीदाराकडून येणे असलेल्या ज्या रक्कमेच्या वसुलीसाठी स्थावर मालमत्तेच्या विक्रीचा आदेश देण्यात आलेला आहे, ती वर नमूद केली आहे. तसेच उक्त मिळकत जाहीरनाम्यात नमूद केलेल्या हुकुमनाम्याच्या येणेबाकीच्या वसुलीसंदर्भात विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर, द्वारा संत जोजेफ को-ऑप. क्रे.सोसा.लि. वसई ह्यांचेकडून वेळोवेळी काढलेल्या जप्ती आदेशान्वये जप्त केलेली आहे. लिलावाच्या अटी व शर्ती लिलावाचे वेळी वाचून दाखविण्यांत येतील किंवा कार्यालयामध्ये कार्यालयीन कामकाजाचे वेळेत पाहण्यास मिळतील.

ठिकाण: वसई
दिनांक ०५.०९.२०२६

सही /-
विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर,
द्वारा: संत जोजेफ को-ऑप. क्रेडिट सोसा.लि., वसई
ता. वसई, जिल्हा पालघर ४०१ २०७

BHARAT AGRI FERT & REALTY LIMITED

Corporate Identity Number (CIN): L24100MH1985PLC036547
Regd. Office: 301, 3rd Floor, Hubtown Solaris, N. S. Phadke Marg, Near Gokhale Bridge, Andheri (East), Mumbai - 400 069. Phone No. (022) 61980100
Email: bfilshivsai@gmail.com; website: www.bafrl.com

NOTICE OF 41ST ANNUAL GENERAL MEETING AND REMOTE E-VOTING INFORMATION

Notice is hereby given that the 41st Annual General Meeting (AGM) of the Members of Bharat Agri Fert & Realty Limited will be held on Tuesday, September 29, 2026 at 04.00 PM through Video Conferencing / Other Audio Visual Means (VC/OAVM) to transact the businesses as set out in the Notice convening AGM.

Members attending the AGM through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

Pursuant to the applicable MCA Circulars and SEBI Circulars, the facility to appoint proxy to attend and cast vote for the members is not available for the AGM conducted through VC/OAVM. However, Body Corporates are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate thereat and cast their votes through e-voting.

The Annual Report for the financial year 2025-26 including Notice convening the Annual General Meeting has been sent on September 05, 2026 through electronic mode to the members whose email addresses are registered with the Company/Depository Participants and the physical copy of the Annual Report is also being sent to those members who requested for the same. The Annual Report is also available on the website of the Company at www.bafrl.com, website of the Stock Exchange i.e. BSE Limited at https://www.bseindia.com and on the website of M/s MUFG Intime India Private Limited at https://instavote.linkintime.co.in/.

Pursuant to section 91 of the Companies Act, 2013 read with Rule 10 of The Companies (Management and Administration) Rules 2014, as amended from time to time, the Register of Members and the Share Transfer Books of the Company shall remain closed from September 23, 2026 to September 29, 2026 (both days inclusive) for the purpose of holding the Annual General Meeting.

Further, in compliance with the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, ("the Act") as amended and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Members are provided with the facility to cast their votes on all resolutions as set forth in the Notice of the AGM using electronic voting system (e-voting) provided by MUFG Intime India Private Limited.

The remote e-voting period shall commence at 09.00 a.m. (IST) on September 25, 2026 and ends at 05.00 p.m. (IST) on September 28, 2026. During this period, the Members may cast their vote electronically. The voting through remote e-voting shall not be allowed beyond 05.00 p.m. on September 28, 2026. Those Members, who shall be present in the AGM through VC/OAVM facility and had not cast their votes through remote e-voting, shall be eligible to vote through e-voting system at the AGM.

The Members who have cast their votes by remote e-voting prior to the AGM may also attend/participate in the AGM through VC/OAVM but shall not be entitled to cast their votes again.

Members of the Company holding shares as on the cut-off date i.e. September 22, 2026 may cast their votes.

Any person who acquires shares of the Company and becomes a member after dispatch of the Notice of the AGM and holds shares as on the cut-off date may cast their votes by following the instructions and process of e-voting/ remote e-voting as provided in the Notice of the AGM.

Process for those Members whose email ids are not registered with the Depositories or the Company for obtaining login credentials for e-voting:

Members holding shares in Demat form may request login credentials by providing Demat account details(CDSL-16 digits beneficiary ID or NSDL-8 Character DPID followed by 8 Digits Client ID), Name of Member, client master or copy of Consolidated Account Statement, self-attested scan copy of PAN Card and Aadhar Card by email to bfilshivsai@gmail.com

The Company has appointed M/s. GMJ & Associates, Practising Company Secretaries, Mumbai, as the Scrutiniser to scrutinise the remote e-voting and e-voting process during the AGM in a fair and transparent manner.

In case shareholders/ members have any queries regarding login/ e-voting, they may send an email to instameet@in.mpms.mufg.com or contact on: - Tel: 022-49186175

Helpdesk for Individual Shareholders holding securities in Demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL:

Helpdesk for queries/grievances related to e-voting:

Login Type	Helpdesk Details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending request at evoting@nsdl.co.in or call at: 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33
Shareholders holding securities in physical form/ Non-Individual Shareholders holding securities in demat mode	Shareholders facing any technical issue in login may contact Link In time INSTAVOTE helpdesk by sending a request at enotices@in.mpms.mufg.com or contact on: - Tel: 022 – 4918 6000.

Place: Mumbai
Date: September 05, 2026

For Bharat Agri Fert & Realty Limited
Sd/-
Vijal Yogendra Patel
Chairman & Managing Director (DIN: 06882828)

FOODS AND INNS LIMITED

Foods & Inns

Corporate Office: J. N. Heredia Marg, Hamilton House, 3rd floor, Ballard Estate, Mumbai - 400038. **Tel No.:** 22613102 **Email:** cs@foodsandinns.com
Registered Office: Udyog Bhavan, 2nd Floor, 29 Walchand Hirachand Marg, Ballard Estate, Mumbai 400038. **Website:** www.foodsandinns.com
CIN: L55200MH1967PLC013837

NOTICE OF THE 54th ANNUAL GENERAL MEETING, REMOTE E-VOTING AND BOOK CLOSURE

Notice is hereby given that the 54th Annual General Meeting ("AGM") of the members of **Foods and Inns Limited** ("Company") is scheduled to be held on **Monday, September 28, 2026 at 4.00 p.m. through video conferencing ("VC")/ other Audio Visual Means ("OAVM")** to transact the businesses as set out in the notice of the AGM.

In compliance with the circulars of Ministry of Corporate Affairs and Securities and Exchange Board of India and owing to the difficulties involved in the dispatching the physical copies, kindly note that electronic copies of the notice of the AGM and Annual Report 2025-2026 will be sent to all the members whose email addresses are registered with the Company/ Depository Participants within the prescribed timeline. The notice of the 54th AGM and Annual Report for the F.Y. 2025-2026 will also be available on the website of the Company www.foodsandinns.com and on stock exchanges www.bseindia.com and www.nseindia.com

Individual notices along with the explanatory statement have been e-mailed to all those members whose e-mail IDs are registered with the Company or the Depository Participant(s). The Company has completed its dispatch of email on September 05, 2026. The notice of 54th AGM along with the explanatory statement is available on the website of NSDL i.e. http://www.nsdl.co.in and also on the website of the Company i.e. www.foodsandinns.com.

Pursuant to section 91 of the Companies Act, 2013, read with Rule 10 of the Companies (Management and Administration) Rules, 2014, the Register of Members and Share Transfer Books will remain closed from Monday, September 21 2026 to Monday, September 28, 2026 (both days inclusive).

In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, members are provided with the facility to cast their votes on all resolutions set forth in the notice of the AGM using electronic voting system ("remote e-voting"), provided by National Securities Depository Limited ("NSDL"). The Board has appointed M/s Ragini Chokshi & Co, Company Secretary Firm, as scrutinizer for conducting remote e-voting in a fair and transparent manner.

The cut-off date for determining the eligibility of the members to vote by remote e-voting or voting at the AGM is Friday September 18, 2026. The remote e-voting period shall commence on Thursday, September 24, 2026 (10.00 a.m.) and ends on Sunday, September 27, 2026 (5.00 p.m.). The remote e-voting shall be disabled and shall not be allowed for remote e-voting after 5.00 p.m. on Sunday, September 27, 2026. Once the vote on a resolution is cast by the member, the member cannot modify it subsequently.

Members who have acquired shares after the dispatch of the notices along with the explanatory statement and holding shares as of the cut-off date i.e. Friday August 28, 2026 may obtain the Log in ID and Password and follow the same instructions as mentioned in the notice of AGM for remote e-voting or by sending a request at evoting@nsdl.co.in or ashok.sherugar@linkintime.co.in or cs@foodsandinns.com

The procedure of remote e-voting is available in the notice of the 54th AGM. In case of any queries/grievances pertaining to remote e-voting, you may refer to the Frequently Asked Questions (FAQs) for members and remote e-voting user manual for members available at www.evotingindia.com or contact Mr. Sanjeev Yadav, Assistant Manager/ Ms. Pallavi Mhatre, Manager National Securities Depository Limited, 4th Floor, A Wing, Trade World, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Tel: 022-24994545/7506682281, Email- sanjeevy@nsdl.com / pallavid@nsdl.com

By Order of the Board of Directors
FOR FOODS AND INNS LIMITED
BHUPENDRA DALAL
CHAIRMAN
DIN 00061492

Date : September 05, 2026
Place : Mumbai

इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

ZONAL OFFICE : RECOVERY DEPT. 2nd Floor, Mumbai Samachar Marg, Fort, Mumbai - 400 023. Phone No.: (022) 2218 7401, 22187104, **Fax No. : (022) 2218 8550**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Mortgagors and Guarantors that the below described immovable properties, mortgaged / charged to the Secured Creditor, the **POSSESSION** of which has been taken by the Authorised Officer of the Bank, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE"** basis on **25.09.2026** for recovery of the dues set out against each account, together with further interest at the contractual rate and costs, charges and expenses. The reserve price and the earnest money deposit are set out against each account.

DATE AND TIME OF E-AUCTION : 25.09.2026 From 11.00 AM to 05:00 PM Encumbrances On Property : Nil

Sr. No.	Branch	Name of Borrower / Mortgagor / Guarantor with address	Description of the Secured Asset	Outstanding Dues (₹)	Reserve Price (₹) / EMD (₹) / Bid Increment (₹) / Known Encumbrances	CONTACT PERSON : Branch Manager Name Authorised officer
1	**Vashi Sector 17**	**Mrs. Shruti Ashutosh Upadhyay** Flat No. 101, Laxmi Priya CHS, Plot No.150, Near Jimmy Tower, Sector 19 C, Koperkhairne, Navi Mumbai. Thane District, Maharastra. Pin.400709	Flat No 101, Laxmi Priya CHS, Plot No.150, Near Jimmy Tower, Sector 19 C, Koperkhairne, Navi Mumbai. Thane District, Maharastra. Pin.400709, total carpet area 322 Sq. Ft. **Property ID – IDIB: DIBSHRUTI01 POSSESSION : Physical**	**Rs. 57,73,544.00 as on 02.09.2026**	**Rs. 38,25,000/-** / **EMD : 3,83,000/- Increment : 10,000/-** / **Encumbrances : NA**	**Damendra Singh Mob No 9994614120 Muthukumar V Mob No 9488464680**
2	**Dombivli West**	**Mr. Dinesh Hanumant Idate (Borrower) Address 1 :** Flat No. 304 3rd floor A Wing Vaibhav Nagari Co-Op HSG SOC LTD, Katai, Survey No 66 Hissa No. 4,5 and 6 Dombivli East 421201 **Address 2 :** Rahul Niwas, Room No. 5, Ground Floor, Telcos Wadi, Near Radha Krishna Temple, Dombivli West 421202	Flat No. 304 3rd floor A Wing Vaibhav Nagari Co-Op HSG SOC LTD, Katai , Survey No 66 Hissa No. 4,5 and 6 Dombivli East 421201 **Property ID – IDIBDINESHIDATE01 POSSESSION : Symbolic**	**Rs. 39,99,004.00 as on 02.09.2026**	**Rs. 19,00,000/-** / **EMD : 1,90,000/- Increment : 10,000/-** / **Encumbrances NA**	**Datta Shivaji Pande Mob No . 8208732182 Vineet Bhajikhaye Mob. No. 7744090593**

TERMS AND CONDITIONS

1. The e-auction will be conducted on **25.09.2026 between « 11:00 hrs and 17:00 hrs »** through the portal « e-auction service provider / URL » with unlimited extension of five minutes each.
2. Inspection of the properties may be made on **« 15.09.2026 and 22.09.2026 » between 10:00 hrs and 17:00 hrs** with prior intimation to the Authorised Officer.
3. Last date for submission of Earnest Money Deposit, KYC documents and the bid form is **« 24.09.2026 up to 22:00 hrs ».** EMD is to be remitted to « account particulars ».
4. The property shall not be sold below the reserve price. The successful bidder shall deposit 25% of the sale price, inclusive of the EMD already paid, on the same day or not later than the next working day, and the balance 75% within fifteen days of confirmation of sale, failing which all amounts deposited shall stand forfeited.
5. EMD of unsuccessful bidders shall be refunded without interest.
6. All statutory dues, arrears of property tax, water and electricity charges, society dues, maintenance charges, transfer charges, stamp duty, registration charges, GST and tax deducted at source under Section 194-IA of the Income-tax Act, 1961 where the consideration is ₹ 50 lakh or more, shall be borne by the successful purchaser. The Bank undertakes no responsibility to procure any permission, no-objection or clearance.
7. The Bank does not take any responsibility to procure any permission or licence, nor for any dues outstanding to any authority in respect of the property. Intending bidders should make their own independent enquiries regarding the title, encumbrances, area, measurements and claims affecting the property before submitting a bid.
8. The Authorised Officer reserves the right to accept or reject any or all bids, to adjourn, postpone or cancel the sale, or to alter the terms and conditions of sale, without assigning any reason and without prior notice.
9. This publication is also a fifteen days' notice to the Borrowers, Mortgagors and Guarantors of the above accounts under the second proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.
10. **STATUTORY NOTICE OF REDEMPTION :** The Borrowers, Mortgagors and Guarantors are hereby called upon to pay the entire outstanding dues together with interest and costs before the date of publication of this notice, failing which the right of redemption under Section 13(8) of the SARFAESI Act, 2002 shall stand extinguished and the properties shall be sold and the balance, if any, recovered with interest and costs.
11. For detailed terms and conditions of sale, please refer to the link provided on the Bank's website «website» and on the portal **baanknet.com.**

Date: 05.09.2026
Place: Mumbai

Sd/-
Authorized Officer, Indian Bank

punjab national bank
...the name you can BANK upon !

ARMB Mumbai Western
PNB Pragati Tower, 3rdFloor, Plot C–9, Block-G, Bandra Kurla Complex, Bandra (E), Mumbai – 400051.
Email: cs4444@pnb.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged / Name of Mortgagor / Owner of property	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors / Name & Number of the Contact Person	Property ID QR code
1	**ARMB Mumbai Western Surekha Ramchandra Gharat (Borrower) and Ramchandra Mangalya Gharat (Co- Borrower)**	Flat no 303, 3rd Floor, Arjun Residency, Plot No.65, Sector No. 26, Village – Taloja Panchananda, Tal: Panvel, Dist. Raigad- 410208.	A) 15.09.2025 B) Rs. 1,47,25,429.74 as on 15.09.2025 + further interest & other charges C) 22.01.2026 D) Symbolic	A) Rs. 41,17,770/- B) Rs.4,11,777/- 06.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	06.10.2026 11.00 AM - 04.00 PM	Not Known to Us / M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402	
2		Flat No 203, 2nd Floor, Arjun Residency, Plot No.65, Sector No. 26, Village – Taloja Panchananda, Tal: Panvel, Dist. Raigad- 410208		A) Rs. 41,17,770/- B) Rs.4,11,777/- 06.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	06.10.2026 11.00 AM - 04.00 PM	Not Known to Us / M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402	
3		Flat No 304,3rd Floor, Arjun Residency, Plot No.65, Sector No. 26, Village – Taloja Panchananda, Tal: Panvel, Dist. Raigad- 410208.		A) Rs. 41,17,770/- B) Rs.4,11,777/- 06.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	06.10.2026 11.00 AM - 04.00 PM	Not Known to Us / M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402	
4	**ARMB Mumbai Western SANJAY ASHOK CHOURASIA NILESH ASHOK CHOURASIA LEGAL HEIRS OF ASHOK HARINATH CHOURASIA**	Room No. A -33 Charkop (1), Amarjyoti CHSL, Plot No. 558, RSC- 51, CTS No. 1C/1/620, Sector-5, Charkop, Kandivali West, Mumbai-400067.	A) 10.02.2025 B) Rs. 39,16,470.34 as on 10.02.2025 + further interest & other charges C) 23.05.2025 D) Symbolic	A) Rs. 50,84,000/- B) Rs. 5,08,400/- 06.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	06.10.2026 11.00 AM - 04.00 PM	Not Known to Us / M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402	

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
1.The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"2.The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.3.The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on the date and time mentioned at the respective columns above. 4.For detailed term and conditions of the sale, please refer https://baanknet.com&www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7.The secured asset will not be sold below the reserve price.The minimum (first) bid would be Reserve Price Plus one Incremental bid amount.The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8.The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc

Date: 06.09.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank

INDUCTO STEEL LTD

Registered Office : 156, Maker Chambers VI, 220, Jamnalal Bajaj Marg, Nariman Point, Mumbai-400021
Tel. 022-2204321
E-mail : secretarial.inducto@gmail.com
Website : www.hariyanagroup.com
CIN NO. L27100MH1988PLC194523
ISO 9001-2015/14001-2015 / OHSMS 45001 / 2018

Notice Regarding 38th Annual General Meeting To Be Held Through Video Conference ('VC") / Other Audio Visual Means ("OAVM")

NOTICE is hereby given that the **38th Annual General Meeting (AGM)** of the members of **Inducto Steel Limited ("the Company")** will be held on **Wednesday, September 30, 2026 at 10.00 a.m. (IST)** through Video Conferencing (VC)/Other Audio-Visual Means (OAVM) to transact the businesses that will be set forth in the Notice of AGM in compliance with all the applicable provisions of the Companies Act, 2013 and Rules issued thereunder and the Securities Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with General Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 5, 2020, Circular No. 02/2021 dated January 13, 2021 Circular No. 2/2022 dated 5th May 2022, Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023 and Circular No. 09/2024 dated September 19, 2024 and subsequent circulars issued in this regard, the latest being 03/2025 dated September 22, 2025 (hereinafter collectively referred to as ("MCA Circulars") issued by the Ministry of Corporate Affairs ("MCA").

In compliance with the above-mentioned MCA Circulars and provisions of Regulations 36 (1), 44(4) and 58(1) of the Listing Regulations, the Company will be sending electronic copies of the Notice of the AGM and Annual Report for the financial year 2025-2026 to all the members whose email addresses are registered with the Company or National Securities Depository Limited or Central Depository Services (India) Limited ("Depositories") or MUFG Intime India Private Limited - Registrar and Transfer Agent ("RTA"). In addition, a letter will be sent to those members whose email addresses are not registered with the Company/RTA/Depositories, providing the weblink where the Annual Report can be accessed on the Company's website. The Company shall send the physical copy of the Annual Report only to those members who specifically request for the same at secretarial.inducto@gmail.com.

The Notice of the AGM and the Annual Report for the financial year 2025-2026 will also be made available on company website at www.hariyanagroup.com, and on the website of the Stock Exchange where the equity shares of the company is listed, i.e. BSE Limited at www.bseindia.com and on the website of NSDL at www.evoting.nsdl.com.

Accordingly, to update the details with the company the following procedure may be followed :

1. The Company is pleased to provide remote e-voting facility to the members to cast their vote electronically on all the resolutions set forth in the Notice convening the said Meeting. The facility of e-voting will also be made available at the AGM and Members attending the AGM through VC/OAVM, who have not cast their vote by remote e-voting, will be able to vote at the AGM. The company has availed the services of NSDL to provide the facility of remote e-voting/e-voting at the AGM.
2. The remote e-voting period begins on Sunday, September 27, 2026 at 9:00 A.M. (IST) and ends on Tuesday, September 29, 2026 at 5:00 P.M (IST). During this period members of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date Wednesday, September 23, 2026 may cast their vote electronically. The remote e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on the resolution is cast by the Members, the Members shall not be allowed to change it subsequently. The voting rights of Members shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date i.e. Wednesday, September 23, 2026.
3. Any person, who acquires shares of the Company and become a Member of the Company after sending of the Notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at evoting@nsdl.co.in. However, if he/she is registered with NSDL for remote e-voting then he/she can use his/her existing User ID and password for casting the vote.
4. The detailed instructions for joining the AGM through VC/OAVM and casting the vote through remote e-voting/e-voting at the AGM is provided in the Notice of AGM. Members are requested to carefully go through the same. Members, who need assistance before or during the AGM regarding e-voting facility, can send a request at evoting@nsdl.co.in. or call on : 022-48867000.
5. The members are requested to note that as per the provisions of the SEBI, it is mandatory for all members holding shares in physical form to furnish PAN, Choice of Nomination, Contact details (Postal Address with PIN and Mobile Number), Bank A/c details and Specimen signature for their corresponding folio numbers.
6. The members may register/update the said details in the prescribed FORM ISR-1 and other relevant forms with MUFG Intime India Private Limited, Registrar and Share Transfer Agent of the Company. Further, the members can also access the relevant forms on the Company's website at www.hariyanagroup.com
7. The above information is being issued for the information and benefit of all the members of the Company and is in compliance with the applicable MCA and SEBI Circular(s). The members may contact the Company's Registrar and Share Transfer Agent at MUFG Intime India Private Limited, C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West), Mumbai-400083. Tel No. : +91 8108116767. Email : investor.helpdesk@in.mpms.mufg.com.

For Inducto Steel Limited
Sd/-
Diana Palia
Company Secretary and Compliance Officer
Membership No. A40554

Date : 05th September, 2026
Place : Mumbai

इंडियन ओव्हरसीज बँक

उल्हासनगर (२७१९)
प्रेम यश, हिरा सोसायटीच्या जवळ, फर्निचर बाजार लिंक रोड, उल्हासनगर - ४२१००३
दूर.: ०२५१-२७०७०४९-५९ / ई-मेल: iob2719@iob.in
शाखा कोड : ११३२, आयएफएससी : IOBA0001132, ई-मेल : iob1132@iob.bank.in

२४.०९.२०२६ रोजी ई-लिलाव

स्थावर मिळकतींच्या विक्रीकरिता ई- लिलावाकरिता जाहीर सूचना

सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अन्वये बँकेकडे गहाण असलेल्या स्थावर मिळकतींची विक्री

ज्याअर्थी, इंडियन ओव्हरसीज बँकेच्या प्राधिकृत अधिकाऱ्यांनी येथील खालील तपशिलानुसार बँकेची थकबाकी अधिक व्याजाच्या वसुलीकरिता **''जे आहे जेथे आहे''**, **''जे आहे जसे आहे तत्त्वाने'' आणि ''जे काही आहे''** तत्वावर त्या विक्रीच्या अधिकारासह संबंधित कर्जदारांना सूचनेत नमूद केलेल्या थकबाकीसाठी खालील कर्ज खात्यामध्ये अधिनियमाच्या कलम १३(२) अन्वये जारी केलेल्या सूचनेला अनुसरुन सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (यानंतर ''अधिनियम'' असा उल्लेख) च्या कलम १३(४) अन्वये खालील मिळकतीचा कब्जा घेतला आहे आणि ज्याअर्थी थकबाकी चुकती करण्यास संबंधित कर्जदारांनी कसूर केल्यामुळे निम्नस्वाक्षरीकारांनी सदर अधिनियमाच्या कलम १३(४) अन्वये त्यांना प्रदान करण्यात आलेल्या अधिकारांचा वापर करून सदर मिळकतीच्या विक्रीद्वारे बँकेच्या थकबाकीची वसुली करण्यासाठी प्रस्तावित आहेत. विक्री वेबसाईटवर पुरविलेल्या ई-लिलाव प्लॅटफॉर्ममार्फत निम्नस्वाक्षरीकारांद्वारे करण्यात येईल.

खात्याचे नाव	मिळकतीचा तपशील	कब्जा	थकीत रक्कम (रु. मध्ये)	राखीव किंमत ईएमडी बोली वाढ रक्कम (लाखांत)
सौ. मंगल वाघमारे, श्री. सिद्धांत वाघमारे, श्री. जयवंत वाघमारे	फ्लॅट १०३, करण गॅलेक्सी, कल्याण - बदलापूर रोड, बेलवली, बदलापूर पश्चिम - ४२१५०३, जिल्हा ठाणे. चटई क्षेत्र - ३५० चौ. फू. **सीमाबद्धता :** **पूर्व : अंतर्गत रस्ता** **पश्चिम : मोकळा प्लॉट** **उत्तर : अंतर्गत रस्ता** **दक्षिण : हरिकृष्ण दर्शन बंगला**	**सांकेतिक**	३१.०८.२०२६ रोजीसप्रमाणे रु. २२,४०,११५.९१ (रुपये बावीस लाख चाळीस हजार एकशे पंधरा आणि एक्यान्नव पैसे मात्र)	**राखीव किंमत** रु. २१,००,०००/- (रुपये एकवीस लाख मात्र) **इअर** रु. २,१०,०००/- (दोन लाख दहा हजार मात्र) **बोली वाढ रक्कम** रु. २५,०००/- (रुपये पंचवीस लाख मात्र)

* परतफेडीच्या हिशोब केल्यानंतर, असल्यास, परतफेडीच्या तारखेपर्यंत सांपार्श्विकच्या दराने पुढील व्याजासह आणि खर्च, शुल्क इत्यादींसह उर्वरित रक्कम.

सदर प्रसिद्धी तारण मत्तेच्या विक्रीसाठी तमाम जनतेकडून निविदा मागवून ई-लिलाव विक्री घेण्यासाठी सरफैसी अधिनियम, २००२ अन्वये सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ९(१) अंतर्गत वरील कर्जाच्या कर्जदार/गहाणवटदार आणि हमीदारांना एक १५ दिवसीय सूचना देखील आहे.

ई-लिलावाची तारीख आणि वेळ: २४.०९.२०२६ येथे स. ११.०० ते दु. ०३.०० वा. १० मिनिटांच्या आपोआप विस्तारासह

ई-लिलाव सूचनेच्या तपशीलाकरिता कृपया आमच्या वेबसाईट www.iob.in आणि सेवा पुरवठादारांच्या वेबसाईट https://baanknet.com/eauction-psb/bidder-registration चा संदर्भ घ्यावा.

इसारा अनामत रक्कम (ईएमडी) एनईएफटी/आरटीजीएस माध्यमांमार्फत ऑनलाईन प्रदान करायचे आहे.

ईएमडी रक्कम २४.०९.२०२६ दु. ०३.०० पर्यंत जमा केली पाहिजे.

संपर्क व्यक्ती :

शाखा	नाव	संपर्क क्र.	ईमेल आयडी
उल्हासनगर शाखा	ओंकार सरोदे	८९२५९५२७१९	Iob2719@iob.in

ठिकाण - मुंबई
दिनांक - ०४.०९.२०२५

मे. विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर
द्वारा:- संत जोजेफ को. ऑप. क्रेडिट सोसा. लि. मुख्य कार्यालय, तारभाट, सागरशेत, वसई (प), जि. पालघर, ४०१ २०७
(email:-recoverystjoseph86@gmail.com)
(महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १५६ व नियम १०७ अंतर्गत)

जा.क्र.वि.व.अ./वसुली/१८७/२०२६-२७ दि.०५.०९.२०२६

स्थावर मिळकत विक्रीचा जाहीरनामा

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १५६ व नियम १०७ अन्वये विभागीय सहनिबंधक, सहकारी संस्था, कोकण विभाग, ह्यांनी मला प्रदान केलेल्या अधिकारानुसार मी, जॉन अंतोनी फर्नांडिस, विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर, द्वारा संत जोजेफ को-ऑप. क्रे. सोसा.लि. वसई, घोषित करतो की, खाली नमूद केलेली थकबाकीदार श्रीमती शितल संजय जाधव, सहकर्जदार कु. स्मिता संजय जाधव व इतर ह्यांची जप्त केलेली मालमत्ता ही त्यांचेकडील येणे थकबाकीच्या वसुलीसाठी सदर स्थावर मालमत्तेची विक्री करणे आवश्यक आहे.

अ.क्र.	थकबाकीदारांची नावे	मालमत्तेचे वर्णन	वाजवी किंमत, येणे रक्कम, व्याज, सरचार्ज व इतर खर्च	लिलावाचा दिनांक, वार, वेळ व ठिकाण
१) २) ३) ४) ५)	श्रीमती शितल संजय जाधव, कु. स्मिता संजय जाधव, श्री. अनिल झेवियर डिसोझा, श्री. त्रिभुवनकुमार रामनजुलू देवदास, श्री. आन्सेल फिलीप पावकर	फ्लॅट क्र. ३०१ इना अपार्टमेंट, कोळिवाडा, वसई (प),ता. वसई,जि. पालघर	वाजवी किंमत,रु. २४,४०,०१९/- जा.क्र. जिउनि/पालघर/वि-१/अ.प्रा./मं.आ/ संत जोसेफ सह.पत. / ९१ / सन २०२६ येणे रु. ६८९११९२/-	दि.:- ०७.१०.२०२६ वार: बुधवार वेळ:- सकाळी ११.०० ठिकाण:- मुख्य कार्यालय, कृपा अपा. सागरशेत, वसई (प), ता. वसई, जि. पालघर ४०१२०७.

त्याअर्थी, ह्याद्वारे नोटीस देण्यात येते की, श्री. जॉन अंतोनी फर्नांडिस, विशेष वसुली व विक्री अधिकारी, द्वारा: संत जोजेफ को-ऑप.क्रे.सोसा.लि. कृपा अपार्टमेंट, सागरशेत, वसई (प), ता. वसई, जि.पालघर ४०१ २०७ हे वर नमूद केलेल्या थकबाकीदारांचे त्यांचे नावासमोर नमूद केलेल्या स्थावर मालमत्तेचे खालील नमूद केलेल्या तारखेस व त्याठिकाणी हजर राहून उक्त थकबाकीदार ह्यांचा अधिकार, हक्क व हितसंबंध ह्याची / ह्या सर्वाची किंवा ह्यापैकी कशाचीही विल्हेवाट लावणेची किंवा त्यापासून प्राप्त होणाऱ्या नफ्याची विल्हेवाट लावण्याची ज्या शक्तीचा उक्त थकबाकीदार आता निधोशी सुसंगतपणे स्वतःच्या फायद्याशी वापर करीत असतील त्या शक्यतो विक्रीच्या शर्तीशी अनुसूचीमध्ये हातच्या किंमतीसंबंधी दिलेल्या शर्तीवर व अन्य अटींवर ऑनलाईन / ऑफलाईन पद्धतीने विक्री करतील. उक्त मालमत्तेच्या हक्कसंबंधी किंवा त्रयस्थ पक्षांनी दावा सांगितलेल्या कोणत्याही अधिकाराच्या, बोजाच्या किंवा हितसंबाधाच्या विधीग्राह्यतेविषयी हमी देण्यात आलेली नाही. थकबाकीदाराकडून येणे असलेल्या ज्या रक्कमेच्या वसुलीसाठी स्थावर मालमत्तेच्या विक्रीचा आदेश देण्यात आलेला आहे, ती वर नमूद केली आहे. तसेच उक्त मिळकत जाहीरनाम्यात नमूद केलेल्या हुकुमनाम्याच्या येणेबाकीच्या वसुलीसंदर्भात विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर, द्वारा संत जोजेफ को-ऑप. क्रे.सोसा.लि. वसई ह्यांचेकडून वेळोवेळी काढलेल्या जप्ती आदेशान्वये जप्त केलेली आहे. लिलावाच्या अटी व शर्ती लिलावाचे वेळी वाचून दाखविण्यांत येतील किंवा कार्यालयामध्ये कार्यालयीन कामकाजाचे वेळेत पाहण्यास मिळतील.

ठिकाण: वसई
दिनांक ०५.०९.२०२६

सही /-
विशेष वसुली व विक्री अधिकारी, ठाणे व पालघर,
द्वारा: संत जोजेफ को-ऑप. क्रेडिट सोसा.लि., वसई
ता. वसई, जिल्हा पालघर ४०१ २०७

TOKYO FINANCE LIMITED

CIN : L65923DD1994PLC009783
Registered office: Plot No. 363/1 (1,2,3), Shree Ganesh Industrial Estate, Kachigaum Road, Daman, Daman and Diu–396210 Tel: 022 6145 3300
Email : info.tokyofinance@gmail.com Website : www.tokyofinance.in

Notice of the 32nd Annual General Meeting

NOTICE is hereby given that the 32nd Annual General Meeting ('AGM') of Tokyo Finance Limited will be held on Tuesday, 29th September, 2026 at 12:00 p.m. through Video Conferencing ("VC")/ Other Audio-Visual Means ("OAVM") to transact the business, as set out in the Notice of the AGM only through e-voting facility.

The AGM will be held only through VC/OAVM in compliance with the provisions of the Companies Act, 2013 with General Circular No(s). 14/2020 dated April 8, 2020, read with the latest General Circular No. 05/2025 dated September 22, 2025 (collectively referred to as 'MCA Circulars') issued by the Ministry of Corporate Affairs, Circular(s) and SEBI Circular dated May 12, 2020 and read with the latest General Circular dated October 3, 2024 (collectively referred to as SEBI Circulars). Facility for appointments of proxy will not be available for the AGM. The instructions for joining the AGM electronically are provided in the Notice of the AGM.

Notice convening the AGM along with the Annual Report 2025-26 has been sent only through electronic mode (e-mail) on 05th September, 2026 to those members whose e-mail addresses are registered with the Company / RTA/ Depositories and will also be available on the Company's Website.

Shareholders whose Email IDs are not registered with the Company/ Depository Participants, may follow following process for registration of Email IDs before-voting at the AGM: (1) For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to rnt.helpdesk@in.mpms.mufg.com (2) For Demat shareholders -Please update your email id & mobile no. with your respective Depository Participant (DP). (3) For Individual Demat shareholders – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.

The Company is pleased to provide e-voting facility to all its Members to exercise their right to vote on the resolutions through E-Voting platform ("remote e-voting") as well as e-voting during the proceeding of the AGM ("collectively referred as e-voting") provided by Central Depository Services (India) Ltd. ('CDSL')

The members whose names appear in the Register of Members / list of Beneficial Owners as on the cut-off date i.e. 22nd September, 2026 are entitled to avail the facility of e-voting. Eligible members who have acquired shares on or after the dispatch of notices and upto the cut-off date may approach CDSL at helpdesk.evoting@cdslindia.com for issuance of User ID and Password for exercising their right to vote by e-voting. Members are requested to follow the instructions available in the AGM Notice, which can also be downloaded from Company's Website https://tokyofinance.in/wp-content/uploads/2026/09/Tokyo-Finance-Limited-Annual-Report-2025-2026.pdf

The e-voting period commences on Saturday, 26th September, 2026 at 09:00 a.m. and ends on Monday, 28th September, 2026 at 5:00 p.m. (IST). The members will not be able to cast their vote after the said date. Any query or grievances connected with e-voting may be addressed to Mr. Rakesh Dalvi, AVP at CDSL at A-Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (E), Mumbai – 400013 or contact - 1800 21 09911 or at email: helpdesk.evoting@cdslindia.com.

Facility for e-voting shall also be made available during the AGM to those members who attend the AGM and who have not already cast their vote. The members who cast their votes by remote e-voting prior to the AGM may also attend the meeting through VC/OAVM but shall not be entitled to cast their vote again.

NOTICE is also hereby given that pursuant to Section 91 of the Companies Act, 2013 read with applicable rules and Regulation 42 of the SEBI (LODR) Regulations, 2015, the Company has fixed Tuesday, 22nd September, 2026 as the Record Date for the purpose of determining entitlement of members for the 32nd AGM.

For Tokyo Finance Limited
By Order of the Board of Directors
Sd/-
Haresh V. Shah
Director
DIN: 00008339

Place: Mumbai
Date: 05.09.2026

इंडियन ओव्हरसीज बँक

कोळीवाडा शाखा
बी/६/ए, सरदार नगर क्र.१, कोळीवाडा सायन पूर्व, मुंबई-४०००२२
फोन : ८९२५९५१९९४, ईमेल: iob1994@iob.in

ई-लिलाव दिनांक २४.०९.२०२६

स्थावर मिळकतींच्या ई- लिलावा विक्रीकरिता जाहीर सूचना

सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अन्वये बँकेकडे गहाण असलेल्या स्थावर मिळकतींची विक्री

ज्याअर्थी, इंडियन ओव्हरसीज बँकेच्या प्राधिकृत अधिकाऱ्यांनी येथील खालील तपशिलानुसार बँकेची थकबाकी अधिक व्याजाच्या वसुलीकरिता **''जे आहे जेथे आहे''**, **''जे आहे जसे आहे तत्त्वाने'' आणि ''जे काही आहे''** तत्वावर त्या विक्रीच्या अधिकारासह संबंधित कर्जदारांना सूचनेत नमूद केलेल्या थकबाकी (कलम १३(२) अन्वये) साठी खालील कर्ज खात्यामध्ये अधिनियमाच्या कलम १३(२) अन्वये जारी केलेल्या सूचनेला अनुसरुन सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (यानंतर ''अधिनियम'' असा उल्लेख) च्या कलम १३(४) अन्वये खालील मिळकतीचा कब्जा घेतला आहे आणि ज्याअर्थी थकबाकी चुकती करण्यास संबंधित कर्जदारांनी कसूर केल्यामुळे निम्नस्वाक्षरीकारांनी सदर अधिनियमाच्या कलम १३(४) अन्वये त्यांना प्रदान करण्यात आलेल्या अधिकाराचा वापर करून सदर मिळकतीच्या विक्रीद्वारे बँकेच्या थकबाकीची वसुली करण्यासाठी प्रस्तावित आहेत. विक्री वेबसाईटवर पुरविलेल्या ई-लिलाव प्लॅटफॉर्ममार्फत निम्नस्वाक्षरीकारांद्वारे करण्यात येईल.

कर्जदाराचे नाव आणि पत्ता	मिळकतीचा तपशील	कब्जा	पुस्तक थकबाकी* (रक्कम रु. मध्ये)	राखीव किंमत ईएमडी बोली वाढीव रक्कम
श्री. शेखर रामचंद्रन आचार्य, श्रीमती. बिंदू शेखर आचार्य के-१०१, ऑक्सफर्ड फेज-१, मोहन सर्वबिया, चिंचपाडा, अंबरनाथ पश्चिम, ठाणे-४२१५०१, महाराष्ट्र.	फ्लॅट क्र. ००१, तळमजला, बिल्डिंग टाईप डी, बिल्डिंग क्र. २, फेज IV, ऑर्किड स्केअर, गाव - चिखलोली, अंबरनाथ (पश्चिम)-४२१५०५, क्षेत्रफळ २९.३७ चौ. मीटर, समतुल्य ३१६ चौ. फूट (कार्पेट क्षेत्र), सर्व्हे क्र. १२८, हिस्सा क्र. ६, गाव चिखलोली, तालुका अंबरनाथ, जिल्हा-ठाणे-४२१५०५ येथे स्थित मिळकतीचे ते सर्व भाग आणि विभाग. श्री. शेखर रामचंद्रन आचार्य, श्रीमती बिंदू शेखर आचार्य यांच्या मालकीचे.	प्रत्यक्ष	रू. १९,८५,३२०.९८ (रुपये एकोणीस लाख पंच्याऐंशी हजार तीनशे वीस आणि अठ्ठ्याण्णव पैसे मात्र) ३१.०८.२०२६ रोजी	**राखीव किंमत-** रु. १७,९१,०००/- (रुपये सतरा लाख एक्याण्णव हजार मात्र) **इसारा अनामत रक्कम-** रु. १,७९,१००/- (रुपये एक लाख एकोणऐंशी हजार शंभर मात्र) **बोली वाढ रक्कम-** रु. २५,०००/- (रुपये पंचवीस हजार मात्र)

*** जर असल्यास परतफेडीचा हिशोब केल्यानंतर परतफेडीच्या तारखेपर्यंत कराराच्या दराने पुढील व्याजासह आणि खर्च, शुल्क इत्यादींसह उर्वरित रक्कम.**

सदर प्रसिद्धी तारण मत्तेच्या विक्रीसाठी तमाम जनतेकडून निविदा मागवून ई-लिलाव विक्री घेण्यासाठी सरफैसी अधिनियम, २००२ अन्वये सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ९(१) अंतर्गत वरील कर्जाच्या कर्जदार/गहाणवटदार आणि हमीदारांना एक १५ दिवसीय सूचना देखील आहे.

ई-लिलावाची तारीख आणि वेळ: २४.०९.२०२६ येथे स. ११.०० ते दु. ३.०० दरम्यान १० मिनिटांच्या आपोआप विस्तारासह.

ई-लिलाव सूचनेच्या तपशीलांसाठी कृपया आमच्या वेबसाइट www.iob.in तसेच सेवा प्रदात्याच्या वेबसाइट: https://baanknet.com/eauction-psb/bidder-registration यांचा संदर्भ घ्यावा. इसारा अनामत रक्कम (ईएमडी) एनईएफटी/आरटीजीएसच्या पद्धतीने ऑनलाइन भरावी. ईएमडी रक्कम २४.०९.२०२६ रोजी दुपारी ०३:०० वाजेपर्यंत जमा करता येईल.

संपर्क व्यक्ती :

शाखा	नाव	संपर्क क्र.	ईमेल आयडी
कोळीवाडा सायन	श्री. भूपेंद्र कुमार मीना	९९५०९५०९०९ आणि ८९२५९५१९९४	Iob1994@iob.in
	श्री. अमोल मोरे (डीआरए)	८१०८२८३२०४	

ठिकाण : मुंबई
दिनांक : ०६.०९.२०२६

FOODS AND INNS LIMITED

Corporate Office: J. N. Heredia Marg, Hamilton House, 3rd floor, Ballard Estate, Mumbai - 400038. **Tel No.:** 22613102 **Email:** cs@foodsandinns.com
Registered Office: Udyog Bhavan, 2nd Floor, 29 Walchand Hirachand Marg, Ballard Estate, Mumbai 400038. **Website:** www.foodsandinns.com
CIN: L55200MH1967PLC013837

Foods & Inns

NOTICE OF THE 54th ANNUAL GENERAL MEETING, REMOTE E-VOTING AND BOOK CLOSURE

Notice is hereby given that the 54th Annual General Meeting ("AGM") of the members of **Foods and Inns Limited** ("Company") is scheduled to be held on **Monday, September 28, 2026 at 4.00 p.m. through video conferencing ("VC")/ other Audio Visual Means ("OAVM")** to transact the businesses as set out in the notice of the AGM.

In compliance with the circulars of Ministry of Corporate Affairs and Securities and Exchange Board of India and owing to the difficulties involved in the dispatching the physical copies, kindly note that electronic copies of the notice of the AGM and Annual Report 2025-2026 will be sent to all the members whose email addresses are registered with the Company/ Depository Participants within the prescribed timeline. The notice of the 54th AGM and Annual Report for the F.Y. 2025-2026 will also be available on the website of the Company www.foodsandinns.com and on stock exchanges www.bseindia.com and www.nseindia.com

Individual notices along with the explanatory statement have been e-mailed to all those members whose e-mail IDs are registered with the Company or the Depository Participant(s). The Company has completed its dispatch of email on September 05, 2026. The notice of 54th AGM along with the explanatory statement is available on the website of NSDL i.e. http://www.nsdl.co.in and also on the website of the Company i.e. www.foodsandinns.com.

Pursuant to section 91 of the Companies Act, 2013, read with Rule 10 of the Companies (Management and Administration) Rules, 2014, the Register of Members and Share Transfer Books will remain closed from Monday, September 21 2026 to Monday, September 28, 2026 (both days inclusive).

In compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, members are provided with the facility to cast their votes on all resolutions set forth in the notice of the AGM using electronic voting system ("remote e-voting"), provided by National Securities Depository Limited ("NSDL"). The Board has appointed M/s Ragini Chokshi & Co, Company Secretary Firm, as scrutinizer for conducting remote e-voting in a fair and transparent manner.

The cut-off date for determining the eligibility of the members to vote by remote e-voting or voting at the AGM is Friday September 18, 2026. The remote e-voting period shall commence on Thursday, September 24, 2026 (10.00 a.m.) and ends on Sunday, September 27, 2026 (5.00 p.m.). The remote e-voting shall be disabled and shall not be allowed for remote e-voting after 5.00 p.m. on Sunday, September 27, 2026. Once the vote on a resolution is cast by the member, the member cannot modify it subsequently.

Members who have acquired shares after the dispatch of the notices along with the explanatory statement and holding shares as of the cut-off date i.e. Friday August 28, 2026 may obtain the Log in ID and Password and follow the same instructions as mentioned in the notice of AGM for remote e-voting or by sending a request at evoting@nsdl.co.in or ashok.sherugar@linkintime.co.in or cs@foodsandinns.com

The procedure of remote e-voting is available in the notice of the 54th AGM. In case of any queries/grievances pertaining to remote e-voting, you may refer to the Frequently Asked Questions (FAQs) for members and remote e-voting user manual for members available at www.evotingindia.com or contact Mr. Sanjeev Yadav, Assistant Manager/ Ms. Pallavi Mhatre, Manager National Securities Depository Limited, 4th Floor, A Wing, Trade World, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Tel: 022-24994545/7506682281, Email- sanjeevy@nsdl.com / pallavid@nsdl.com

By Order of the Board of Directors
FOR FOODS AND INNS LIMITED
BHUPENDRA DALAL
CHAIRMAN
DIN 00061492

Date : September 05, 2026
Place : Mumbai

PUBLIC NOTICE

SAJ HOTELS LIMITED
Reg. Office - Mahabaleshar Panchgani Road, Mahabaleshwar, Satara, Maharashtra, India, 412806.
Tel : 26202299 / 26203434.
Email Id- secretarial@sajresort.in Website: www.sajresort.com
CIN- L55101PN1981PLC023814

NOTICE OF 45th ANNUAL GENERAL MEETING, BOOK CLOSURE/RECORD DATE AND E-VOTING INFORMATION TO BE HELD THROUGH ELECTRONIC MODE VIDEO CONFERENCING ("VC") / OTHER AUDIO-VISUAL MEANS ("OAVM")

This is in continuation to our earlier paper publication dated September 04, 2026 whereby Members of the Company were informed that in compliance with the provisions of the Companies Act, 2013 ("Act") read with Circulars issued by the Ministry of Corporate Affairs ("MCA Circulars"), the Board of Directors decided to convene the 45th Annual General Meeting ("AGM") of the Company on **Tuesday, September 29, 2026 at 11:00 A.M. (IST)** through Video Conferencing ("VC")/ Other Audio Visual means ("OAVM") facility, without physical presence of the Members of the Company at common venue, to transact the business as set out in the Notice dated September 05, 2026. The above Circulars have granted relaxations to the Companies, with respect to printing and dispatching of physical copies of Annual reports to Shareholders.

The Notice of 45th AGM and Annual Report of the Company for the Financial Year ended March 31, 2026 along with login details for joining the AGM through VC/OAVM facility including e-voting has been sent on Saturday, September 05, 2026 through e-mail to all those Members whose e-mail address were registered with the Company or Registrar and Share Transfer Agent ("RTA") or with their respective Depository Participants ("DP") in accordance with the MCA Circulars and the same are also available on Company's website (www.sajresort.com) and Stock Exchange website i.e. NSE Limited (www.nseindia.com).Further as per amended regulation 36 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015,"the Listing Regulations" a letter providing web-link for accessing the Annual Report for financial year 2025-26 and the Notice of the ensuing AGM, is being sent by post to those shareholders who have not registered their e-mail address with their respective DP/RTA.

Notice is also hereby given pursuant to the provisions of Section 91 of the Companies Act, 2013 ("Act") and Regulation 42 of the Listing Regulations and other applicable rules framed there under, the Register of Members and Share Transfer Books of the Company will remain closed from **Wednesday, September 23rd, 2026, to Tuesday, September 29th, 2026** (both days inclusive) for the purpose of 45th AGM.

Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time and Regulation 44 of the Listing Regulations the Company is pleased to provide its members with the facility to exercise their right to vote on the agenda items as stated in the Notice dated September 05, 2026 of the 45th AGM electronically through remote e-voting (prior to AGM) and e-voting (during the AGM) through the e-voting services provided by National Securities Depository Limited (NSDL).

The details pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 are as follows:

1. The business will be transacted through voting by electronic means.
2. Date and time of commencement of remote e-voting: **Friday, 25th September, 2026 at 9.00 AM**
3. Date and time of end of remote e-voting: **Monday, September 28, 2026 at 5.00 PM**
4. Cut-Off Date: **Tuesday, September 22, 2026**
5. Any person, who acquires shares of the Company and has become a member of the Company after dispatch of Notice and holding shares as on the cut-off date i.e. **Tuesday, September 22, 2026,** may obtain the login ID and Password by following the procedure mentioned in the Notice of 45th AGM.
6. E-voting by electronic mode shall not be allowed beyond 5.00 p.m. on **Monday, September 28, 2026** the facility shall forthwith be blocked.
7. The facility for voting through electronic means shall be made available at the AGM and the members attending the meeting who have not cast their vote by remote e-voting shall be able to exercise their right at the meeting through e-voting.
8. The members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again.
9. Members of the Company holding shares either in physical form or in dematerialized form as on the cut-off date of i.e. **Tuesday, September 22, 2026,** only shall be entitled to avail the facility of remote e-voting or voting at the AGM venue.
10. Once the vote on a resolution is cast by the member, he/she shall not be allowed to change it subsequently.
11. The Notice of the 45th AGM and the Annual Report for the financial year 2025-26 is also available on the Company's website www.sajresort.com and on the website of NSDL www.evoting.nsdl.com.
12. All grievances connected with the facility for voting by electronic means may be addressed to Pallavi Mhatre, Manager, NSDL, Trade World, 'A'Wing, 4th Floor , Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400 013 Email: evoting@nsdl.co.in, Tel: 1800 – 222 – 990.

By order of the Board,
For SAJ HOTELS LIMITED
Sd/-
KARNA KARTIK TIMBADIA
Managing Director
(DIN : 01753308)

Date : September 05, 2026
Place : Mumbai

इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

झोनल ऑफिस : वसुली विभाग, २ रा मजला, मुंबई समाचार मार्ग, फोर्ट, मुंबई - ४०० ०२३.
दूरध्वनी क्र.: (०२२) २२१८ ७४०१, २२१८७१०४, **फॅक्स:** (०२२) २२१८ ८५५०

स्थावर मिळकतींच्या विक्रीकरिता ई-लिलाव विक्री सूचना

सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ९(१) च्या तरतुदी सहवाचता सिक्युरिटायझेशन अँन्ड रिकंस्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अन्वये स्थावर मिळकतीच्या विक्रीसाठीची ई-लिलाव विक्री सूचना.

याद्वारे सामान्य जनतेस आणि विशेषतः कर्जदार आणि हमीदार यांना सूचना देण्यात येते की, खालील नमूद स्थावर मिळकती तारण धनकोंकडे गहाण/प्रभारित असून जिचा **कब्जा** इंडियन बँकच्या प्राधिकृत अधिकारी यांच्याकडे असून प्रत्येक खात्यासमोर नमूद देय रकमेच्या वसुलीसाठी, त्यावरील पुढील व्याज, करारानुसार दराने, शुल्क आणि खर्चासह, **२५.०९.२०२६** रोजी **''जसे आहे जेथे आहे''**, **''जसे आहे तसे आहे''**, **''जे काही आहे तेथे आहे''** आणि **''विनाप्रत्याश्रय''** तत्त्वावर विकण्यात येईल. राखीव किंमत आणि इसारा अनामत रक्कम प्रत्येक खात्यासमोर नमूद केलेली आहे.

ई-लिलावाची तारिख आणि वेळ: २५.०९.२०२६ रोजीस स. ११.०० वा. ते सायं ०५.०० वा. मिळकतीवरील भार : शून्य

अ. क्र.	शाखा	कर्जदार/हमीदार/ गहाणदाराचे नावसह पत्ता	तारण मत्तेचे वर्णन	थकबाकी (रु.)	राखीव किंमत / इसारा अनामत रक्कम (इअर) / बोली वाढविण्याची रक्कम	शाखेचे नाव संपर्क व्यक्ती:
१.	वाशी सेक्टर १७	**श्रीमती. श्रुती आशुतोष उपाध्याय** फ्लॅट क्र. १०१, लक्ष्मी प्रिया सीएचएस, प्लॉट क्र.१५०, जिमी टॉवर जवळ, सेक्टर १९ सी, कोपरखैरणे, नवी मुंबई. ठाणे जिल्हा, महाराष्ट्र. पिन.४००७०९	फ्लॅट क्र. १०१, लक्ष्मी प्रिया सीएचएस, प्लॉट क्र.१५०, जिमी टॉवर जवळ, सेक्टर १९ सी, कोपरखैरणे, नवी मुंबई, ठाणे जिल्हा, महाराष्ट्र. पिन.४००७०९, एकूण कार्पेट क्षेत्र ३२२ चौ. फूट. **मिळकत आयडी - आयडीआयबी: डीआयबीएसएचआरयूटीआय०१** **कब्जा : प्रत्यक्ष**	रु. ५७,७३,५४४.०० ०२.०९.२०२६ रोजी	रु. ३८,२५,०००/- इसारा अनामत रक्कम (ईएमडी) : ३,८३,०००/- बोली वाढ : १०,०००/- ज्ञात भार : एनए	**दामेंद्र सिंग मोबाईल क्र. ९९९४६१४१२० मुथुकुमार व्ही मोबाईल क्र. ९४८८४६४६८०**
२.	डोंबिवली पश्चिम	**श्री. दिनेश हनुमंत इदाते (कर्जदार)** **पत्ता १ :** फ्लॅट क्र. ३०४ ३ रा मजला ए विंग वैभव नगरी को-ऑप एचएसजी सोसा. लि., काटई, सर्व्हे क्र. ६६ हिस्सा क्र. ४,५ आणि ६ डोंबिवली पूर्व ४२१२०१ **पत्ता २ :** राहुल निवास, खोली क्र. ५, तळमजला, टेल्कोस वाडी, राधा कृष्ण मंदिर जवळ, डोंबिवली पश्चिम ४२१२०२	फ्लॅट क्र. ३०४, ३ रा मजला, ए विंग, वैभव नगरी को-ऑप एचएसजी सोसा. लि., काटई, सर्व्हे क्र. ६६ हिस्सा क्र. ४,५ आणि ६, डोंबिवली पूर्व ४२१२०१ **मिळकत आयडी - आयडीआयबीडीआयएनईएसएचआयडीएटीई०१** **कब्जा : सांकेतिक**	रु. ३९,९९,००४.०० ०२.०९.२०२६ रोजी	रु. १९,००,०००/- इसारा अनामत रक्कम (ईएमडी) : रु. १,९०,०००/- बोली वाढ : १०,०००/- ज्ञात भार : एनए	**दत्ता शिवाजी पांडे मोबाईल क्र. ८२०८७३२१८२ विनीत भाजिखाये मोबाईल क्र. ७७४४०९०५९३**

अटी आणि शर्ती

१. ई-लिलाव २५.०९.२०२६ **रोजी ११:०० वा. आणि १७:०० वा.** दरम्यान पोर्टल ई-लिलाव सेवा प्रदाता / यूआरएल द्वारे, प्रत्येकी पाच मिनिटांच्या अमर्यादित मुदतवाढीसह आयोजित केला जाईल.
२. प्राधिकृत अधिकाऱ्यास पूर्वसूचना देऊन मिळकतींची पाहणी **१५.०९.२०२६ आणि २२.०९.२०२६ रोजी १०:०० वा. आणि १७:०० वा.** दरम्यान करता येईल.
३. इसारा अनामत रक्कम (ईएमडी), केवायसी कागदपत्रे आणि बोली अर्ज सादर करण्याची अंतिम तारीख **२४.०९.२०२६ रोजी २२:०० वाजेपर्यंत** आहे. ईएमडी खाते तपशील येथे पाठविण्यात यावी.
४. मिळकत राखीव किमतीपेक्षा कमी किमतीत विकली जाणार नाही. यशस्वी बोलीदाराने विक्री किमतीच्या २५%, ज्यामध्ये आधीच भरलेली ईएमडी समाविष्ट आहे, त्याच दिवशी किंवा पुढील कामकाजाच्या दिवसापेक्षा उशिरा नाही अशा कालावधीत जमा करावेत आणि उर्वरित ७५% विक्रीची पुष्टी झाल्यापासून पंधरा दिवसांच्या आत जमा करावेत, असे करण्यात अयशस्वी झाल्यास जमा केलेल्या सर्व रकमा जप्त केल्या जातील.
५. अयशस्वी बोलीदारांची ईएमडी व्याजाशिवाय परत केली जाईल.
६. मिळकत कराची सर्व वैधानिक देणी, थकबाकी, पाणी आणि वीज शुल्क, सोसायटीची देणी, देखभाल शुल्क, हस्तांतरण शुल्क, मुद्रांक शुल्क, नोंदणी शुल्क, जीएसटी आणि आयकर कायदा, १९६१ च्या कलम १९४-आयए अंतर्गत वजावट करावयाचा कर, जेथे प्रतिफळ रु ५० लाख किंवा त्याहून अधिक आहे, यांचा भार यशस्वी खरेदीदाराने सोसावा. बँक कोणतीही परवानगी, ना-हरकत किंवा मंजुरी मिळवून देण्याची कोणतीही जबाबदारी स्वीकारत नाही.
७. मिळकतीच्या संदर्भात कोणतीही परवानगी किंवा लायसन्स मिळवून देण्याची किंवा कोणत्याही प्राधिकरणाकडे थकित असलेल्या कोणत्याही देणीबाबत बँक कोणतीही जबाबदारी घेत नाही. इच्छुक बोलीदारांनी बोली सादर करण्यापूर्वी हक्कनामे, बोजे, क्षेत्रफळ, मोजमाप आणि मिळकतीवर परिणाम करणारे दावे याबाबत स्वतः स्वतंत्र चौकशी करावी.
८. प्राधिकृत अधिकारी कोणतीही किंवा सर्व बोली स्वीकारण्याचा किंवा नाकारण्याचा, विक्री तहकूब करण्याचा, पुढे ढकलण्याचा किंवा रद्द करण्याचा किंवा कोणतेही कारण न देता विक्रीच्या अटी आणि शर्ती बदलण्याचा अधिकार राखून ठेवतात.
९. हे प्रकाशन वरील खात्यांच्या कर्जदार, गहाणखतदार आणि जामीनदारांना सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ९(१) च्या दुसऱ्या तरतुदीअंतर्गत पंधरा दिवसांची सूचना देखील आहे.
१०. **विमोचनाची वैधानिक सूचना:** कर्जदार, गहाणखतदार आणि जामीनदारांना याद्वारे या सूचनेच्या प्रकाशनाच्या तारखेपूर्वी संपूर्ण थकबाकी देय रक्कम व्याज आणि खर्चासह भरण्याचे आवाहन करण्यात येते, असे करण्यात अयशस्वी झाल्यास सिक्युरिटायझेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ च्या कलम १३(८) अंतर्गत विमोचनाचा हक्क समाप्त होईल आणि मिळकती विकल्या जातील आणि शिल्लक रक्कम, असल्यास, व्याज आणि खर्चासह वसूल केली जाईल.
११. विक्रीच्या तपशीलवार अटी आणि शर्तीसाठी, बँकेच्या वेबसाइट वेबसाइट वर आणि **baanknet.com** या पोर्टलवर दिलेल्या लिंकचा संदर्भ घ्यावा.

दिनांक : ०५.०९.२०२६
ठिकाण: मुंबई

सही/-
प्राधिकृत अधिकारी, इंडियन बँक

इंडियन ओव्हरसीज बँक

मालाड पूर्व शाखा,
फ्लिका बिल्डिंग, रेल्वे स्टेशनच्या जवळ, मालाड पूर्व, मुंबई-४०००९७
दूरध्वनी : ०२२-२८८२३१६४, ईमेल : iob3500@iob.in
२४.०९.२०२६ रोजी ई-लिलाव

स्थावर मिळकतींच्या विक्रीकरिता ई- लिलावाकरिता जाहीर सूचना

सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ अन्वये बँकेकडे गहाण असलेल्या स्थावर मिळकतीं ची विक्री

ज्याअर्थी, इंडियन ओव्हरसीज बँकेच्या प्राधिकृत अधिकाऱ्यांनी येथील खालील तपशिलानुसार बँकेची थकबाकी अधिक व्याजाच्या वसुलीकरिता **''जे आहे जेथे आहे''**, **''जे आहे जसे आहे तत्त्वाने'' आणि ''जे काही आहे''** तत्वावर त्या विक्रीच्या अधिकारासह संबंधित कर्जदारांना (कलम १३(२) अन्वये) सूचनेत नमूद केलेल्या थकबाकीसाठी खालील कर्ज खात्यामध्ये अधिनियमाच्या कलम १३(२) अन्वये जारी केलेल्या सूचनेला अनुसरुन सिक्युरिटायझेशन अँन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेटस् अँन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (यानंतर ''अधिनियम'' असा उल्लेख) च्या कलम १३(४) अन्वये खालील मिळकतीचा कब्जा घेतला आहे आणि ज्याअर्थी थकबाकी चुकती करण्यास संबंधित कर्जदारांनी कसूर केल्यामुळे निम्नस्वाक्षरीकारांनी सदर अधिनियमाच्या कलम १३(४) अन्वये त्यांना प्रदान करण्यात आलेल्या अधिकाराचा वापर करून सदर मिळकतीच्या विक्रीद्वारे बँकेच्या थकबाकीची वसुली करण्यासाठी प्रस्तावित आहेत. विक्री वेबसाईटवर पुरविलेल्या ई-लिलाव प्लॅटफॉर्ममार्फत निम्नस्वाक्षरीकारांद्वारे करण्यात येईल.

खात्याचे नाव	मिळकतीचा तपशील	कब्जा	बुक थकीत	राखीव किंमत इअर बोली वाढीची रक्कम (रु. मध्ये)
श्रीम. शबिना अन्वर आगा	श्रीम. शबिना अन्वर आगा यांच्या नावावरील निवासी फ्लॅट क्र. ४०२, ४था मजला, सी-विंग, इमारत क्र. २, बालाजी कशिश पार्क, सर्व्हे क्र. ५१ए/५१बी, उसर्ली खुर्द, नवीन पनवेल, तालुका पनवेल, जि. रायगड - ४१०२०६. मिळकतीच्या सीमाबद्धता खालीलप्रमाणे : उत्तर : रस्ता दक्षिण : राजे शिवाजी संकुल पूर्व : डी विंग पश्चिम : रस्ता	प्रत्यक्ष	**१०-०८-२०२६ रोजीसप्रमाणे रु. ४४,५६,३८५.७०/- रुपये चव्वेचाळीस लाख छप्पन हजार तीनशे पंच्याऐंशी आणि सत्तर पैसे मात्र**	**राखीव किंमत -** रु. ३६,३१,००० (रुपये छत्तीस लाख एकतीस हजार मात्र) **ईएमडी** रु. ३,६३,१०० (रुपये तीन लाख त्रेसष्ट हजार शंभर मात्र) **बोली वाढीची रक्कम** **रु. ५०,०००/- (रुपये पन्नास हजार मात्र)**

* परतफेडीच्या तारखेपर्यंत कराराच्या दराने पुढील व्याजासह आणि खर्च, शुल्क इत्यादींसह उर्वरित रक्कम.

सदर प्रसिद्धी तारण मत्तेच्या विक्रीसाठी तमाम जनतेकडून निविदा मागवून ई-लिलाव विक्री घेण्यासाठी सरफैसी अधिनियम, २००२ अन्वये सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ९(१) अंतर्गत वरील कर्जाच्या कर्जदार/गहाणवटदार आणि हमीदारांना एक १५ दिवसीय सूचना देखील आहे.

ई-लिलावाची तारीख आणि वेळ: २४.०९.२०२६ येथे स. ११.०० ते दु. ०३.०० वाजता १० मिनिटांच्या आपोआप विस्तारासह

ई-लिलाव सूचनेच्या तपशीलाकरिता कृपया आमच्या वेबसाईट www.iob.in आणि सेवा पुरवठादाराच्या वेबसाईट https://baanknet.com/eauction-psb/bidder-registration च्या संदर्भ घ्यावा.

इसारा अनामत रक्कम (ईएमडी) एनईएफटी/आरटीजीएस माध्यमांमार्फत ऑनलाईन प्रदान करायचे आहे.

ईएमडी **रक्कम २४.०९.२०२६ दु. ०३.०० पर्यंत** जमा केली पाहिजे.

संपर्क व्यक्ती :

शाखा	नाव	संपर्क क्र.	ईमेल आयडी
मालाड पूर्व शाखा	श्री. उर्रेवार पुरुषोत्तम आनंदराव श्री. सचिन (डीआरए)	८९२५९५३५०० ९७०२२८२६७६	iob3500@iob.in

ठिकाण : मुंबई
दिनांक : ०४.०९.२०२६