

July 10, 2025

<b>BSE Limited</b> Corporate Relationship Department P.J. Towers, Dalal Street, Fort, Mumbai - 400 001	<b>National Stock Exchange of India Ltd.</b> Exchange Plaza, Bandra-Kurla Complex, Bandra (East) Mumbai - 400 051
<b>Scrip Code: 506109</b>	<b>Symbol: GENESYS</b>

Dear Sir/Madam,

**Sub: Newspaper Advertisement for transfer of equity shares to Investor Education and Protection Fund (IEPF)**

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose herewith copies of the newspaper advertisement published in The Free Press Journal (English) and Navshakti (Marathi) on July 10, 2025 titled – “Transfer of Equity Shares to Investor Education and Protection Fund (IEPF).”

Request you to take the same on your records.

Yours faithfully,

For **Genesys International Corporation Ltd**

**Kushal Jain**

**Company Secretary & Compliance Officer**

**GENESYS**  
**GENESYS INTERNATIONAL CORPORATION LIMITED**  
 Registered Office: 73A, SDF-III, SEEPZ, ANDHERI (EAST), MUMBAI-400 096  
 Website: www.igenesys.com; Email: investors@igenesys.com  
 Telephone: 91 22 4488 4488; Fax: 91 22 2829 6603  
 CIN: L6590MH1983PLC020197

**NOTICE**  
**SUB: TRANSFER OF EQUITY SHARES TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF)**

Shareholders are hereby informed that pursuant to provisions of section 124(6) of the Companies Act, 2013 read with the applicable provisions of Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("the Rules"), as amended from time to time, the equity shares of the Company in respect of which dividend is unpaid or unclaimed for last seven consecutive years or more are required to be transferred to IEPF Account established by the Central Government, as per the procedure stipulated in the said Rules. In compliance with the said Rules, the Company has sent individual notices to those shareholders whose shares are liable to be transferred to IEPF account at their latest available address. Details of such shareholders are available on the Company's Website at <https://www.igenesys.com/investor>.

In this connection, please note that:

- In case the shares are held in physical form**, the company would be issuing Letter of Confirmation (LOC) in lieu of the original share certificate(s) for transferring the said shares to IEPF and the said original share certificate(s) will stand automatically cancelled and be deemed non-negotiable. After issue of LOC, the Company shall inform the depository by way of corporate action to convert such physical share into demat form and transfer in favour of IEPF Authority.
- In case shares are held in electronic form**, the Company shall inform the relevant depository by way of corporate action to transfer the said shares to the Demat account of the IEPF.

Concerned shareholders are requested to claim their unclaimed dividends on or before October 15, 2025. It may please be noted that if no claim is received by the Company / Registrar latest by October 15, 2025, the Company will proceed to transfer the shares to the IEPF Demat account without any further notice as per the procedure set out in the said Rules. Please note that no claim shall lie against the Company in respect of unclaimed dividend amount and the shares transferred to IEPF Demat account pursuant to the said Rules. However, the concerned shareholders can claim the said shares along with the dividend from IEPF in accordance with the procedure and on submission of such documents as prescribed under the Rules. Shareholders can also refer to the details available on [www.iefpf.gov.in](https://www.iefpf.gov.in).

For further information / clarification / assistance, concerned shareholders may reach out to the Registrar and Transfer Agent of the Company and/or the Company at below mentioned address:

<b>Bigshare Services Private Limited</b> Office No 56-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East) Mumbai-400093 Telephone: 91-22-62638200 Facsimile: 91-22-62638299 Email: investor@bigshareonline.com	<b>Genesys International Corporation Ltd.</b> 73A, SDF-III, SEEPZ, Andheri (East), Mumbai - 400096 Website: www.igenesys.com Email: investors@igenesys.com Contact: 91-22-44884488
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Place: Mumbai For Genesys International Corporation Limited  
 Date: July 09, 2025

Sd/-  
 Kushal Jain  
 Company Secretary & Compliance Officer

**FEDERAL BANK**  
 YOUR PERFECT BANKING PARTNER

**Loan Collection & Recovery Department - Mumbai Division**  
 The Federal Bank Ltd. Loan Collection & Recovery Department - Mumbai Branch, 134, 13th Floor, Jyoti Mahaker Chamber II, Nariman Point, Mumbai-400021  
 E-mail: mumlrcd@federalbank.co.in, Phone: 222-22022548 / 22028427  
 CIN : L65191KL1931PLC000368, Website : www.federalbank.co.in

**Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002**

**Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor) will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 14/08/2025, for recovery of Rs. 38,29,660/- (Rupees Thirty Eight Lakhs Twenty Nine Thousand Six Hundred and Sixty Only) as on 09/07/2025, together with further interest and cost/other charges thereon, due to The Federal Bank Limited (Secured Creditor) till realization from 1) Mr. Umesh Shivaji Dhuri, and 2) Mrs. Uma Umesh Dhuri. The Reserve price will be Rs. 26,53,000/- (Rupees Twenty Six Lakhs and Fifty Three Thousand Only) and the earnest money deposit will be Rs. 2,65,300/- (Rupees Two Lakhs and Sixty Five Thousand Three Hundred Only) thereon.**

**Description of secured property**  
 All the piece and parcel of the Residential Flat admeasuring about 504 sq.ft. Carpet area (Built up area 720 Sq.ft.) being Flat No. 103 on the First Floor in the Wing 'C' of the Building known as 'IRA ICON' constructed on the portion of all the piece and parcel of land admeasuring about 2700 sq.mtrs. bearing Survey No. 73, Hissa No. 4, situate, lying and being at Village Nandivli, Taluka Kalyan, District and Registration district of Thane and Sub-Registration district of Kalyan and within the limits of Kalyan Dombivli Municipal Corporation bounded as per title deed on East : Survey No. 42, West : Survey No. 15 and Survey No. 3, North : Survey No. 5, South : Survey No. 1 and bounded presently on East : Flat No. 102, West : "B" Wing, North : Under construction Project, South : "D" Wing.

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd. i.e. <https://www.federalbank.co.in/web/guest/tender-notices>.

For, The Federal Bank Limited  
 Rajeshkumar P  
 Asst Vice President  
 (Authorised Officer under SARFAESI Act)  
 Date : 09/07/2025

**THE BOMBAY CITY CIVIL COURT AT GOREGAON BORIVALI DIVISION DINDOSHI GOREGAON COMMERCIAL SUIT NO. 950 OF 2023**

ICICI Bank Limited Through the authorized representative, Swara Hirekrar, Age 31 years, a banking company incorporated and registered under the provisions of the Companies Act, 1956, and the Banking Regulation Act, 1946 Having its registered office at ICICI Bank Limited Near Chakli Circle, Old Padra Road, Vadodra-390007 Having Corporate office at ICICI Bank Ltd, Level 5, 74, Techno Park, Opposite Seepz, Gate No. 2, Seepz MIDC Andheri (East) Mumbai - 400093. ...Plaintiff Versus ANAMIKA SAMEER SARAF Indian Inhabitant, adult, Age..... years, having the residential address at 201, Siddhinoyak Heritage, 2 Flr, Sector 09, Ulve Park, 411026 Alternative Address : DHFL General Insurance Limited 402 403 and 404 A and B Wing 4th Floor, Polcrum, Mumbai- 400099 Also at: House No. 7, Ward No. 22, Pd Naranagar, Town Durga, Phatak Road Post Office Area, Dakubigah Palamau - 822101 ...Defendant

TAKE NOTICE that, this Hon'ble Court will be moved before His Honour Judge H.H.J. SHRI A.R. KAMBLE presiding in Court Room No. 05 on 11-08-2025 at 11.00 a.m. in the forenoon by the above named Plaintiff for following reliefs :- The Plaintiff therefore Prays:- (a) that Defendant be ordered and decreed to pay to the Plaintiff a sum of Rs. 7,17,005.00/- (Rupees Seven Lacs Seventeen Thousand Five only) under the Credit Facility Application Form dated 26-11-2019 and Most Important Information and Terms and Conditions dated 26-11-2019 (Exhibit 'E' (Copy) hereto) as per the Particulars of Claim being Exhibit 'J' hereto with further interest thereon @ of 14.49% p.a. per annum as on 08-08-2022 with monthly rests from the date of filing the suit till payment and/or realization; (b) for costs of this suit. Dated this 24th day of June, 2025.

For Registrar  
 City Civil Court,  
 Dindoshi

**PUBLIC NOTICE CANCELLATION OF GIFT DEED**

This notice is to inform to the public that Registrar Gift Deed executed on 25.11.2019 by Shri Jeyasingh Karuppa Nadar in favour of his son Mr. Kartik Jeyasingh Nadar having registered No. is KRL-5, 15553/6/22/2019, Registered at office Joint S R Kurta 5 of the District Mumbai Sub-Urban District is hereby cancelled and revoked.

Gift deed Dated 25th November 2019 executed between Shri Jeyasingh Karuppa Nadar in favour of his son Mr. Kartik Jeyasingh Nadar for "Structure" having 250 sq. ft. built up area at ground floor and 250 sq. ft. built up area at upper floor being Guna, Ganesha General Store (Nadar Egg Centre) Adj Bldg. No. 6, Wadia Estate, Kurla (W), Mumbai-400070.

Mr. Kartik Nadar is suffering from Brain stroke since 2024 therefore he is unable to maintain Shri Jeyasingh Nadar and his second wife Mrs. Sujata Kartik Nadar not providing basic amenities, medicine and basic requirement including food, Clothing, shelter and also not allow him to enter in upper floor of the structure as per the promise given before the gift deed executed. Due to the medical issue Mr. Kartik Nadar is unable to pay the taxes and to the concerned authority, BMC Assessment tax, Adani electricity bill, or any other bill with respect of the shop as per registered Gift Deed and not maintain the Shop due to this reason Shri Jeyasingh Karuppa Nadar is hereby cancelling the Gift deed Dated 25.11.2019.

All Parties hereby notified that the above-mentioned Gift Deed is no longer valid and is hereby cancelled. The donor and donee are no longer bound by the terms and conditions of the said Gift Deed. This is informed to the public not to deal with the property under the cancelled Gift Deed.

I advocate Aneeta Vasani, Bombay High Court hereby invites and Claims or objection from Mr. Kartik Jeyasingh Nadar for cancellation of Gift deed aforesaid Property within 15 days from publication of this notice. If anyone has objection to approach the Advocate Aneeta Vasani other than the above-mentioned period for cancellation of Gift Deed is hereby cancelled. If no claims / objections are received within prescribed period Registered Gift Deed will be Cancel and revoked.

Sd/-  
**ADVOCATE ANEETA VASANI**  
 Advocate Bombay High Court.  
 C - WING, Golden Chariot CHS. Ltd. Nr. Ashok Academy School, Andheri (W)

Place: Mumbai  
 Date: 10/07/2025

**PUBLIC NOTICE**

Notice is hereby given to the general public that I, MRS. RUKSHANA I. ABBASSALI, an adult Indian inhabitant, residing at Flat No. A/2-109, 1st Floor, Sarkar Residential Building A CHS Limited, Dr. Mascarenhas Road, Near Saifee Park, Mazgaon, Mumbai-400010, had executed a General Power of Attorney dated 13th June, 2022 in favour of MRS. S. SHAMIMA NAJMUDDIN UJJAINWALA, authorizing her to manage, represent and deal with my immovable properties more particularly described in the said Power of Attorney. I hereby revoke, cancel and withdraw the said Power of Attorney with immediate effect and all powers and authority granted therein shall stand null and void from the date of publication of this notice.

The public at large, including government departments, authorities, financial institutions and all concerned, are hereby informed not to deal with or entertain any transactions, representations, or dealings in respect of the properties mentioned in the said Power of Attorney through MRS. SHAMIMA NAJMUDDIN UJJAINWALA, as she no longer holds any authority to act on my behalf.

Any person dealing with her shall do so at their own risk and responsibility.

MRS. RUKSHANA I. ABBASSALI  
 Place : Mumbai, Date: 09th July, 2025

**RUBY THE RUBY MILLS LIMITED**  
 CIN : L17120MH1917PLC000447  
 Registered Office : Ruby House, J. K. Samant Marg, Dadar, Mumbai, Maharashtra, India, 400028.  
 Tel. No. : +912224387800, Email ID : info@rubymills.com, Website : www.rubymills.com

**NOTICE**  
**(For the attention of the Equity Shareholders of the Company)**  
**Subject : Transfer of equity shares of the Company to Investor Education and Protection Fund Authority (IEPF) Demat Account**

NOTICE is hereby given to the Shareholders of The Ruby Mills Limited (the Company) that all the dividends remaining unpaid or unclaimed for a period of seven consecutive years from the date of transfer to the Unpaid Dividend Account are required to be transferred by the Company to the Investor Education and Protection Fund (IEPF) Authority established by the Central Government. Accordingly, Shareholders are hereby informed that the Final Dividend declared for the Financial Year 2017-18, which remained unclaimed or unpaid for a period of seven consecutive years will be due to be credited to the IEPF Authority after 30 September 2025. The corresponding shares on which dividends were unclaimed or unpaid for seven consecutive years will also get due to be transferred as per the procedure set out in the Rules made under the Companies Act, 2013. The Company has communicated to all the shareholders concerned at their address registered with the Company / Registrar and Share Transfer Agent (RTA) records, whose shares are liable to be transferred to the demat account of IEPF Authority, advising them to claim the unclaimed dividend for the financial year 2017-18 and onwards. The details of such shares liable to be transferred to IEPF Authority are also made available on the website of the Company : <https://www.rubymills.com/investors>

The above notice is being published in the newspapers pursuant to Section 124(6) of the Companies Act, 2013, read with Rule 6 of IEPF Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, (the Rules) as amended from time to time and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Company will, however, not transfer such shares to the IEPF where there is a specific order of the Court / Tribunal restraining any transfer of such shares or where the shares are hypothecated / pledged under the Depositories Act, 1996.

Concerned shareholders of the Company are hereby requested to claim the dividend declared for the Financial Year 2017-18 and onwards by making an application on or before 30 September 2025 to the following officials:

<b>The Ruby Mills Limited (The Company)</b> Corporate Office Address : Ruby House, J. K. Sawant Marg, Dadar West, Mumbai-400 028 Email ID 1 : cs@rubymills.com Email ID 2 : info@rubymills.com Telephone : +91-22-24387800	<b>Bigshare Services Private Limited (RTA of the Company)</b> Office Address : 1 <sup>st</sup> Floor, Bharat Tin Works Building, Opp. Vasant Oasis Makwana Road, Marol Andheri (E), Mumbai-400 059 Email ID 1 : vinod@bigshareonline.com Email ID 2 : prasadm@bigshareonline.com Telephone : +91-22-62638200
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In case the Company does not receive any communication claiming dividend and / or shares, from the shareholders concerned by 30 September 2025, the Company shall, with a view to comply with the requirements set out in the Rules, transfer the dividend and shares as aforesaid to the IEPF Authority within due date, as per the timelines prescribed under the Rules. However, the concerned shareholder can claim the shares (including all the benefits accruing on such shares) from the IEPF Authority by making necessary applications in the prescribed form (IEPF-5) which is available on the website of the Ministry of Corporate Affairs at [www.iefpf.gov.in](http://www.iefpf.gov.in) and by sending the physical copy of the requisite documents enumerated in the Form IEPF-5, to the Nodal Officer of the Company.

The detailed procedure to claim back the dividend and shares from IEPF Authority is given on the website of IEPFA i.e. [www.iefpf.gov.in](http://www.iefpf.gov.in)

Please note that no claim shall lie against the company in respect of the share transferred to the IEPF Authority, pursuant to the said rules, or further clarifications or assistance, you may write to us at [cs@rubymills.com](mailto:cs@rubymills.com) or [vinod@bigshareonline.com](mailto:vinod@bigshareonline.com)

**IMPORTANT NOTE FOR SHAREHOLDERS WITH RESPECT TO KYC UPDATION:**  
 "You are requested to visit our RTA's official website: <https://www.bigshareonline.com/> (Resource-Downloads-General-Formats KYC) to download the relevant formats for Nomination and Updation of KYC details viz. Forms IS-1, ISR-2, ISR-3, 30 September, 2025. SH-14 for execution including Original Cancelled Cheque Leaf bearing the name of the first account holder and send across the filled up forms to our RTA in line with compliance of SEBI Circular to enable our RTA, Link Intime India Private Limited, to complete the KYC updation which is mandatory presently before any transaction, etc"

For The Ruby Mills Limited  
 Sd/-  
 Anuradha Tendulkar  
 Company Secretary and Compliance Officer  
 Membership No.: A55173  
 Rameshwar Media

Place : Mumbai  
 Date : 10<sup>th</sup> July, 2025

BY AFFIRMATION, DASTI, SPEED POST/RPAD/COURIER  
 FORM NO. 16 (See Regulation 34/3)

**DEBTS RECOVERY TRIBUNAL NO.2 AT MUMBAI**  
 Ministry of Finance, Government of India  
 3rd Floor, MTNL Bhavan, Strand Road, Colaba Market, Colaba, Mumbai-400 005

**WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.**

R.C. No. 58 OF 2024 Exh. No.: 10  
 HDFC Bank Ltd. ....Applicant Next Date: 28/07/2025

Versus  
**Jenam Enterprises Private Limited & Ors. ....Defendants**

**CO-1: Jenam Enterprises Private Limited,**  
 Office 221, Floor 2, Plot 2, Flat No. 49, Vyapar Bhawan, P. D'Mello Road, Carnac Bandar, Chinchbunder, Mumbai-400 009.

**CO-2: Mr. Rajendra Gandalal Sheth,**  
 Office 221, Floor 2, Plot 2, Flat No. 49, Vyapar Bhawan, P. D'Mello Road, Carnac Bandar, Chinchbunder, Mumbai-400 009.

**Also At:** Flat No. 1103/4, Nilgiri, 11th Floor, Neelkanth Vihar, Kurla Terminus Road, Ghatkopar (E) Mumbai-400 077.

**Also At:** Office No.04, Ground floor, Plot No.8/14, Baroda Street, Opposite Bharat Chambers, Masjid Bunder (East), Chinchbunder, Mumbai 400 009

**Also At:** Office No.10 First floor Plot No.8/14, Baroda Street, Opposite Bharat Chambers, Masjid Bunder (East), Chinchbunder, Mumbai 400 009

**CD-3: Mr. Amit Rajendra Sheth,**  
 Office 221, Floor 2, Plot 2, Flat No. 49, Vyapar Bhawan, P. D'Mello Road, Carnac Bandar, Chinchbunder, Mumbai-400 009.

**Also At:** Flat No. 1103/4, Nilgiri, 11th Floor, Neelkanth Vihar, Kurla Terminus Road, Ghatkopar (E) Mumbai-400 077.

Whereas you (C.Ds herein) have failed to pay the sum of Rs.45,08,029.63/- (Rupees Forty Five Lakhs Eight Thousand Twenty Nine and Sixty Three Paise only) along with pending interest 15.50% per annum w.e.f. 23<sup>rd</sup> July 2019 till recovery from the C.Ds. in respect of the Recovery Certificate No. 58 OF 2024 drawn up by the Presiding Officer, Debts Recovery Tribunal No.2, Mumbai in O. A. No. 46 of 2021.

It is ordered that Certificate debtors or their servants or agents or representatives in interest or any other person(s) claiming to be owner(s) under Certificate Debtor No.2 are hereby prohibited and restrained, until further orders, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned immovable property(ies), in any manner or in dealing with any benefit in terms of money and/or property arising there from and that all persons be and are prohibited from taking any benefit under such transfer, alienation, possession or charge. You are required to appear before the Recovery Officer, Debts Recovery Tribunal No.2, Mumbai on 28/07/2025 at 2.30AM/PM.

**PROPERTY DETAILS**  
**IMMOVABLE PROPERTIES**

a) Office No.04, 8/14, on the ground floor admeasuring 700 sq.ft. built up area in the building consisting of basement ground floor without lift situated at final plot no.52-A, Baroda street, Masjid (East), Mumbai 400 009 bearing final plot no.52-A in the Elephinstone Estate Section of Princess Dock division within the B ward jurisdiction of Bombay Municipal Corporation

b) Office No.10 on the first floor admeasuring 72 sq. ft. area in the building consisting of basement ground plus one floors' without lift situated at final plot no.8/14, Baroda street, Masjid (East), Mumbai 400 009 bearing final plot no.8/14 in the Elephinstone Estate Section of princess Dock division within the B ward jurisdiction of Bombay Municipal Corporation

Given under my hand and seal of the Tribunal, on this date 04/07/2025

Sd/-  
 S. K. Sharma  
 Recovery Officer  
 DRT-2, Mumbai

To,  
 1. The Concerned Society/BMC/Civic Body  
 2. BMC Authority/Local Civic Body/Talathi.  
 3. Sub Registrar concerned-CH Bank shall get the charge of the abovementioned property(ies) recorded in the records of the Sub Registrar concerned as per rules.

**PUBLIC NOTICE**

The Public at Large is hereby notified that my clients Messrs D.G.S Land Developers (Pvt) Private Limited, have proposed to acquire from Messrs. Twin Towers Co-operative Housing Society Limited, the Redevelopment rights, for the amalgamated redevelopment of their ownership society property viz: All that Piece and Parcel of Plot of Land, admeasuring about 2626.20 square meters or thereabouts, bearing Sub Plot No.8A & 8B, C.T.S.No.1/141 and 1/142 and forming part of Survey No.41 of Village:Oshiwara, Taluka:Andheri, District:Mumbai Suburban, Taluka:Andheri, District:Mumbai Suburban, along with the Society Building structure's now standing thereon, known as "MESSERS TWIN TOWERS CO-OPERATIVE HOUSING SOCIETY LIMITED", as more particularly described in the Schedule hereunder written, from the aforesaid Society (being the Present Lawful Owners/Holders), inter alia in respect thereof, with the view to construct the New Building's/Towers' thereon with intention to sell, transfer and assign the New Flats/Shops/Units Premises (excluding the Reserved Society Area, in the New Building) to the Prospective Buyers, inter alia in respect thereof and in that context if any Person's (Legal, Natural or Juristic) had or have any Right, Title, Interest, Claim, Demand, Charge or Objection of any nature or kind, in any way or manner whatsoever, in respect of the said scheduled property or any part or portion thereof, that the same should be notified/ lodged in writing, (with Certified Documentary Evidence in Support thereof), by the undersigned by Registered Speed Post with A/d, within 14 days from the date of Publication hereof, failing which such Right, Title, Interest, Claim, Demand, Charge or Objection (if any), shall be deemed to have been waived/given up or abandoned forever and my clients shall proceed to acquire the Re-developed rights and complete the contemplated Re-development, in accordance with law, which please note.

**THE SCHEDULE OF THE SAID PROPERTY**

All that Piece and Parcel of Plot of Land bearing Sub Plot No.8A and 8B, C.T.S.No.1/141 and 1/142 and forming part of Survey No.41, admeasuring about 2626.20 square meters or thereabouts, Village: Oshiwara, Taluka:Andheri, District:Mumbai Suburban, situate lying and being at Plot No.8A-8B, Survey No.41 (Part), Lokhandwala Complex, Andheri West, Mumbai-400 053, along with the building structure's standing thereon known as "MESSERS TWIN TOWERS CO-OPERATIVE HOUSING SOCIETY LIMITED", consisting of ground plus Nine Upper Floors, consisting of 02 wings, belonging to the Society Members therein and the land appurtenant thereto.

Dated this 10th Day of July, 2025.

[Mr. Monesh R. Sharma]  
 Advocate High Court, Mumbai,  
 Flat No. 102/A, Ginni Apartments,  
 Rani Sati Marg, Malad (East),  
 Mumbai-400 097.

**AXIS BANK LTD.**  
 Branch Office - Gigaplex, NPC-1, 3<sup>rd</sup> Floor, MIDC, Airoli Knowledge Park, Mugulсан Road, Airoli, Navi Mumbai - 400708. Regd. Office: Trishul, Opp. Samarshwar Temple, Law Garden, Ellisbridge, Ahmedabad - 380006.

**Rule 8(1) Possession Notice (For Immovable Property)**

Whereas the undersigned being the Authorized Officer of the Axis Bank Ltd. (formerly known as UTI Bank Ltd.), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices on the dates mentioned below calling upon the following Borrowers/Mortgagors, to repay the amounts mentioned in the notices and as per described below within 60 days from the date of the said Notice. The Borrowers / Co-Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers / Co-Borrowers / Mortgagors and the Public in general that the undersigned has taken Physical Possession of the properties described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 6 & 8 of the security Interest (Enforcement) Rules, 2002 on the dates mentioned below. The Borrowers / Co-Borrowers / Mortgagors in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Axis Bank Ltd. for the amounts mentioned herein below and future interest thereon. The Borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Name and Address of Borrowers/ Guarantors and Account No.	Outstanding Amount in Rs.	Date of Demand Notice	Date of Possession
1	1) Vijay Seshu Salam (Borrower/ Mortgagor/ Guarantor/GPOA) 2) Arayee Seshu Salam (Co-Borrower/Mortgagor/ Guarantor/GPOA) Acc. No.: PHR1342*88*314*	Rs. 20,49,445/- as on 18/03/2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	16/07/2025	27/07/2025
2	1) Sunita Sachin Wagh (Borrower/Mortgagor/ Guarantor/GPOA) 2) Tushar Dushant Gaikar (Co-Borrower/Mortgagor/ Guarantor/GPOA) Acc. No.: PHR*574*3841184	Rs. 27,03,954/- as on 11/01/2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	08/07/2025	16/01/2024
3	1) Rahul Ramavadh Jaiswar (Borrower/ Mortgagor/Guarantor/GPOA) 2) Jaydas Shantaram Shelke (Co-Borrower/Mortgagor/ Guarantor/GPOA) Acc. No.: PHR*574*6*37328	Rs. 16,32,443/- as on 14/02/2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	08/07/2025	21/02/2024
4	1) Mohd Kalam Rina (Borrower/Mortgagor/ Guarantor/GPOA) 2) Nazrana Kalam Khan (Co-Borrower/Mortgagor/Guarantor/GPOA) Acc. No.: PHR*574*4715378	Rs. 19,15,031/- as on 16/10/2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	08/07/2025	26/04/2024
5	1) Dattatray Pandurang Khirugade (Borrower/ Mortgagor/Guarantor/GPOA) 2) Sachin Pandurang Khirugade (Co-Borrower/ Mortgagor / Guarantor/GPOA) Acc. No.: PHR*647*69586*6	Rs. 21,92,256/- as on 18/01/2024, together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	08/07/2025	30/01/2024

**Schedule of The Property :** Flat No. 1107, 11<sup>th</sup> Flr., Wing C, Vishnu Vatika Ph II, Survey No. 131, Hissa No. 2, Survey No. 131, Hissa No. 4, Badlapur West, Thane - 421503, Admeasuring: 28.11 Sq. Mtrs Carpet Area. Bounded as Towards East : Survey No. 131, Hissa No. 3B, Towards West: Survey No. 131, Hissa No. 1, Towards North: Attach Road, Towards South: Survey No. 128, Hissa No. 5

**Schedule of The Property :** Flat No. 905, 9<sup>th</sup> Floor, C-Wing, Atmiya Heights, Village Sonivali, Badlapur West-421503, Admeasuring 39.17 Sq. Meters Carpet Area. Atmiya Heights being constructed on Plot bearing Gut No.76, Hissa No.1 7.2, Gut No. 78, & 81-2, 82 Opp. Jewel Star, Sonivali, Badlapur, District Thane.

**Schedule of The Property :** Flat No. 207, on the 2<sup>nd</sup> Floor, Bldg No. 1, in the building known as "Shreeji Nisarga", Phase I, being constructed on Survey No. 119/2B, & 1C, Next to Eranjad, Titwala Road, Badlapur-West, Thane-421503, Admeasuring : 36.38 Sq. Mtrs Carpet Area

**Schedule of The Property :** Flat No. 404, 4<sup>th</sup> Floor, Wing A, Leelaangan, Survey No. 135, Hissa No. 2, Village Badlapur West, Taluka Ambernath, Dist Thane - 421503, Admeasuring: 28.77 Sq. Mtrs Carpet Area. Bounded as Towards East: Pranali Heights, Towards West: Open, Towards North: Open, Towards South: Road

**Schedule of The Property :** Flat No. A/201, Jeshal Home 2 CHSL, Bholeshwari Mandir Road, Village Bolinj, Virar West, Dist Palghar - 401303, Land Bearing Survey No. 178, Hissa No.4, 10 within the area of Vasai - I, Admeasuring Area 45.54 Sq Mtrs. (built Up Area) within the area of Sub Registrar of assurances at Vasai - I situated at Village Bolinj, Tal. Vasai, Dist. Palghar. Bounded as Towards East: Open Sai Apartment, Towards South: Sai Prema Bunglow, Towards North: Soham Apartment, Towards West: Open Plot

Date: 07/07/2025, 08/07/2025  
 Place : Palghar and Raigad

Authorised Officer,  
 Axis Bank Ltd.

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

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**

[See proviso to Rule 8(6)]  
**Notice for sale of immovable asset(s)**

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitization 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 Authorized 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.	Mrs. Jyoti Ghanshyam Makwana (Borrower)/ Mr. Sunil Ramesh Gola (Co-Borrower) LBNUM000005156181	Flat No. 304 3rd Floor, G Wing, Bldg Type 1, Building Known As Moti Nagar Survey No. 178, Hissa No. 1, Village Kurgaon, Near Holy Gola Cross International School, Boisar (West), Palghar- 401501. Admeasuring An Area of Built-Up Area 652 Sq. Ft. Equivalent to (60.59 Sq. Mtrs)	Rs. 25,30,454/- As on 30 June 2025	Rs. 17,70,000/- Rs. 1,77,000/-	July 24, 2025 From 11:00 AM to 02:00 PM	August 14, 2025 From 11:00 AM onward
2.	Mr. Satendra Dubey (Borrower)/ Mrs. Arati Satendra Kumar Dubey (Co-Borrower) LBNUM000005124189	Flat No. 401, 4th Floor Krishna Kunj Navali Market Near Navali Talao, Palghar East, 98, Maharashtra, Thane-401404, Admeasuring An Area of 437.12 Sq Feet Carpet Area (i.e.40.62 Sq Meter) Carpet Area	Rs. 29,95,305/- As on 30 June 2025	Rs. 15,20,000/- Rs. 1,52,000/-	July 24, 2025 From 02:00 PM to 05:00 PM	August 14, 2025 From 11:00 AM onward
3.	Mr. Chandrashekar Hiralal Sharma (Borrower)/ Mrs. Sheela Chandra Shekhar Sharma (Co-Borrower) LBNUM000005153346	102, 1st Floor B Wing Rajmandir Garden Near Ulve Tower, Umroli West Boisar, 1, Maharashtra, Boisar-401501 Measuring Area: Admeasuring 43 Sq Meter and Balcony Area 27 Sq Mete	Rs. 31,25,217/- As on 30 June 2025	Rs. 18,10,000/- Rs. 1,81,000/-	July 25, 2025 From 11:00 AM to 02:00 PM	August 14, 2025 From 11:00 AM onward
4.	Mr. Yogendra Latansingh Girase (Borrower)/ Mrs. Smrita Yogendra Sing Girase (Co-Borrower) LBNUM00002913289 LBNUM00003757370 LBNUM00002914630	Flat No. 301, 3rd Floor, C Wing, Building Type 3/3, Rahar Nagar, Mouje Kurgaon, Taloupp Road, S. No. 178B/3,19, Hissa No. 3/1, 3/2, 3/3, 3/4, Near Holy Cross International School, Boisar West, Thane- 401502 Admeasuring An Area of Admeasuring Built-up Area 652 Sq.foot Le. 60.59 Sqmtrs	Rs. 17,04,860/- As on July 31, 2025	Rs. 19,50,000/- Rs. 1,95,000/-	July 25, 2025 From 02:00 PM to 05:00 PM	August 14, 2025 From 11:00 AM onward
5.	Mrs. Annu Kapoor (Borrower)/ Mr. Manmohan Kapoor (Co-Borrower) LBNUM000005124439	Flat No. 302, 3rd Floor, B-Wing, Type 2A, Building No. 3, Parasnath Nagar, Sec. No. 8, Gut No. 134, H. No. 1, 2, Umroli East, Maharashtra, Thane-401404 Admeasuring An Area of Admeasuring Area 369.85 Sq Feet Le 34.37 Sq Meter Carpet Area	Rs. 24,47,166/- As on July 31, 2025	Rs. 13,20,000/- Rs. 1,32,000/-	July 28, 2025 From 02:00 PM to 05:00 PM	August 14, 2025 From 11:00 AM onward

The online auction will be conducted on the website (URL Link-<https://disposalhub.com/>) of our auction agency M/s NexGen Solutions Private Limited. The Mortgagors/ Notices are given a last chance to pay the total dues with further interest by August 13, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule.

Interested bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before August 13, 2025 before 04:00 PM thereafter, they have to submit their offer through the website mentioned above on or before August 13, 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/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before August 13, 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 Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or

