

June 20, 2026

To
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001
Company Scrip Code: 500189
Through: BSE Listing Centre

To
National Stock Exchange of India Limited
Exchange Plaza, Bandra-Kurla Complex,
Bandra (East), Mumbai - 400 051
Company Script Code: NDLVENTURE
Through: NEAPS

Dear Sir/ Madam,

Sub: Submission of Newspaper publication - Notice to Shareholders for mandatory transfer of shares to Investor Education & protection Fund (IEPF)

Ref: Regulation 47 and other applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith newspaper cuttings of The Free Press Journal (in English) and Navshakti (in Marathi) of Saturday, June 20, 2026, wherein a notice to shareholders for mandatory transfer of shares to Investor Education & Protection fund is published.

Kindly take the above on record.

Thanking You.

Yours faithfully,
For NDL Ventures Limited

Sumati Sharma
Company Secretary & Compliance Officer
M.No. A51019

Encl: As stated above.

NDL Ventures Limited

(Formerly known as NXTDIGITAL LIMITED)

IN CENTER, 49/50 MIDC, 12th Road, Andheri (E), Mumbai - 400 093.

T: +91 - 22 - 2820 8585 W: www.ndlventures.in CIN. No.: L65100MH1985PLC036896



SBI STATE BANK OF INDIA
SARB Thane(11697) Branch 1st Floor Kerom Plot No. A-112 Circle, Road No. 22 Wagle Industrial Estate Thane (W) - 400604, Email: id.11697@sbi.co.in

POSSESSION NOTICE

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SA of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **STATE BANK OF INDIA** for an amount and interest thereon.

Name of Account/Borrower/ Guarantor & Address	Description of the property mortgaged/ charged	Date of Possession	1) Date of Demand Notice 2) Amount Outstanding as per Demand Notice
Mr. Tanmay Nikanth Khanolkar Mrs. Nikita Nikanth Khanolkar Mrs. Meghana Vidyadhari Mungekar (Guarantor) Room No. 53, Old Police Line, First Floor, Agrigada, R. B. Chaudhkar Marg, Mumbai-400011	Flat No. 1623, 16 th Floor, Tower 5, Lodha Quality Homes constructed on land bearing Survey No. 32/9, 32/11, 34/1, 34/3, 34/2, 32/13, at Village Majiwade, Off Eastern Express Highway, Thane (West), Tal. & Dist. Thane-400 608. In the name of Mr. Tanmay Khanolkar & Mrs. Nikita Khanolkar	18.06.2026	1) Demand Notice dated 09.01.2025 Rs. 47,59,247/- (Rs. Forty Seven Lakh Fifty Nine Thousand Two Hundred Forty Seven Only) as on 09.01.2025 & interest, cost etc. thereon as stated above in terms of this notice U/s. 13(2) of the Act.

Date: 19.06.2026
Place: Thane

Sd/-
AUTHORISED OFFICER,
State Bank of India, SARB Thane Branch

REGD. OFF: 9th FLOOR, ANTRIKSH BHAWAN, 22, K.G. MARG, NEW DELHI-110001. PH: 011-23357171, 23357172, 23705444. Web: www.pnbhousing.com

Branch Address: Persipole CHS Ltd, 5th Floor, Flat No. 508-509, Sector 17, Vashi, Navi Mumbai - 400703 Branch Address: 302, 3rd Floor, Rishi Aashra, 100R Narang Bypass Road, Near Bazar, Virar (West) - 401303 Branch Address: Office No. 6, First Floor, Nee Express CHS, Sector 11S, Near Panvel Railway Station, Panvel - 410206 Branch Address: 1st Floor, Unit No. 103-105, Centurion Business Park, Near Dwanra Hotel, Wagale Industrial Estate, S.G. Bangar, Mira-Nagar, Navi Mumbai, Pin-401305 Thane (W) 400604

POSSESSION NOTICE FOR IMMovable PROPERTIES

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notice on the dates mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan A/c No. & Branch	Name of the Borrower/ Co-Borrower/ Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession	Description of the Properties mortgaged
HOU/NAV/1122/1050251 & M/L/NAV/1122/1054898 B.O.- Navi Mumbai	Mr. Prakash Nandoo Pukale (Borrower) & Mrs. Ananda Prakash Pukale (Co-Borrower)	10-Mar-2025	Rs. 18,67,710.00/- (Rupees Eighteen Lakhs Sixty Seven Thousand Seven Hundred And Ten Only)	16-Jun-2026 (Physical)	All that piece and parcel of Flat Bearing No. 304, 3rd Floor, Wing in Building No. 2, with an area admeasuring about 32.769 square meter i.e. 353 square feet carpet area in the complex known as 'Vaastusiddhi Alps' constructed on land bearing '1' Survey No. 153, Hissa No. 0, area admeasuring about 1 Hecor 37 Aar 6 Poni situated at Village - Vokdi Taluka - Panvel District - Raigad and 2) Survey No. 154, Hissa No. 0, area admeasuring about 0 Hecor 40 Aar 7 Poni situated at Village - Vokdi Taluka - Panvel District - Raigad
HOU/VRR/1022/82215 B.O.- Virar	Mr. Bhikaji Keshav Pedekar (Borrower) & Mr. Santosh Pedekar (Co-Borrower)	20-Sep-2025	Rs. 30,19,250.49/- (Rupees Thirty Lakhs Nineteen Thousand Two Hundred Fifty And Forty Nine Paise Only)	16-Jun-2026 (Physical)	All that piece and parcel of Flat No. 703, 7th Floor, A-Wing, Tulja Park Co-Operative Housing Society, Thane (West), Taluka - Marol, Andheri (East), Mumbai - Maharashtra - 400059
HOU/THA/1111/452486 B.O.- Thane	Mr. Ramesh Sharma Rahunde (Borrower) & Mr. N. S. Rahunde (Co-Borrower)	12-Mar-2025	Rs. 55,86,363.28/- (Rupees Fifty Five Lakhs Eighty-Six Thousand Three Hundred Sixty Three And Twenty Eight Paise Only)	16-Jun-2026 (Physical)	All that part and parcel of Property No. - Flat No. 711, admeasuring 22,888 sq.mts. carpet area on the 7th Floor in Wing 'C' in the proposed building project to be known as 'Balantira Phase-II' being constructed on Survey No. 12 and 37, Village - Khurade, Taluka - Panvel, Maharashtra - 410206
HOU/PNV/0220/78149 B.O.- Panvel	Mr. Prashant Gajanan Pawar (Borrower) & Mrs. Ananda Rajanan Pawar (Co-Borrower)	20-Sep-2025	Rs. 19,44,141.29/- (Rupees Nineteen Lakhs Forty Four Thousand One Hundred Forty One And Twenty Nine Paise Only)	17-Jun-2026 (Physical)	All that part and parcel of Property No. - Flat No. 711, admeasuring 22,888 sq.mts. carpet area on the 7th Floor in Wing 'C' in the proposed building project to be known as 'Balantira Phase-II' being constructed on Survey No. 12 and 37, Village - Khurade, Taluka - Panvel, Maharashtra - 410206

PLACE:- NAVI MUMBAI, VIRAR, PANVEL. DATE:- 19.06.2026 SD/-, AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

Annexure -13 FORM NO. 22 [See Regulation 37(1)] BY ALL PERMISSIBLE MODE

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai- 400703
RP No. 181 OF 2021 Date of Auction Sale: 07.08.2026

PROCLAMATION OF SALE: IMMOVABLE PROPERTY

PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

STATE BANK OF INDIA VS M/S. R.P. CLOTHING & CO. & ORS.

To,
CD-1, M/s. R.P. CLOTHING & CO, Prop: Mr. Rachit R Rach, Shop No.2, Laxmi Niwas Chs. Near Royal Nagar, Bhayander (west)-400 105
CD-2, MR. RACHIT R. RACH, 'WalkandAsthish,' C Wing No.2, 150 Feet Road, Bhayander (west)-400 105
CD-3, PARTH MRACH, 601, Shivaji Tower, 90 Feet Road, Thakur Complex, Kandivli (east), Mumbai

1. Whereas Recovery Certificate No. RC NO. 181 OF 2021 in O.A.No. 1127 of 2018 was drawn up by the Hon'ble Presiding Officer, Debts Recovery Tribunal Mumbai (DRT 3) for the recovery of the sum of Rs. 14,14,381.02 (Rupees Fourteen Lakhs Thousand Three Hundred Eighty One And Paise Two Only) along with interest and the costs from the CD, and you, the CD, failed to repay the dues of the Certificate Holder Bank(s)/ Financial Institution(s). And whereas the undersigned has ordered the sale of the Mortgage/ Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

2. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 07/08/2026 between 01:00 PM to 02:00 PM by auction and bidding shall take place through Online through the website: <https://www.bankauctions.com>. The details of authorised contact person for auction service provider is, Name: C1 India Pvt Ltd, Mr. Bhavik Panjaya, Mobile no. - 886662937, Email- maharashtra@c1india.com, helpline Nos. 91-124-4302020/122/23/24, Email- support@bankauctions.com.

3. The details of authorised bank officer for auction service provider is, Name MR. ANAND LONDHE, Mobile No. 9867541586, Email- sbi.11697@sbi.co.in.

4. The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

5. The Property is being sold on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS"

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

7. At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

8. The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

9. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

10. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

11. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall on account be again put up for auction or may be cancelled.

12. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/ them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

13. Each intending bidder shall be required to pay Earnest Money Deposit (EMD) by way of DD/Pay order in favour of Recovery Officer, Debts Recovery Tribunal Mumbai (DRT 3) to be deposited with R.O./Court Auctioneer, Debts Recovery Tribunal Mumbai (DRT 3) or by Online through RTGS/NEFT/directly into the Account No. 10430100022945 the name of BANK OF BARODA of having IFSC Code No. BARB0VASHIX and upload bid form details of the property along with copy of PAN card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other document, confirming representation/attorney of the company and the receipt/ counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

14. The said DD/Pay order or original proof of payment through RTGS/NEFT, along with duly filed Auction Bid Form, self-attested copy of identity (Voter-Card/ driving licence / passport) which should contain the address for future communication, self-attested copy of PAN card and cancelled cheque must reach to the office of Recovery Officer, DRT-III, latest by 05.08.2026 before 4.30 pm. The EMO or original proof of EMO received thereafter shall not be considered.

15. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.

The Earnest Money Deposit(EMD), Reserve Price and Bid Increase, be fixed as follows:-

Sr. No	Details of Property	EMD Amount (Amount In Rs)	Reserve Price Amount (In Rs)	Bid Increase in the Multiple (In Rs)
1	Flat No. C-03, Ground Floor, "C" Wing, Siddhatek Co- Operative Housing Society Limited, Phoolpada Road, Virar (east) Taluka Vasal In District Thane	1,80,000/-	18,00,000/-	20,000/-

16. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. It is the sole responsibility of the bidder to have an active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

17. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

18. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand Draft/Banker Cheque/Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.

19. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day is Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, Debts Recovery Tribunal Mumbai (DRT 3) @ 2% up to Rs.1,00,000/- and 0.1% of the excess of the said amount of Rs.1,00,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT4II).

20. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

21. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3).

22. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

23. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

24. In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

25. NRI Bidders must necessarily endorse a copy of photo along with their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "As is where and as it is basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the website www.drt.gov.in

SCHEDULE OF PROPERTY

Lot No.	Description of the property to be sold	Revenue assessed upon the property of part thereof	Details of any other encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value	
1	1	2	3	4	5
1	Flat No.C-03, Ground Floor, "C" Wing, Siddhatek Co- Operative Housing Society Limited, Phoolpada Road, Virar (east) Taluka Vasal In District Thane	Not Known	Not Known	Not Known	Not Known

Note:- As on Auction Date i.e. 07.08.2026. The total amount of Rs. 22,91,788.28 (Approx.) (Rupees Twenty Two Lakh Ninety One Thousand Seven Hundred Eighty Eight and Paise Twenty Eight Only) is outstanding against the CDs. Date of inspection of the properties as mentioned above has been fixed as 03.08.2026 between 11AM to 4PM. Last date of receipt of bids been fixed as 05.08.2026 up to 4.30pm.

Given under my hand and seal of the Tribunal on date 01.06.2026

Sd/-
(Mukesh Chand Meena)
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)

MUMBAI SLUM IMPROVEMENT BOARD
A REGIONAL UNIT OF
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)
Tel no. - 022-66405432, E-mail - eewest.msib@mhada.gov.in

Ref no. EE/West/MSIB fe-Tender /50/ 2026-27

e-TENDER NOTICE No. 50

Executive Engineer (West) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 537, 4th floor, Griha Nirman Bhavan, Bandra (East), Mumbai 400 051 Phone Number (022) 66405432 is inviting Open Tender / Regular e-Tender for the 1 number of work in the form of B1 (Percentage Rate) from the contractors registered with PWD/ MHADA / CPWD / CIDCO / MES / MJP / MIDC / Indian Railway / BPT / MCGM in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online e-tendering system. The detailed Tender Documents shall be available & can be downloaded from Government of Maharashtra portal . Bidding documents can be loaded on the website. The tender schedule as follows.

Sr. No.	Stage	Date of time period	Sr. No.	Stage	Date of time period
1	Documents sale start	23/06/2026 10.30 a.m.	2	Price bid meeting	25/06/2026 03:30 p.m.
3	Documents sale end	30/06/2026 03:00 p.m.	4	Technical bid opening	01/07/2026 3:05 a.m. onward
5.	Price bid opening	10/07/2026 10:30 a.m. onward			

The Competent Authority reserves the right to reject any or all the tenders without assigning any reason thereof conditional offers will not be accepted.

Note: 1. Please refer detailed tender notice on website.
Note: 2. Corrigendum / Amendments if any could be published only on the website.

MHADA - Leading Housing Authority in the Nation
Executive Engineer (W), CPRO/IA/478
Sd/-
M S I B Board, Mumbai

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

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

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

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

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Pankaj Subhash Pandey (Borrower), Mrs. Ragni Pankaj Pandey (Co-Borrowers), Loan Account No.- LBUM000004917707 LBUM00000550622	Flat No.405, 4th Floor, Wing H Building-Aquamarine, Project- Jewel Arista, Survey No.25/1A, 25/1B, 25/2, 67/3A, 67/3B, 67/4, 25/3, Plot No.1, Village Sonivali, Taluka Ambernath, Badlapur West, Thane- 421503 Admeasuring An Area of About 643 Sq Ft Carpet Area.	Rs. 32,68,656/- As on 15-06-2026	Rs. 19,00,000/- Rs. 1,90,000/-	July 02, 2026 From 02:00 PM to 05:00 PM	10, 2026 From 11:00 AM to 02:00 PM
2.	Mamata Maity (Borrower) Subhijit Jana (Co-Borrower) Lan No. LBKLY00005249172	Flat No. 502, 5th Flr, Project Known As Shreeji Nisarg Phase II, Bldg No 7, S No 119 H No 2B And 1C Plot No. 1 Situated Ahead Golden Valley, Village Eranjod, Badlapur West, Tal - Ambernath, Dist Thane, Thane-421503, Admeasuring An Area of Admeasuring About 26,48 Sq Mtrs + Exclusive Area 9,78 Sq Mtrs	Rs. 27,72,004/- As on 15-06-2026	Rs. 11,50,000/- Rs. 1,15,000/-	July 03, 2026 From 11:00 AM to 02:00 PM	10, 2026 From 11:00 AM to 02:00 PM
3.	Mrs. Laxmi Rajalax Khan (Borrower) Mr. Rajalax Rafik Mohammad Khan (Co-Borrowers), Loan Account No.- LBTE00002543708	Flat No 304,3rd Floor, Bldg No 2, D-Wing, Shree Samarth Apartment, Village-Vasind Taluka Shahapur, Dist Thane, S No 74 H No 2, Thane-421604, Admeasuring An Area of 695 Sq Ft Build Up Ie. 505 Sq Feet Carpet	Rs. 60,08,066/- As on 15-06-2026	Rs. 11,50,000/- Rs. 1,15,000/-	July 06, 2026 From 11:00 AM to 02:00 PM	10, 2026 From 11:00 AM to 02:00 PM

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency ValueTrust Capital Services Private Limited.. The Mortgages/ notes are given a last chance to pay the total dues with further interest till July 09, 2026 before 05:00 PM failing which these secured assets will be sold as per schedule. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400093 on or before July 09, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before July 09, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400093 on or before July 09, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai.

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/9833699013/9168688529 Please note that Marketing agencies, ValueTrust Capital Services Private Limited, 2, Aungco Assets Management Private Limited 3, Motex Net Pvt. Ltd., 4, Finwin Estate Deal Technologies Pvt Ltd 5, Girsarsoft Pvt Ltd 6, Hecta Prop Tech Pvt Ltd 7, Arca Emart Pvt Ltd 8, Novel Asset Service Pvt Ltd 9, Nobroker Technologies Solutions Pvt Ltd, 10, Navodayan Proctech Private Limited, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/4p45

Date: June 20, 2026
Place: Mumbai
Authorized Officer
ICICI Bank Limited

HO Recovery Office : 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West)- 400 604. Tel.: 022-69978500.

TJSB SAHAKARI BANK LTD. MULTI-STATE SCHEDULED BANK

Notice Issued in compliance of Rule 3(1) of SARFAESI Act Demand Notice under section 13(2) is published as under :-

WHEREAS, TJSB Sahakari Bank Limited through its Authorized Officer having its Recovery Department at 3rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (West) - 400604 issued notice to the following Borrowers/ Co-Borrowers/Mortgages/Guarantors mention in Column No. 1 below have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the bank and said facilities have turned to be Non-Performing Assets (NPA). The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Names of the Borrower(s)/ Guarantor(s) / Mortgage(s)	13(2) Demand Notice Date / NPA Date / Outstanding Amount	Property Address of Secured Assets/ Assets to be enforced
1. M/s. Innovac Aspire Infretech Solutions Pvt. Ltd. (Through its Directors): i. Mr. Harish Sheena Poojari ii. Mr. Rajendra Babu Gounder (Borrower)	Notice Date: 05.06.2026 NPA Date: 14.05.2026 O/s Amt.: Rs. 1,10,08,122.05 (Rupees One Crore Ten Lakhs Eight Thousand One Hundred Twenty-Two and Five Paise Only) as on 31.05.2026 with further interest and charges thereon from 01.06.2026.	i. All that piece and parcel of immovable property in the form of Flat No. 1805 having area admeasuring about 392 sq. ft. Carpet area i.e. 36.43 Sq. Mtrs. (Carpet) area including balcony area located on the eighteen floor in Building No. 9 (Building No. K-27 as per sanction plan) of the complex known as "Highland Park", constructed on the Plots of Land bearing (1) Old Survey Nos. 124/1, 128/2P, 129/5/2 & 129/5/3P situated at Village Bolkum and now New Survey Nos. 81/1, 87/2P, 88/5/2 & 88/5/3P now situated at Village Dhokali and (2) Old Survey Nos. 126, 127, 128/2P & 129/5/2 & 129/5/3P situated at Village Bolkum and now New Survey Nos. 84, 85, 87/2P & 88/5/2 & 88/5/3P lying, being and situate at Revenue Village Dhokali, Thane, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, Owned by Mr. Harish Sheena Poojari.
2. Mr. Harish Sheena Poojari (Guarantor & Mortgage)		
3. Mr. Rajendra Babu Gounder (Guarantor)		
4. Mrs. Rutuja Prasad Gupte (Guarantor)		

(Louiswadi Branch)
Loan Account Nos.
CC/10313010000017 & ECLGSTL1/10330780000001

1. M/s. Scan Diagnostics (A Partnership Firm through its Partners): i. Mr. Ulhas Yashwant Chaudal ii. Mrs. Meghana Ulhas Chaudal (Borrower)	Notice Date: 05.06.2026 NPA Date: (19.05.2026) (For ODS) 046140300000052, Packaging Credit Limit - PCL/EPC/ PCFC/ PSCFC/ EBN/EBR/FB/FBN/ FBD/AEBC LIMIT) & (26.05.2026) (For PSLN-M/300100000149844, PSLN-M/300100000149976 VS-M/046305700000028)	i. Hypothecation of Stock in the name of M/s. SCAN DIAGNOSTICS situated at The Gala No. K-129, admeasuring or about 882 Sq. Ft. Built-Up Area on the First Floor in the Building known as "RAJLAXMI COMMERCIAL COMPLEX" being all that piece and parcel of the land bearing Survey No. 297/6 and 8, 299/9 and 300/2 & 3 situate at Village Kalher, Taluka Bhiwandi, Dist. Thane within the Registration District Thane.
2. Mr. Ulhas Yashwant Chaudal (Borrower, Mortgage & Guarantor)		

