



September 09, 2025

<b>The National Stock Exchange of India Ltd.</b> "Exchange Plaza" C-1, Block-G Bandra Kurla Complex, Bandra (East) Mumbai – 400 051.  Symbol: LOVABLE Through: NEAPS	<b>BSE Limited</b> Phiroze Jeejeeboy Towers Dalal Street Mumbai – 400 001.  Scrip Code: 533343 Through: BSE Listing Centre
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**Subject: Newspaper Advertisement - Disclosure under Regulation 30 and Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")**

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of the SEBI Listing Regulations, 2015, please find enclosed herewith the advertisement being published in English Newspaper " **The Free Press Journal**" and Marathi Newspaper "**Nav Shakti**" on 09<sup>th</sup> September, 2025, regarding e-voting information for the 38<sup>th</sup> Annual General Meeting of the Company.

Please find enclosed herewith a copy of paper cutting of the same.

You are requested to kindly take the above information record.

Thanking you.

For **Lovable Lingerie Limited**

Lattupalli Vinay Reddy  
Managing Director  
Din: 00202619

**LOVABLE LINGERIE LTD.**

Regd. Office : A-46, Road No.2, Opp. IDBI Bank, M.I.D.C., Andheri (E), Mumbai - 400 093. INDIA Tel: 022-2838 3581 Telefax : 022-2838 3582  
Email : corporate@lovableindia.in • Website: www.lovableindia.in • CIN No: L17110MH1987PLC044835



**LOVABLE LINGERIE LIMITED**  
Corporate Identification No. (CIN): L17110MH1987PLC044835  
Registered Office: A-46, Street No.2, MIDC, Andheri (East), Mumbai - 400 093.  
Phone: (91-22) 2838 3581; Fax: (91-22) 2838 3582  
Email: corporate@lovabledindia.in; Website: www.lovabledindia.in

**NOTICE OF THE 38TH ANNUAL GENERAL MEETING OF THE MEMBERS OF THE LOVABLE LINGERIE LIMITED "THE COMPANY"**

NOTICE is hereby given that the 38th Annual General Meeting (AGM) of the Members of Lovable Lingerie Limited will be held on Tuesday, 30th September, 2025 at 03:00 p.m. (IST) through Video Conferencing (VC)/Other Audio Visual Means (OVAM) in compliance with applicable provisions of the Companies Act, 2013 and Rules made thereunder and SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 read with all applicable circulars issued by Ministry of Corporate Affairs (MCA) and SEBI, from time to time, to transact the business set out in the Notice of the said AGM.

In accordance with the aforesaid MCA and SEBI Circulars, the electronic copies of the Notice of the AGM and Annual Report for the financial year 2024-25 has been sent to all the Members whose email IDs are registered with the Depository Participant/Company. The Annual Report and Notice of the 38th AGM are available on the Company's website i.e. www.nikhiladiveshives.com and on the website of NSDL at www.evoting.nsdl.com as well as on the website of the Stock Exchanges

Pursuant to Section 91 of the Companies Act, 2013 (the Act) and Rule 10 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 42 of the SEBI (LODR) Regulations, 2015, the Register of Members and Share Transfer Books of the Company will be closed from Wednesday, 24th September, 2025 to Tuesday, 30th September, 2025 (inclusive both days) for the purpose of the 38th AGM.

Cut-off date for determining the Members entitled to vote	Tuesday, 23rd September, 2025
Commencement of remote e-voting period	Saturday, 27th September, 2025 at 9.00 a.m.
End of remote e-voting period	Monday, 29th September, 2025 at 5.00 p.m.

The Company shall also provide e-voting facility during the AGM for the Members attending the AGM through VC/OVAM, who have not cast their vote on resolutions through remote e-voting and are otherwise not barred from doing so. The Members who have cast their vote through remote e-voting prior to the 38th AGM may attend the AGM through VC/OVAM but shall not be entitled to cast their votes again.

Any person who becomes a member after the completion of dispatch of the Notice by email and who hold shares as on the cut-off date i.e. Tuesday, 23rd September, 2025 may request for the login ID and password at mt.helpdesk@n.mps.mut.com. However, if a person is already registered with NSDL for e-voting, then the existing user ID and password can be used for casting their vote.

Members who have not registered their email addresses are requested to register their email addresses with their respective Depository Participant(s) and Members holding shares in physical mode are requested to update their email addresses with the Company's Registrar and Share Transfer Agent, Link Intime India Private Limited at mt.helpdesk@n.mps.mut.com to receive copies of the Annual Report for the FY 2024-25 along with the Notice of 38th AGM. The manner of e-voting for members holding shares in dematerialized mode, physical mode and for members who have not registered their email addresses is provided in the Notice of the 38th AGM.

For Lovable Lingerie Limited  
Sd/-  
Mr. Lattupati Vinay Reddy  
Managing Director

Place: Mumbai  
Date: September 08, 2025

**PUBLIC NOTICE**  
Notice is hereby given that my Client Mr. Naresh Keshiraml Mehta, Proprietor of Neo Builders & Developers have negotiated and finalized the terms and conditions to purchase the Property which is more particularly described in the Schedule hereunder written from its Owners (1) Mr. Jitendra Nagindas Doshi & (2) Mr. Vijay Nagindas Doshi.

ALL PERSONS having any right, title, claim or interest in respect of the Property which is more particularly described in the schedule here under written by way of sale, exchange, gift, lease, assignment, agreement, lien, charge, inheritance, mortgage, encumbrance, trust, easement, partnership, Will or testamentary instrument, decree or order of any Court or otherwise of whatsoever nature, are hereby required to make the same known in writing, along with necessary documentary evidence in support of the claim to the undersigned Mr. Ravi Kumar Mishra, Advocate High Court, having address at: Office: 1st floor, Room No.6, 131/135, Nirvuti Niwas, Bhandari Street, Opp. 1st Carpenter Street, Mumbai - 400 004. Email: advkumar3@gmail.com Mob. No: 8369546265 within 21 days from the date of publication of this notice failing which the Sale/Conveyance shall be completed by Registered Deed without reference to such claims in future and same if any shall be considered as waived and abandoned.

**SCHEDULED OF THE PROPERTY ABOVE REFERRED TO**  
All that piece and parcel of land or ground of the quilt and ground rent tenure together with messuage and Structure standing thereon known as "Sakar Bhuvan" (fully occupied by the Tenants/Occupants) bearing Cadastral Survey No. 790, Laughton's Survey No. 2/5444, area measuring 256.69 sq. mtrs, situated at 6th Khetwadi Lane, Girgaon Division, D-Ward, Mumbai-400 004, in the Registration District and Sub-District of Mumbai City.  
Dated this 9th day of September, 2025.

Sd/-  
(Mr. Ravi Kumar Mishra)  
Advocate High Court  
Mob: - 8369546265/845093865

**Form C**  
[See rule 9(1)]  
**Public Notice**  
[Under rule 9(1) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Bankruptcy Process for Personal Guarantors to Corporate Debtors) Rules, 2019]  
**FOR THE ATTENTION OF THE CREDITORS OF MR. KIRTIKUMAR KOTHARI, PERSONAL GUARANTOR OF M/S. YASHASVI YARN LIMITED**

Notice is hereby given that the National Company Law Tribunal, Ahmedabad Bench in case of bankrupt i.e. Mr. Kirtikumar Kothari under section 60 of the Code has ordered the commencement of a bankruptcy process against the Mr. Kirtikumar Kothari, residing at 6, Temple View, 2nd Floor, 11, Owendun Road, Mumbai - 400007 vide its order dated 02/09/2025 (received by us on 04/09/2025). The creditors of Mr. Kirtikumar Kothari, are hereby called upon to submit their claims with proof on or before 16/09/2025 to the bankruptcy trustee at 505, 21st Century Business Center, Near Ring Road, Surat, Gujarat, 395002. The last date for submission of claims of creditors shall be 16/09/2025. The creditors may submit their claims through electronic means, or by hand or registered post or speed post or courier.

**Additional details of the bankruptcy trustee:**  
Name: Pavan Chopra  
Last known address: C-1002, Ashirvad Avenue, VIP Road, Opp Shyam Baba Mandir, Althan, Surat, Gujarat, 395007  
E-mail address: bt.kirt@gmail.com, ipvarunchopra@gmail.com  
Phone number: +91-9924126140  
Registration number of the bankruptcy trustee: IBBI/IPA-003/IP-P02950/2025-2026/14525  
Notice: Submission of false or misleading claims with proof shall attract penalties or imprisonment in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and any other applicable laws.  
Date and Place: 09/09/2025 and Mumbai

## PUBLIC NOTICE

Please take notice that Mr. Vinayak Harihar Huddar and Mrs. Sujata Vinayak Huddar, both adult and residing at 1204 - Gardenia, Everest World, Kolshet Road, Thane (West) - 400 607 (hereinafter referred to as 'my clients') has entered into negotiations with Mr. N.M. Souza and Mrs. J.N. Dosza, both adult and residing at 1002/1003 - Thyme, Everest World, Kolshet Road, Thane (West) - 400 607 (hereinafter referred to as 'other party') for the purchase of the Flat No. 1002/1003 - Thyme, Everest World, Kolshet Road, Thane (West) - 400 607 (hereinafter referred to as 'said property'), exclusively owned and possessed by the 'other party', being situated at Old Survey No. 283-A and 238-B with corresponding New Survey Nos. 37 and 38 at Village Balkum, Kolshet Road, Taluka and District Thane and more particularly described in the 'Schedule of Property' written hereunder and the said negotiations have reached the final stage of culmination.

In view of the above, my clients hereby gives a notice to the public at large and calls upon all or any person/s who have any right, title, interest in the 'said property' prejudicial to the interest of 'my clients' or 'other party' and who have already filed any suit, claim, dispute, petition, appeal or other like proceedings or obtained any decree, award or order concerning the subject matter of the 'said property' or who intend to file any such proceedings as described above for enforcing their right in the 'said property', to submit all their objections and claims in writing along with supportive documentary proofs thereof, to the undersigned within a period of fifteen days from the date of publication of this notice, failing which 'my clients' will presume that no adverse claims or objections concerning the 'said property' exist or if they do exist, they stand waived hereinafter; and in such event 'my clients' will proceed to complete the transaction of sale as envisaged by both the parties. So please do note.

**SCHEDULE OF THE PROPERTY**  
ALL THAT flat being Flat No. 1002/1003 admeasuring 938.62 sq.ft. (Carpet Area) i.e. 87.21 sq.mtrs. of carpet area (inclusive of area of balconies) on the 10<sup>th</sup> Floor, in the building to be known as Thyme (Building No. 2) in the project known as 'Everest World' and one Slit Car Parking, Project standing on the plots of land bearing Old Survey Nos. 238-A and 238-B with corresponding New Survey Nos. 37 and 38, admeasuring 85,300.00 sq.mtrs. or thereabouts, situate, lying and being at Village Balkum, Kolshet Road, Taluka and District Thane.

Date : 09.09.2025  
Sd/-  
Adv. Shubham Misar  
B/18A, Devprayag, Basement, Bhakti Mandir Road,  
Near Hariharwasi, Thane (West) - 400 602.

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel: -022-61884700  
Email: sys@pegasus-arc.com URL: www.pegasus-arc.com

## PUBLIC NOTICE FOR SALE BY AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) and Mortgagee(s) that the below described secured assets being immovable property mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Three Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Apna Sahakari Bank Ltd. (Apna Bank), vide Assignment Agreement dated 27/03/2018 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis along with all its known and unknown liabilities on 14/10/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable property on 10/12/2019 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s), and Mortgagee(s):	1. M/s. Navdeep Motors (Proprietorship Firm)- Proprietor Mr. Chandan Tilokani - Borrower 2. Mr. Chandan Narandas Tilokani-Mortgagor 3. Mrs. Heena Chandan Tilokani - Co-Borrower 4. Mr. Sushil Tirathdas Udasi - Guarantor 5. Mr. Hareesh Narandas Tilokani - Guarantor
Outstanding Dues for which the secured assets are being sold:	Rs. 5,52,29,253/- (Rupees Five Crores Fifty Two Lakhs Twenty Nine Thousand Two Hundred Fifty Three Only) Loan Account No. ARBESCLN/501578 as on 10/10/2018 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization. (As per demand notice under section 13(2) of SARFAESI Act.) Rs. 14,80,86,254.42 (Rupees Fourteen Crores Eighty Lakhs Eighty Six Thousand Two Hundred Fifty Four and Paise Forty Two Only) for Loan Account No. ARBESCLN/501578 as on 22/08/2025 plus further interest at the contractual rate and cost, charges, and expenses thereon till the date of payment and realization.
Details of Secured Assets being Immovable Property which is being sold	Property Mortgaged By: Mr. Chandan Narandas Tilokani Barak No.1111, Room No.1, C T S No.14633, Challa No.127-A, Along with Additional Structure adjacent to Room No.1, 127-B, 127-K, Sheet No.22, Kalyan Ambemath Road, Ulhasnagar-421003
CERSAI ID:	Assets ID : 200019595207 Security ID : 400019638261
Reserve Price below which the Secured Asset will not be sold	Rs. 1,62,06,000/- (Rupees One Crores Sixty Two Lakhs Six Thousand Only)
Earnest Money Deposit (EMD):	Rs. 16,20,600/- (Rupees Sixteen Lakhs Twenty Thousand Six Hundred Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Rs. 13,03,786/- ( For Year 2025-2026) Ulhasnagar Municipal Corporation Property Tax. NOTE: Prospective Buyers should conduct independent due diligence on all aspects relating to the schedule property to its satisfaction. Before submitting bid(s).
Inspection of Properties:	24/09/2025 between 3.00 p.m. To 5.00 p.m.
Contact Person and Phone No:	Mr. Paresh Karande - 9594313111 Mr. Gaurang Bhalerao - 8995965972 Mr. Rohan Kadam - 9167981607
Last date for submission of Bid:	13/10/2025 till 5.00 pm.
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 14/10/2025 from 11.00 am to 12.00 noon.

This publication is also a Thirty (30) days notice to the aforementioned Borrowers/Co-borrowers/Mortgagors under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. http://www.pegasus-arc.com/assets-to-auction.html or https://sarfaesi.auctiontiger.net or contact service provider E Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 9265562821 & 9374519754, rampasad@auctiontiger.net, Mr. Ramprasad Mobile No. +91 8000023297, email: support@auctiontiger.net before submitting any bid.

**AUTHORISED OFFICER**  
Place: Ulhasnagar  
Date: 09/09/2025 Acting in it capacity as trustee of Pegasus Group Thirty Three Trust 1

**NOTICE DEED OF ASSIGNMENT**  
Notice is hereby given to the public at large that the undersigned has decided to execute 'Deed of Assignment' between 'Shree Gajanan Mahraj Educational Trust, Thane' (Owner/Assignor/Transferor) and Mrs. Pramila Supada Wadhe (Purchaser/Assignee/Transferee) for said agricultural land described in schedule. That as per registered agreement vide MLK/1333/2012 dated 26/4/2012, consideration amount was paid by Mrs. Pramila Supada Wadhe. That mother's of said Trust has already passed 'Resolution' giving Assignee 'No objection' dated 29/4/2012 for transferring all rights of said land. This land is not listed under Trust immovable property. If related, you are requested to intimate the undersigned in writing at the address given below, of any such said claim(s) accompanied with all necessary and supporting documents within 14 (fourteen) days from the date mentioned hereof. No say will be accepted after given time and failing which it shall be presumed that there are no such said claims and/or that the said claims, if any, have been waived and/or abandoned.

**SCHEDULE OF THE LAND**  
All those pieces and parcels of said agricultural land having Gut No.105 and 107 Area 0.7850 and 3.10.00 respectively at Village Belad, Taluka Malkapur, District Badliana. That boundaries of said land are as follows:- Gut No.105 Gut No.107 On towards North Gut No.106 Gut No. 84, 94 On towards South Gut No.269 Gut No.269 & road

On towards East Gut No.104 Gut No. 108 On towards West Gut No.107 Gut No.105,106 Date-29/08/2025 s/d  
Place- Thane  
For Shree Gajanan Mahraj Educational Trust, Thane Ad-d. next to Vision Srushti, near Lake, Asangaon-421601

**SMFG INDIA CREDIT COMPANY LIMITED**  
Corporate Off: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051  
Regd. Off.: Megh Towers, 3rd Floor, Old No. 307, New No. 165, Poonamallee High Road, Maduravoyal, Chennai - 600 095

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
E-Auction Sale Notice of 15 days for 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 and 9 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of SMFG India Credit Company Limited ("SMFG India Credit"), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to SMFG India Credit (Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s)/ Guarantor(s) Loan Account	Demand Notice Date and Amount Type of Possession	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD	(1) Date and Time of E-Auction & (2) Encumbrances if any
1. Pradhanya 2. Rajesh Shankar 3. Mirajkar 4. Prachiti Rajesh Mirajkar	7th March, 2025 Rs. 86,42,286/- (Rupees Eighty-Six Lakhs Forty-Two Thousand Two Hundred and Eighty-Six Only) as on 6th March, 2025 Physical Possession	1. All That Piece And Parcel Of Property Bearing Flat No.1004, Having Carpet/Built-Up Area Admeasuring 635 Sq.Ft. On The 10th Floor In The Building Known As Nav-Durga Complex, Constructed On N.A. Land Bearing New S.No. 78, H.No. 15/2 [Old S.No. 194/15a(P)], New S.No.79, H.No. 2/2 [Old S.No. 172(P)], New S.No.78, H.No.15/1 [Old S.No. 194/15a(P)] & New S.No.78, H.No.15/3 [Old S.No. 194/15a(P)] Lying, Being And Situate At Village Kanchangan, Tal Kalyan, Dist. Thane, Within The Limits Of Kalyan Dombivli Municipal Corporation And Within The Limits Of Registration District Thane And Sub-District Kalyan. 2. All That Piece And Parcel Of Property Bearing Flat No.1005, Having Carpet/Built-Up Area Admeasuring 615 Sq.Ft. On The 10th Floor In The Building Known As Nav-Durga Complex, Constructed On N.A. Land Bearing New S.No. 78, H.No. 15/2 [Old S.No. 194/15a(P)], New S.No.79, H.No. 2/2 [Old S.No. 172(P)], New S.No.78, H.No.15/1 [Old S.No. 194/15a(P)] & New S.No.78, H.No.15/3 [Old S.No. 194/15a(P)] Lying, Being And Situate At Village Kanchangan, Tal Kalyan, Dist. Thane, Within The Limits Of Kalyan Dombivli Municipal Corporation And Within The Limits Of Registration District Thane And Sub-District Kalyan.	Reserve Price: Rs. 97,00,000/- (Rupees Ninety Seven Lakhs Only) EMD: Rs. 9,70,000/- (Rupees Nine Lakhs Seventy Thousand Only) Last date of EMD Deposit: 13/09/2025	Date: 14/09/2025 Time: 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each)

For detailed terms and conditions of the sale, please contact 1) Francis Rozario: 889811796 2) Vikram Chhetri: 9920740882 3) Anil Khude: 8793238503 or refer to the link provided in SMFG India Credit Company Limited/Secured Creditor's website i.e. www.smfgindiadirect.com  
SD-  
Date: 09.09.2025  
Place: Mumbai  
Authorised Officer  
SMFG India Credit Company Limited

**Muthoot Homefin (India) Ltd.**  
CIN: U65922KL2011PLC029231  
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, Senapati Bapat Marg, Tulsi Pipe Road, Near Ruparel College, Dadar West, Mumbai - 400028.  
Branch Office: Muthoot Homefin India Ltd, Unit No. 101, 1st Floor, Punyodgar Bhuvan, Opp Raja Hotel , Kalyan West- 421301

## APPENDIX-IV-A [See proviso to Rule 8(6)] PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offer are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on "As is Where is Basis", "As is What is Basis" and "Whatever is There is Basis", Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Ekhnath Ramchandra Hule/ Ujjwala Ekhnath Hule/ 002-00001029/ Mumbai	13-Jan-2020/ Rs. 6,73,659/- Rupees Six Lakh Seventy Three Thousand Six Hundred Fifty Nine Only.	Flat No. 203, 2nd Floor, Tukaram Plaza Shetu Karjat, Raigad, Maharashtra- 410101	Rs. 6,80,550/- Rupees Six Lakh Eighty Thousand Five Hundred Fifty Only.	Rs. 68,055/- Rupees Sixty Eight Thousand Five Fifty Only.
2.	Pankajkumar Dheendrad Pandey/ Ranjana Pankajkumar Pandey/ 002-0022323/ Mumbai	18-Aug-2023/ Rs. 11,66,305/- Rupees Eleven Lakh Sixty Six Thousand Three Hundred Five Only.	Jayram Apartment, B Wing, New Survey No-134/16, Vill- Chandrapada Naigaon, Vasai, Palghar Maharashtra- 401208	Rs. 12,44,500/- Rupees Twelve Lakh Forty Four Thousand Five Hundred Only.	Rs. 1,24,450/- Rupees One Lakh Twenty Four Thousand Four Hundred Fifty Only.

1. The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis  
2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office  
3. Last Date of Submission of Sealed Bid/ Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of "Muthoot Homefin (India) Ltd." along with KYC is on 08-Oct-2025 till 04:00 PM at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.  
4. Date of Inspection of the Immovable Property is on 07-Oct-2025 between 01:00 P.M. to 03:00 P.M.  
5. Date of Opening of the Bid/ Offer Auction Date for Property is 09-Oct-2025 at the above mentioned Branch Office address at 01:00 P.M. by the Authorized Officer.  
6. The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the successful auction purchase. The intending bidder should make their own independent inquiries regarding the Encumbrances/ Title of property & also inspect & satisfy themselves.  
7. The Highest bidder shall be subject to approval of MHIL Ltd. Authorized Officer shall Reserve the right to accept all any of the offer/ Bid/s received without assign any reason whatsoever. His decision shall be final and binding.  
8. The Borrower(s)/ Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.  
For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person-Deepesh Gurav, Shubham Belsare- 9082120459, 8329543320  
Date : September 09, 2025  
Place: Palghar, Raigad

Sd/- Authorized Officer,  
Muthoot Homefin (India) Limited

**Stressed Assets Recovery Branch, Mumbai (05168):** - 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai-400 020.  
Phone : 022 - 22053163 / 22053164 / 22053165, E-mail : sbi.05168@sbci.co.in

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See Proviso to rule 8(6)]**  
E-Auction Sale Notice for Sale of Immovable Assets 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.  
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 29.09.2025 in between 11.00 am to 04.00 pm for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under:

Name of Borrowers	Outstanding Dues for Recovery of which Property/ies is/ are being sold	Description of the immovable property	Reserve Price (Rs. in INR)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the property
Mrs. Asha Ramji Yadav and Mr. Ramji Vishwanath Yadav	Rs.24,47,123/- (Rupees Twenty Four Lakhs Forty Seven Thousand One Hundred Twenty Three Only) as on 04.09.2021 and with further interest and incidental expenses, costs etc. thereon to be incurred w.e.f. 05.09.2021, due to the secured creditor	Bank Property ID- SBIN200030803585 Residential Flat No. 601, admeasuring 13.259 Sq. Mtrs carpet area (including internal walls as per RERA) +5.411 Sq. Mtrs. Usable enclosed Balcony + 10.011 Sq. Mtrs Natural Terrace area and 0.420 Sq Mtrs. Service Area on the 6th Floor of the Building to be known as "KHUSHBOO AVENUE" (G+6) being constructed on plot no-15, Sec-16, Village-Taloja II, Taluka-Panvel, Dist-Raigad owned by Mrs. Asha Ramji Yadav and Mr. Ramji V. Yadav.	Rs. 22,50,000/- (Rs. Twenty-Two Lakhs Fifty Thousand Only)	Rs. 2,25,000/-	22.09.2025 From 03.00 PM to 05:00 P.M

The e-auction will be conducted through Bank's e-Auction service provider M/s PSB Alliance Private Limited at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website [www.sbi.co.in](http://www.sbi.co.in) , <https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanknet.com>

**Statutory Notice under Rule 8(6) of the SARFAESI Act:** This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Shri. Rambhau Taktewale, Authorised Officer, Mobile No.9561064635, Shri Rohit Burman, City Case Officer, Mobile No-9834282797  
Date : 08.09.2025  
Place : Mumbai

Authoriser Officer, State Bank Of India

**DEUTSCHE BANK AG**  
Branch Office: Deutsche Bank AG, at B1, Nirlon Knowledge Park, Western Express Highway Goregaon East Mumbai 400063

**DEMAND NOTICE**  
Whereas the borrowers/co-borrowers/mortgagors mentioned hereunder had availed the financial assistance from DEUTSCHE BANK herein referred as "Bank". We state that despite having availed the financial assistance, the borrowers/guarantors/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the date mentioned hereunder, in the books of the Bank in accordance with the directives issued by RBI, consequent to the Authorized Officer of the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective date mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/guarantors/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc until the date of payment within 60 days from the date of receipt of notices.  
The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

**Secured Assets:** "All the piece and parcel of M HOUSE No 4/6/13/B MUNICIPAL N 2 14 83PCTS N 5611 5612 AND 4-6-13 ANGURIBAG, Aurangabad, 431001"  
Loan A/C Numbers: Loan Account No. 300040995050019 with Deutsche Bank AG ("Bank")  
**Name and Address of Borrower/Co-Borrower/Guarantor:** Jiya Pawan Ferwani, Pawan Ramesh Ferwani, Sunny Ramesh Ferwani, Anmit Rameshali Ferwani, Diya Sunny Ferwani And Mansi Amit Ferwani residing at M HOUSE No 4/6/13/B MUNICIPAL N 2 14 83PCTS N 5611 5612 AND 4-6-13 ANGURIBAG, Aurangabad-431001  
NPA Date: 2nd August 2025  
Date of Demand Notice: 26/08/2025  
**Outstanding Amount As per 13(2) Notice:** Rs. Rs. 95,95,413/- as on 13/08/2025  
In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/ or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act. 2002 and the applicable rules thereunder.  
Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Dated: 09/09/2025 Place: Aurangabad Ritesh-Madhukar Patil Authorized Officer, Deutsche Bank AG

**ICICI Bank** Branch Office: ICICI Bank Ltd, Ground Floor, Akcruti Centre, MIDC, Near Telephone Exchange, Opp Akcruti 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 assets  
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.	Mrs. Radha Babu Das (Borrower) Mr. Bipin Babu Das (Co-Borrower) Loan Account No. LBMUM00004943869	Flat No. 204, 2nd Floor, Wing A, Building 1, Siddhivinayak Pratima, Sr 1/6/10, Sr 1/6/11, 1/6/12, 1/6/13, Village Koyanale, Panvel Dist Raigad, Panvel-410206, Admeasuring Area of 370.82 Sqft Carpet.	Rs. 31,32,223/-  September 04, 2025	Rs. 16,50,000/-  Rs. 1,65,000/-	September 17, 2025 From 02:00 PM To 05:00 PM	October 03, 2025  11:00 AM Onward



