

Date: June 20, 2025

To,

BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street,

Mumbai - 400001

Scrip Code: 513121

National Stock Exchange of India Limited

Bandra Kurla Complex,

5th Floor, Exchange Plaza,

Bandra (East), Mumbai - 400051

NSE Symbol: ORICONENT

Sub: Submitting Copy of Newspaper advertisement

Dear Sir/Madam,

With reference to captioned subject, please find enclosed herewith copies of the Newspaper advertisement published today i.e. on Friday, June 20, 2025 in following Newspaper(s):

1. The Free Press Journal
2. Navshakti

We hope you will find it in order and request you to kindly take the same on your records.

Thanking you,

Yours faithfully,

For **Oricon Enterprises Limited**

Sanjay Jain

Company Secretary & Compliance Officer

Encl: Newspaper Publication

PNB HOUSING FINANCE LIMITED
 Regd. Off: 9A Floor, Ambhi Shivan, 22, K.C. Marg, New Delhi-110001, Ph: 011-23357171, 23357172, 23357173, Web: www.pnbhousing.com
 Branch Office: Office No. 204 Second Floor Dev Gargu Carbury Junction Eastern Express Highway Thane West, Maharashtra - 400601
 Branch Office: Office No. 601-602, Sixth Floor, Presidential Plaza, L.B.S. Marg, Opposite R City Mall, Ghatkopar (West), Mumbai - 400086
 Branch Office: 2B, Second Floor, Aameya Park, Navapur Road, Boisar (West), Maharashtra - 401501

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorized 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 date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules in the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement. The borrower/s 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 Account No(s) & Branch	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession taken	Description of the Property/ies mortgaged
H0U/GHPK/0719/732952 B.O.: Ghatkopar	Kavita Ashok Patil	28-Jun-2024	Rs. 2747804.05/- (Rupees Twenty Seven Lakhs Forty Seven Thousand Eight Hundred Four And Five Paise Only) as on 13-06-2024	16.06.2025 (Physical)	Kartikya Kunj-2, A-403, Kartikya Kunj-2, Plot No 65 Sector 10B, Ulve Navi Mumbai, Maharashtra-410206.
H0U/THA/0422/980926 B.O.: Thane	Kushal Govind Kulkarni	24-May-2024	Rs. 6647541.00/- (Rupees Sixty Six Lakhs Forty Seven Thousand Five Hundred And Forty One Only) as on 24-05-2024	16.06.2025 (Physical)	1) Flat No 302, 3rd Floor, Krishna Empires, Plot No 115 Sector 24 Pusthak New Vahal, Navi Mumbai, Maharashtra-410206. 2) Flat No 301, 3rd Floor, Krishna Empires, Plot No 115 Sector 24 Pusthak New Vahal, Navi Mumbai, Maharashtra-410206.
H0U/BSR/0323/1091486 B.O.: Boisar	Pooja Shashikant Phatak	07-Mar-2024	Rs. 3218341.54/- (Rupees Thirty Two Lakhs Eighteen Thousand Three Hundred Forty One And Fifty Four Paise Only) as on 07-03-2024	16.06.2025 (Physical)	Flat No 702 7th Flr, Wing D 1, Mount View Residency, Khopoli, Khalapur, Maharashtra-410203.
NHL/BSR/1120/832730 B.O.: Boisar	Sunil Kumar Vijay Pandey	05-Oct-2021	Rs. 2811177.42/- (Rupees Twenty Eight Lakhs Eleven Thousand One Hundred Seventy Seven And Forty Two Paise Only) as on 05-10-2021	16.06.2025 (Physical)	Shop No 11 C Wing, Ground Floor, Yashwant Park Chsl, New Link Road, Nallasopara East, Thane, Maharashtra-401209.

PLACE:- GHATKOPAR, THANE, BOISAR, DATE:- 19.06.2025 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

BRIHANMUMBAI MUNICIPAL CORPORATION

SOLID WASTE MANAGEMENT DEPARTMENT (PLANNING)
 No. Dy. Ch. E./1828/SWM/Planning dtd. 19.06.2025
e-Tender Notice

Subject : "Hiring of Skid Steer Loader Machine with combination bucket attachment for collection of refuse at open dumps & GVPs in P/N Ward"

Department: Solid Waste Management / Dy.Ch.Eng.(SWM)Planning

Tender ID No. : 2025_MCGM_1191534_1

Bid Start Date & Time : 20.06.2025 from 11:00 AM

Bid End Date & Time : 27.06.2025 till 16:00 PM

Website : https://mahatenders.gov.in

Contact Person :-

a Name	: Shri. Hemant Bhusare, AE(SWM)Planning
b Telephone	: 022-23844450
c Mobile No.	: 9762006449
d E-mail Id	: ee1swm.pl@mcgm.gov.in

Sd/-
PRO/723/ADV/2025-26
Ex. Eng. (SWM) Planning

Fever? Act now see your doctor for correct & complete treatment

Bank of India
Relationship beyond banking

Specialised Asset Recovery Management Branch
 Mezzanine Floor, 70/80 M. G. Road, Fort, Mumbai-400001, Tel. 022-22673549
 E-mail : SARM.MumbaiSouth@bankofindia.co.in

E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 09.07.2025, for recovery of respective dues plus interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No.	Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	M/s Shri Sai Balaji Communications/Borrower/Guarantor- 1. Mrs Carmine D'Souza 2. Mr. Ivan Anil D'Souza Amount O/s - Rs. 1,44,31,568.37+ Interest + Expenses/ Charges	Flat No 32, 3rd Floor, "Primrose CHS", Village- Majiwade, Gladys Alwares Road, Thane West-400610 (Physical possession)	137	13.70	9819403549/ 7598144913

Terms and Conditions of the E-auction are as under :

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- Bidder will have to visit PSB Alliance (https://ebkraj.in) for registration and participation in E auction. EMD cutoff date and time will be 09.07.2025 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/rights/dues/affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- The date of on line E-auction for properties listed at serial no. 1 will be between 11.00 AM to 5.00 PM on 09.07.2025.
- Date of inspection for the property listed at serial No. 1 will be on 01.07.2025 between 02:00 PM to 04:00 PM.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm.mumbaisouth@bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-22673549, to better facilitate the inspection.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only) for property listed at Serial no. 1.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/amount.
- Neither the Authorized Officer/Bank nor e-auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-auction event.
- The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to anybody.
- The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- The Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale falling which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date : 19.06.2025
 Place : Mumbai
 Bank of India
 Authorized Officer

AAVAS FINANCIERS LIMITED
 (CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of AAVAS FINANCIERS LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under section 13(4) of the said Act read with Rule 9 of the said Rules and the public in general that the borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
PRASAD PRABHAKAR NARAKAR, PRATHIBA PRABHAKAR NARKAR GUARANTOR - ANANT YASHAWANT SHERE (A/C NO.) LNTT17523-240342659	12 APR 25 Rs. 1294088/- 11 APR 25	FLAT NO.502, SITUATED ON THE FIFTH FLOOR, IN WING A, IN THE BUILDING KNOWN AS VARDHAMAN VATIKA BEING LYING AND SITUATED ON LAND BEARING SURVEY NO.42 NEW HISSA NO.2, AT VILLAGE BANDHIVALI, TALUKA KARIAT, DISTRICT RAIGAD, MAHARASHTRA ADMEASURING 21.75 SQ.MTR.	SYMBOLIC POSSESSION TAKEN ON 18 JUN 25

Place : Jaipur Date: 20-06-2025 Authorized Officer Aavas Financiers Limited

झारखण्ड सरकार, ग्रामीण कार्य विभाग, कार्यपालक अभियंता का कार्यालय
कम्बाईण्ड विल्डिंग, प्रथम तल्ला, एल०सी० रोड, धनबाद

ई-निविदा आमंत्रण सूचना
 दिनांक :- 18.06.2025

ई-निविदा संख्या-03/RWD/DHANBAD/25-26

कार्यपालक अभियंता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, धनबाद द्वारा निम्न विवरण के अनुसार e-procurement पद्धति से निविदा आमंत्रित की जाती है।

क्र० सं०	आई०डी० फिकेशन संख्या / वीके संख्या	प्रमण्ड	कार्य का नाम	प्राकालित राशि (लाख में)	कार्य समाप्ति की अवधि	टेंडर कॉल संख्या
1	RWD/DHANBA D/45/24-25	बलियापुर	दुधिया मल्लिक टोला से जोड़िया माया आदिवासी टोला एक पथ निर्माण (लम्बाई-1.50 कि०मी०)	156.073	एक करोड़ छपन लाख सात हजार तीन सौ	12 माह द्वितीय

- वेबसाइट में निविदा प्रकाशन की तिथि- 23.06.2025
- ई-निविदा प्राप्ति की अंतिम तिथि एवं समय- 02.07.2025 अपराह्न 5.00 बजे तक।
- निविदा खोलने की तिथि एवं समय- 04.07.2025 अपराह्न 3.30 बजे।
- निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता- कार्यपालक अभियंता, ग्रामीण कार्य विभाग, कार्य प्रमण्डल, धनबाद, पिन- 826001
- ई-निविदा प्रकोष्ठ का दूरभाष सं०- 0326-3554757
- ई-निविदा जानकारी के लिए वेबसाइट jarkhandtenders.gov.in में देखा जा सकता है।

कार्यपालक अभियंता
ग्रामीण कार्य विभाग, कार्य प्रमण्डल, धनबाद

ORICON ENTERPRISES LTD.
 CIN: L28100MH1968PLC014156
 Registered Office: 1076, Dr. E. Moses Road, Worli, Mumbai - 400018
 Phone: 022-43662200; E-mail: share@ocil-india.com; Website: www.oriconenterprises.com

NOTICE OF POSTAL BALLOT

Members of 'Oricon Enterprises Limited' [the Company] are hereby informed that on Thursday, June 19, 2025 the Company has sent the Postal Ballot Notice (only by way of e-mail communication) pursuant to the provisions of Section 108 and 110 of the Companies Act, 2013 ('Act') and other applicable provisions, if any, of the Act and Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014 ('Rules') including any statutory modifications or re-enactments thereof for the time being in force and other applicable provisions, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations') to the Members whose e-mail IDs are registered as on June 13, 2025 (being the cut-off date for the purpose of e-voting) for seeking approval of the members by way of postal ballot and voting through electronic means only (e-voting/remote e-voting) for the below mentioned special business(s). Voting rights shall be reckoned on the paid up value of the shares registered in the name of the Member(s) as on June 13, 2025, being cut-off date for the purpose of e-voting. A person who is not Member as on the cut-off date should treat this Notice for information purpose only.

The Notice contains the following resolution(s):

- To reappoint Mr. Adarsh Somani (DIN:00192609) as Managing Director of the Company
- To approve related party transaction in respect to hold office or place of profit in the Company by Mr. Sushel G. Somani
- To approve related party transaction in respect to hold office or place of profit in the Company by Mr. Hridai Somani
- To approve related party transaction in respect to hold office or place of profit in the Company by Mr. Sharad Toshniwal

The Board of Directors of the Company (hereinafter referred to as the 'Board') has appointed Ms. Mayuri Bharat Thakkar, Practicing Company Secretary (Membership No. FCS 12337/COP 26189) as the Scrutinizer to conduct the Postal Ballot voting process (voting by electronic means only) in a fair and transparent manner.

- The Business(s) is to be transacted by postal ballot by voting through electronic means only;
- Date of completion of dispatch of Notice (only by way of email): Thursday, June 19, 2025
- Date of commencement of e-voting: Monday, June 23, 2025 at 09:00 a.m.;
- Date of end of e-voting: Tuesday, July 22, 2025 at 05:00 p.m.;
- E-voting by electronic mode shall not be allowed beyond 05:00 p.m. on July 22, 2025.

In case any query pertaining to e-voting, the Members are requested to refer to the detailed procedure on e-voting, furnished separately in postal ballot notice. Also one can refer the Frequently Asked Questions ('FAQ') and e-voting manual available at <https://www.evoting.nsdl.com/> under the help section or write an email to evoting@nsdl.co.in. The Notice dated May 28, 2025, along with the procedure for voting, has been sent to all the members by e-mail and is also available on the website of the Company at www.oriconenterprises.com, the website of NSDL at <https://www.evoting.nsdl.com/> and also on website of the Stock Exchanges at www.bseindia.com where the shares of the Company are listed.

The results of the postal ballot shall be declared on or before Thursday, July 24, 2025, and it will be intimated to the Stock Exchanges where the shares of the Company are listed, it will be uploaded on the Website of the Company at www.oriconenterprises.com and also be displayed on the notice board of the Company at its Registered Office at 1076, Dr. E. Moses Road, Worli, Mumbai - 400018.

By order of the Board of Directors
 For Oricon Enterprises Limited
 Sd/-
 Sanjay Jain
 Company Secretary

Date: 19.06.2025
 Place: Mumbai

IDBI BANK
 Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
 Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062.
 CIN : L65190MH2004G01148838
 M. No.: 7800552000 / 9430022540 / 9953581483 / 769887757
 Email : sanjay_valecha@idbi.co.in Website: www.idbibank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
 See Proviso to Rule 8(6) or 9(1)

Sale of Immovable property mortgaged as security

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) or 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on 22nd July 2025.

Inspection date: 11th July 2025 (From 11:00 AM to 04:00 PM) With Prior Appointment.
 Last date of Submission of Bid: 21st July 2025 (Till 4:00 PM).
 Date of E-Auction: 22nd July 2025 (From 11:30 AM to 12:00 PM).

Brief description of properties and other details are mentioned hereunder:

Sr. No.	Customer name	Brief Description of Properties	Possession Type	Reserve Price	EMD	Outstanding Balance	Dealing Officer Name & Contact
1	Pratima Mrugank Kolwalkar / Mrugank Chandrakant Kolwalkar	Flat No. 403, 4th Floor, A-Wing, Kavya Hill View, off Ghodbunder Road, Kasarvadavali, Thane West-400669, 389 Sq. Ft Carpet area (As per ATS/Index II)	Physical	Rs.41.19 Lakh	Rs.4.20 Lakh	Rs. 24.58 Lakh as on 02.06.2025	Smt. Dhara Acharya, Contact: 769887757
2	Ganesh Popat Jagtap / Tejal Ganesh Jagtap	Flat No 206, D-Wing, Shubham Paradise, Nr Shankar Paushe Rd, Saibaba Nagarchawl No 3, Room No 4, Shalimar Colony, Nrsargam Hotel, Katanivali, Kalyan East Carpet Area 335 Sq. Ft (As Per ATS/Index II)	Physical	Rs. 28.14 Lakh	Rs.2.82 Lakh	Rs.29.74 Lakh as on 10.06.2025	Smt. Dhara Acharya, Contact: 769887757

Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz., IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.10000/-
- The Earnest Money Deposit (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.baanknet.com and shall take place on 22.07.2025 at 11.30 am to 12.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai - 400037. Contact person Email: support.baanknet@psballiance.com Phone No 821922020 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Goregaon West Branch, Payable at Mumbai or to be remitted to Account No. 69134915010026, IFSC Code : IBKL0000691, Branch Name : IDBI Bank Limited, Goregaon West, Maharashtra, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proof) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor(s) in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrapany/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, on M. No.: 7800552000/9430022540/9953581483/769887757, Email : sanjay_valecha@idbi.co.in and can also be downloaded from www.idbibank.in
- Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000/9430022540/9953581483/769887757, Email: sanjay_valecha@idbi.co.in at the above address in person during June 18, 2025 to July 21, 2025 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc..
- Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place: Mumbai
 Date: 19.06.2025
 Sd/-
 Authorized Officer, IDBI Bank Ltd

PUBLIC NOTICE

Our clients are negotiating with one Mrs. Onaiza Zoeb Lokhandwala, of Mumbai, an Indian inhabitant, having her address at Sunny Side, A-605, 2nd Cross Lane, Lokhandwala Complex, Opp. Rajput Dairy, Andheri (West), Mumbai 400053 ("the Intending Vendor"), for acquiring from the Intending Vendor, certain shares issued by the Sunswep Co-operative Housing Society Limited and corresponding thereto, all the right, title and interest of the Intending Vendor in to and upon a shop bearing no. 4 in the building known as "Sunswep", as more particularly described in the Schedule hereunder written ("the said Property").

Any persons having any claim against, in, to or upon the said Property or any part thereof, by way of sale, exchange, mortgage, charge, gift, trust, maintenance, possession, inheritance, tenancy, lease, leave and license, lien or otherwise howsoever or otherwise having an objection to the sale and transfer of the said Property by the Intending Vendor in favour of our clients, are hereby requested to make the same known in writing, along with supporting documents of such claim or objection to the undersigned, at Law Scribes, 703, DLH Plaza, Beeta Society, S. V. Road, Andheri (West), Mumbai 400058, within a period of 14 (fourteen) days from the date of publication of this notice, failing which it shall be construed and accepted by our clients that there does not exist any such claim or objection; and the same shall be construed as having been non-existent/waived/abandoned; and our clients shall thereupon proceed to acquire the said Property from the Intending Vendor, notwithstanding any claim or objection.

SCHEDULE
Description of the said Property

5 (Five) fully paid-up shares of Rs. 50/- (Rupees Fifty Only) each, bearing distinctive nos. 436 to 440 (both inclusive) comprised in the share certificate bearing no. 88 issued by the Sunswep Co-operative Housing Society Limited, a co-operative society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing registration number BOM/K-WestHSG (TC)/3157 of 1987-88 dated 6th January, 1988 and corresponding to such shares, a shop bearing no. 4 admeasuring 265 square feet carpet area equivalent to 24.62 square meters on the ground floor of the building of the said society known as "Sunswep" standing on the land bearing Sub-Plot no. 353, Survey no. 41 (part) and bearing corresponding CTS no. 1/121 of Village Oshiwara, Taluka Andheri, Mumbai Suburban District lying, being and situate at Lokhandwala Complex, Swami Samarth Nagar, Andheri (West), Mumbai 400053.

For Law Scribes
 Sd/-
 (Neil Mandevia)
 Advocate and Solicitor

Dated this 20th day of June, 2025

BEACON BEACON TRUSTEESHIP LIMITED

Appendix IV [See Rule 8(1)]
SYMBOLIC POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of Beacon Trusteeship Limited, acting in the capacity of Debenture Trustee and on behalf of Debenture Holder, Edelweiss Asset Reconstruction Company Limited (acting in capacity of Trustee of EARC Trust SC 452), which is a secured creditor of Jupiter Landscapes Pvt. Ltd. ("Company"/"Borrower"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated November 02, 2023 under Section 13(2) of SARFAESI Act, 2002, calling upon, Jupiter Landscape Pvt. Ltd. ("Borrower"/"Mortgagor") and 1. M/s Kavya Construction Company ("Mortgagor No. 1") 2. M/s Kamakshi Enterprises ("Mortgagor No. 2") 3. Mr. Ambish Shah ("Guarantor") 4. Mrs. Amisha Shah ("Guarantor") to repay the amount mentioned in the said notice being Rs. 429,04,76,143/- (Indian Rupees Four Hundred Twenty-Nine Crores Four Lacs Seventy-Six Thousand One Hundred Forty-Three Only) outstanding as on March 27, 2023 together with interest, costs, expenses and other charges thereon within 60 days from the date of receipt of the said notice.

The Borrower, Guarantors and the Mortgagors having failed to repay the amount, notice is hereby given to the Borrower, Guarantors and the Mortgagors, and the public in general that the undersigned, being the Authorized Officer of Beacon Trusteeship Limited, acting in the capacity of Debenture Trustee and on behalf of and on the instructions of Debenture Holder, Edelweiss Asset Reconstruction Company Limited (acting in capacity of Trustee of EARC Trust SC 452), has taken symbolic possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said SARFAESI Act, 2002 read with rule 8 of the said Security Interest (Enforcement) Rules, 2002, as on 18.06.2025.

The Borrower, Guarantors and Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured creditors for their respective dues aggregating to an amount of Rs. 429,04,76,143/- (Indian Rupees Four Hundred Twenty-Nine Crores Four Lacs Seventy-Six Thousand One Hundred Forty-Three Only) as further specified hereinbelow together with further interest, costs, expenses and other charges thereon.

Sr. No.	Name of the Debenture Holder	Amount Due as on March 27, 2023 (INR)
1.	Edelweiss Asset Reconstruction Company Limited (acting in capacity of Trustee of EARC Trust SC 452)	429,04,76,143

Total Dues : 429,04,76,143

The Borrower, Guarantors and Mortgagors attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, 2002, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE SECURED ASSETS
Mortgagor No. 1: M/s. Kavya Construction Company

All right title interest, benefits and entitlements of whatsoever nature (both present and future) accruing to the Mortgagor No. 1 in terms of the Development Agreement 1 with regard to the Project 1 which is being developed by Mortgagor No. 1 over all that pieces or parcels of land or ground of the pension and tenure (now abolished) together with the messuages, tenements or dwelling houses standing thereon admeasuring 921 sq mtrs bearing Survey No. 236-A corresponding to C.T.S. No. 5681 (Part), forming part of the plot bearing Plot No. 16 lying being situate at Pant Nagar, Ghatkopar (E) Mumbai - 400 075 TOGETHER with all buildings, structures, erections, and constructions of every description which are erected, constructed, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected, constructed and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewages, drains, water-courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong to or be appurtenant thereto, AND all the present and future FSI (floor space index) available to said Project Land 1 or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong to or be appurtenant thereto; AND all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor No. 1 into and upon the same which is bounded as follows: **Towards the East** by: 40 Feet wide Public Road **Towards the South** by: 40 feet wide Public Road **Towards the North** by: Building No. 17 **Towards the West** by: Building No. 14.

Date: June 18, 2025
 Place: Mumbai, Maharashtra
 Sd/- Authorized Officer
 Beacon Trusteeship Limited, Debenture Trustee

कॅनरा बँक **Canara Bank**

STRESSED ASSETS MANAGEMENT BRANCH
 Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block
 Behind Kurla Complex, Bandra East, Mumbai - 400 051

Phone No. : +91 22-269 238782/87448771 Email : ca15550@canarabank.com

Ref: 2/SAMB/INVOCATIONNOTICE Date: 05.06.2025

Mr. Sanjay Permanand Vyas
Resi: Pramukh Darshan "B"
Lane, Ghatkopar(W), Mumbai

