

Date: October 09, 2026

To,
BSE Limited
Listing Department
25th Floor, P J Towers,
Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited
Listing Department
Exchange Plaza, Bandra Kurla Complex,
Bandra (East)
Mumbai – 400 051

Scrip Code: 540901

Symbol: PRAXIS

Sub: Publication - Special Window for transfer and dematerialisation (demat) of physical shares

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/1/3750/2026 dated January 30, 2026, we are enclosing herewith a copy of advertisement, published in the following newspapers:

1. Free Press Journal (English)
2. Navshkati (Marathi)

The above information is also being made available on the website of the Company at <https://praxisretail.hometown.in/>.

Kindly take the same on your record.

Thanking you,

For Praxis Home Retail Limited

CHARU
SRIVASTAVA
AVA

Digitally signed
by CHARU
SRIVASTAVA
Date: 2026.10.09
10:14:33 +05'30'

Charu Srivastava
Company Secretary & Compliance Officer
ACS No. 27108

Encl: As above

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
 REGISTERED OFFICE: Block no. A/1003, West Gate, Near
 YMCA Club, Sur. No. 835/1+3, S.G.Hwyway, Makarba,
 Ahmedabad-380051 Gujarat. **Corporate Office:** 1st floor,
 Wakefield House, Sprot Road, Ballard Estate, Mumbai-400038.
 CIN: U67100GJ2015PTC083994



APPENDIX IV (SEE RULE 8(4))
POSSESSION NOTICE (for immovable property)

WHEREAS the Authorized Officer of CFM Asset Reconstruction Private Limited ("CFMARC") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter referred to as "the Act" and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued Demand Notice dated 31.10.2025 u/s 13(2) of the Act calling upon 1. Mis Lal Sai Enterprises 2. Prakash Sharawandas Punjabi 3. Sharvan Mohan Das Punjabi 4. Kavita Sharavan Kumar Punjabi and 5. Janvi Prakash Punjabi to repay the amount mentioned in the said notice being Rs. 30,34,275/- (Rupees Thirty Lakhs Thirty-Four Thousand Two Hundred and Seventy-Five Only) as on 31/10/2025 together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice.

CFMARC has acquired the entire Financial Assets along with underlying security interest of the Borrower and the Guarantors, and the public in general that the undersigned has taken Physical Possession of the properties described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 06th day of October 2026.

The Borrower & Guarantors 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 CFMARC for an amount of Rs. 30,34,275/- (Rupees Thirty Lakhs Thirty-Four Thousand Two Hundred and Seventy-Five Only) as on 31/10/2025 together with further interest plus costs, charges and expenses etc. thereon.

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

DETAILS OF SECURED ASSET

Commercial property situated at Flat No 201, 2nd Floor, Parivarthan Apartment, Cts No. 25755, Block C 23 & 24 Uthnasagar 4, Dev Samaj Road, Uthnasagar, Thane Dist Pin: 421004 **Bounded By:** North - Dev Samaj Road, East - Mangal Murti Cottage, South - Rukmini Nivas Bungalov, West - Devki Residency.

Place: Uthnasagar **Sd/- Authorized Officer**
Date: 06.10.2026 **CFM Asset Reconstruction Pvt Ltd**
[Acting in its capacity as Trustee of CFMARC Trust-173]

PUBLIC NOTICE
IN THE HIGH COURT OF JUDICATURE AT BOMBAY ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
Commercial Execution Application No. 135 of 2025
In
Commercial Arbitration Petition No. 319 of 2020

Aditya Birla Capital Limited ... Petitioner
Versus
M/s Resource Engineering and Oms. ... Respondents

1. Offers are invited by the undersigned in sealed envelope for a sale of flat no. 1003 described in Schedule - I on "as is where is", "as is what is" and "whatever there is" basis in pursuance to the order dated 04th August, 2026 passed by the Hon'ble Bombay High Court (Coram : Ashay Ahuja, J.) alongwith Demand Draft / Pay Order of any Nationalized Bank in respect of the Earnest Money Deposit (EMD) for a sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) payable at Mumbai in favour of The Court Receiver, High Court, Bombay.

2. Inspection of the suit flat described in Schedule - I will be given on 15th October, 2026 between 11.00 a.m. to 4.00 p.m. to the intending offerors/ prospective purchasers upon production of his/ her original photo Identity Proof and contact number. Offers are required to be reached to the Office of the Court Receiver, High Court, Bombay on or before 26th October, 2026 by 4.30 p.m., in sealed envelope superscribed as "Offer for purchase of Flat no. 1003 in Commercial Execution Application No. 135 of 2025 In Commercial Arbitration Petition No. 319 of 2020.

3. Offers so received will be considered by the Hon'ble High Court on 30th October, 2026 at 3.00 p.m. The offerors may remain present before the Hon'ble Court and may increase their offers, if they so desire.

4. A copy of the terms and conditions of sale of the said flat will be made available at the site at the time of inspection on payment of Rs.100/- (non-refundable and non-adjustable) and also in the Office of the Court Receiver during office hours on working days. The sale of the suit flat will be subject to confirmation of the Hon'ble High Court, Bombay.

SCHEDULE - I
DESCRIPTION OF THE FLAT

Flat No. 1003, admeasuring carpet area of 66.70 sq. mtrs (Carpet) i.e. 717.95 sq. ft. (as per Registered Agreement dated 07th September 2015). The flat is situated at 11th Floor, Building No. 04, Gaurav Excellence situated near GOC Club, Opposite Gaurav Avenue, Hatkesh, Mira Road (East), Pin - 400 107 in the registration and Sub District of Joint Sub - Registrar, Thane Taluka - 7/10, Mira Bhandar (East), Thane standing in name of Maya Arvind Sami.

Dated this 9th day of October, 2026

THE COURT RECEIVER
 High Court, Bombay, Bank of India Building,
 2nd Floor, M. G. Road, Fort, Mumbai - 400 023
 Phone No. 022 20822219
 Email : crcvr-bhc@nic.in

Sd/-
COURT RECEIVER,
HIGH COURT, BOMBAY

PUBLIC NOTICE

We are investigating the title of Mr. Shardul Vijay Parikh ("Lessee/Landlord") in respect of a plot of land admeasuring 788.47 sq mts bearing Plot No. 351 of the Dadar Matunga Estate and bearing New Survey No. 854 (Part) and C.S. No. 287A/10 of Matunga Division, 'F' North Ward No. 7463 (4) and Street No. 20 C along with a building standing thereon and known as "SHREERANG" and situated at Chandavarkar Road, Matunga (C.R.) Mumbai-400019 within the limits of Registration District and Sub-District of Mumbai and more particularly described in the Schedule hereunder written ("said Property").

Any person/s having any claim on title in respect of the said Property, save and except the tenants/occupants occupying the various premises situated in the building SHREERANG standing thereon or any part thereof arising out of sale, exchange, mortgage, charge, gift, trust, maintenance, inheritance, possession, lease, tenancy, lien, license or beneficial right, interest under any trust, right of prescription or preemption or under any agreement or other disposition or under any decree, order or award passed by any Court or Authority etc., are hereby requested to make the same known in writing along with copies of relevant supporting documents to the undersigned at RH-6, Kalpataru CHSL, Plot Nos. 53-54-55, Sector-14, Vashi, Navi Mumbai 400703 within a period of 14 (fourteen) days from the date of publication hereof, failing which the transaction with the Lessee/Landlord above named will be concluded and the claims of such person/s will be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land admeasuring 788.47 sq. mtrs bearing Plot No. 351 of the Dadar Matunga Estate and bearing New Survey No. 854 (Part) and C.S. No. 287A/10 of Matunga Division, 'F' North Ward No. 7463 (4) and Street No. 20 C along with a building standing thereon and known as "SHREERANG" and situated at Chandavarkar Road, Matunga Mumbai 400019. within the limits of Registration District and Sub-District of Mumbai and bounded as follows that is to say:-

On or towards the West : By Plot No.352
 On or towards the South : By Chandavarkar Road
 On or towards the North : By Plot No.353
 On or towards the East : By Plot No.350

Sd/-
For S. R. Rawell & Co.
Advocates & Notary

Public Notice

Following property situated at village Narangi, Tal. Alibag, Dist. Raigad is the subject matter of this public notice. The description of the property is as follows.

Village Narangi, Tal. Alibag, Dist. Raigad

Sr. No.	Survey No.	Hissa No.	Area (H.R.)	Asst. (Rs. Ps.)
1	6	3/4 (Old Hissa No. 3)	0-43-16 (out of total area of 1-94-50)	0.7
2	7	-	0-7-73	77.3
3	8	-	0-4-57	45.7

My client Mr. Nilesahanandan Kesarinandan Sahay and Mr. Brajeshnandan Kesarinandan Sahay both R/o Mumbai have filed Special Civil Suit No. 90/2026 before Civil Court Senior Division Alibag regarding the above said properties against Mrs. Urmila Ulhas Haldankar and others. My client has also registered notice of Lis Pendence before office of Sub Registrar Alibag which is duly registered at A.L.B. 7839/2026.

Take notice that nobody shall enter into any agreement for sale or Sale Deed or Leave and License Agreement or any other kind of agreement affecting the rights of my client regarding above said properties. If anyone enters into any kind of agreement stated above regarding above said properties, he/she shall be subject to the judgment and decree passed by Civil Court Senior Division Alibag in Special Civil Suit No. 90/2026.

Alibag **Sd/-**
Dt. 09.10.2026 **Adv. Mahesh Subas Mhatre**

PUBLIC NOTICE

General public is hereby informed that our client, M/s. Muthoot Finance Ltd., Registered Office: NH Bypass Palarivattom, Kochi-682028, Kerala, India CIN:L65910KL1997PLC011300, Ph:+91 484-4804000, 2396884, 2394712, mails@muthootgroup.com, www.muthootfinance.com is conducting Auction of ornaments (NPA accounts for the period up to 30.09.2025), pledged in its favour, by the defaulting Borrowers, as detailed hereunder. All those interested may participate.

GSTIN- 27AABCT0343812Y (Maharashtra)

First Auction Date & Time: 11.11.2026, 11:00 A.M.

Second Auction Date & Time: 13.11.2026, 10:00 A.M.

Third Auction Date & Time: 14.11.2026, 11:00 A.M.

Mumbai-Vashi (0254): MDL-4193, 6079, MMS-31, MUL-10199, 12773, Mumbai-Thane (1010): MUL-10354, Mumbai-Ulhas Nagar (1012): SRS-145, 146, Navi Mumbai-Kopar (1056): MDL-7785, MUL-15985, 18920, Mumbai-Airoli (1117): MDL-6966, 8909, Mumbai-Ambernath (1155): MDL-3748, MHP-547, MUL-8925, Mumbai-Dombivli (East) (1272): MDL-4258, MHP-2703, MUL-23871, 25950, 26082, 26283, Mumbai-Kalyan (East) (1328): MDL-3990, 4272, 4340, MHP-833, Mumbai-Nerul (West) (1356): MUL-24234, Mumbai-Kalamnoli (1510): MUL-21626, 21942, 22070, 23362, 24337, 29284, 29285, 29302, 29315, 29316, Mumbai-Kalwa (1602): MUL-18108, 18109, Mumbai-Titwala (1681): MSL-14273, MUL-12793, Mumbai-Bhiwandi (2429): MDL-6249, 6628, MUL-7199, 7250, 7326, 7439, 7944, Thane-Panchpakdi (2524): MUL-17455, SRS-386, Navi Mumbai-Sanpada (E) (2926): MHP-1274, Navi Mumbai-Vashi Palm Beach Road (3225): MAL-2739, MDL-4161, MMS-90, MUL-8843, 8951, 9951, Navi Mumbai-Seawood (3231): MUL-8279, Thane (W)-Godbunder Road (3610): MDL-3074, MSL-6572, Navi Mumbai-CBD Balapur (3622): MUL-10629, SRS-239, TMS-652, Navi Mumbai-Diva (3684): MDL-4258, 5527, MSL-9497, MUL-13687, 16510, 16511, Bhiwandi-Dhamankar Naka (3803): MAL-4429, MDL-6675, 7550, MUL-11683, Kalyan-Shahad (E) (3840): MUL-12648, 13367, 13393, Badlapur-(W)-(MA) (3868): MDL-4922, 5502, Thane-Mumbra (3949): MDL-9081, 9091, 9299, 9374, MUL-17987, 19728, 19772, 22709, TMS-831, 832, Thane-Kisan Nagar-Wagle Estate Road (4342): MUL-9612, 9638, 9871, 10572, Mumbai-Kalyan (W)-Lachowky (4441): MDL-3016, MHP-420, MUL-6827, Shahpur (MA) (4833): MDL-1517, Dombivli Nilje (MA) (4892): MDL-3383, 5384, MUL-8190, 8993, Kalher (MA) (5161): MUL-1553, Thakurli-(MA) (5306): MUL-604, 657

Auction Centre: Muthoot Finance Ltd., Office No.101-102, First Floor, Gopala Tower, Plot No. 27, Sector-24, Vashi, Maharashtra-400703

First Auction Date & Time: 16.11.2026, 11:00 A.M.

Second Auction Date & Time: 17.11.2026, 11:00 A.M.

Third Auction Date & Time: 18.11.2026, 11:00 A.M.

New Mumbai-New Panvel (0652): MDL-8124, SRS-337, Mumbai-Kharghar (1370): MUL-8879, Mumbai-Kamothe (1511): MGM-58, MSL-15373, MUL-15327, Mumbai-Old Panvel (1611): MSL-8122, 8123, MUL-12339, 12648, Alibaug-(MA) (1948): MDL-4302, MUL-6081, 6560, TMS-815, Mahad (MA) (2947): MDL-9641, 9580, 9912, Navi Mumbai-Kalamnoli (3020): MUL-11900, Navi Mumbai-Uran (3268): MSL-1786, 7187, MUL-10365, 11310, Khopoli (MA) (3841): MUL-11912, 12982, 12997, Pen-(MA) (3894): MUL-4563, New Panvel-Khanda Colony (3966): MSL-3860, MUL-8809, 8924, 8925, Ulwe-(MA) (5123): MDL-3563, 3582, 3629, Talaja (MA) (5124): MDL-885, 1863, MUL-3185

Auction Centre: 2, First Floor, Sai Harsh, MC CH Society, Near MTNL, Old Panvel, Raigad District, Mumbai-410206

First Auction Date & Time: 23.11.2026, 11:00 A.M.

Second Auction Date & Time: 24.11.2026, 11:00 A.M.

Third Auction Date & Time: 25.11.2026, 11:00 A.M.

Ratnagiri (MA) (2032): MOL-2007, MUL-12601

Auction Centre: Muthoot Finance Ltd., Premises No. 1-4, Ground Floor, Sai Krupa Apartment, Nachane Road, Near Sawarkar Natyagruh, Maruti Mandir Ratnagiri-415612

The auctions in respect of the loan accounts shown under the concerned branch head, will be conducted at the respective auction centres as per details provided above. In case the scheduled auctions are not successful/completed on the specified First date, then in that event the auction(s) shall be conducted/continued on the **Second Auction Date & Third Auction Date at the given auction centres as detailed above. No further notices shall be issued in respect of this.**

Kohli & Sobti Advocates, D-72 Lower Ground Floor, Panchsheel Enclave, New Delhi-110017

Note: Customers can release their pledged ornaments before the scheduled auction date, against payment of dues of our client. Customer can also contact to **Email ID: recoverynorth@muthootgroup.com** or **Call at 7834886464, 7994452462.**



ARMB Mumbai City
U.B.I Tower, 6th Floor, 25, Sir P.M Road,
Fort, Mumbai- 400 001
Email: cs6041@pnbn.bank.in

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision for 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 constructive/physical symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS					
Sr. No.	Name of Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price B) EMD (last of Demand Deposit) C) Bid Increase Amount	Date/Time of E-Auction Details of the encumbrances known to the secured creditors Property ID QR code
1	ARMB Mumbai City Mis DIVYA JYOT ENTERTAINMENT PVT.LTD. CTS No. 115, HUMA MALL, LBS Marg, Kanjurmarg Railway Station Road Mumbai - 400078 Mr. Tohid Furniturewala (Director/Guarantor) 1402 14th Floor, Z A Tower, Foodland Super Mkt Raheja Lane, Yari Road, Andheri West, Mumbai - 400061 Mrs. Sunhera T. Furniturewala (Director/Guarantor) 1402 14th Floor, Z A Tower, Foodland Super Mkt Raheja Lane, Yari Road, Andheri West, Mumbai - 400061	OWNER'S NAME: M/s DIVYA JYOT ENTERTAINMENT PVT.LTD. Immovable Property at Cinema Halls situated at the 2nd floor to 5th floor and certain portion of ground floor including common area terrace and parking space, consisting of area admeasuring 4648.88 sq. ft. super built-up area equivalent to 64790.14 sq. ft. floor built-up area in the building known as 'H Citi Mall', situated at 115, B/1, LBS Marg, Kanjurmarg, Mumbai- 400078	A) 28.04.2014 B) Rs. 3,57,70,801/- as on 31.03.2014 + further interest & other charges C) 06/09/2014 D) Symbolic	A) Rs. 117,60,00,000/- B) Rs. 11,76,00,000/- (27.10.2026) C) Up to 11:00 am D) Rs. 1,00,00,000/-	27.10.2026 From 11.00 AM to 04.00 PM 1) Assessment Tax Dues 2) Common Assessment Maintenance Dues 3) Other dues not known to us 4) Details of the encumbrances not known to us

TERMS AND CONDITIONS

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.
- For detailed term and conditions of the sale, please refer www.baanknet.com & www.pnbindia.in.
- Contact Person: Mr. Sushil Kumar - 8420194674, Mr. Rijiyan Ali - Mob/7669841256
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount, as mentioned over & above the fixed Reserve Price.

Note: Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP, Bank will not bear any type of dues. Past/ present/ Future.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Sd/- Authorised Officer,
Punjab National Bank

Date: 09.10.2026
Place: Mumbai

PRAXIS HOME RETAIL LIMITED
 Regd. Off: 2nd Floor, Knowledge House, Shyam Nagar,
 Jhokeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai- 400600
 CIN: L52100MH2011PLC12866
 Tel. - 022-4518 4399; Website: <https://praxisretail.hometown.in/>;
 E-mail : investorrelations@praxisretail.in

Special window for transfer and dematerialization of physical securities

Pursuant to Circular No. HO/38/13/1(2)2026-MIRSDD-PD/11/3750/2026 dated 30.09.2026, ("SEBI Circular"), all shareholders of Praxis Home Retail Limited are hereby informed that, a special one-year window has been opened for transfer and dematerialization of physical shares, which were sold/purchased prior to April 01, 2019. The Special Window shall remain open from February 05, 2026 to February 04, 2027.

Pursuant to the SEBI Circular, investors having transfer deeds executed prior to April 01, 2019, including fresh lodgement cases; and transfer requests earlier rejected/returned/not attended due to deficiencies, may submit their transfer and dematerialization requests during the special window.

Eligible investors may lodge/re-lodge their requests with the Company's Registrar and Share Transfer Agent (RTA), M/s. MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) having their address at C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai-400083, Maharashtra, India and may contact RTA on 022 - 49186270 / 8108116767 and investor.helpdesk@in.mnppms.mufg.com.

The securities transferred shall be credited to the transferee only in dematerialized form and shall be subject to a lock-in period of one year from the date of registration of transfer, as per the SEBI Circular.

The above information is also available on the Company's website at <https://praxisretail.hometown.in/>.

For Praxis Home Retail Limited
Sd/ Charu Srivastava
Company Secretary and Compliance Officer
ACS-27108

Place: Mumbai
Date: October 08, 2026

NOTICE OF TRANSFER OF PROPERTY BY INHERITANCE

Taj Building Condominium has received applications cum requests to transfer the ownership of premises, described in the attached Schedule, through inheritance to Shri Mohit Lalvani.

The properties presently stand in name of late Sunder P Lalvani and others.

Notice is hereby given, that, any person, body corporate or otherwise has any objection to this transfer, kindly lodge your objection together with relevant papers/documents within 15 days of Publication of this Notice. Taj Building Condominium shall not entertain any claim, thereafter.

Schedule:

(10) Premise C-4, 1st Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001.
 (20) Premise C-5, 1st Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001.
 (30) Premise E-2, 3rd Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001
 (40) Premise F-1, Terrace Floor, Taj Building, 210, Dr. D. Naoroji Road, Fort, Mumbai 400001.

These premises are situated in Taj Building, Plot City Survey No. 760, Dr. Dadabhai Naoroji Road, Fort, Mumbai - 400001 as described above.

President
 Taj Building Condominium
 Taj Building, 210, Dr. D. Naoroji Road,
 Fort, Mumbai 400001
 Dated: 08.10.2026

REGD.A/D/DAST/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE
BOARD OF DRT
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II, MUMBAI Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R.P. No. 53/2023 DATED: 11.09.2026
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Punjab & Sind Bank [.. Certificate Holder
V/s [.. Certificate Debtors

Mr. Jayeshkumar Parmar & Ors. [.. Certificate Debtors

CD-1: Mr. Jayeshkumar Parmar, As borrower, having his address at: Shop No.3, Premnagar General Stores, Pestom Sagar Road No.4, Chembur, Mumbai-400 089.
CD-2: Mr. Premchand Parmar, Co-borrower of Mr. Jayeshkumar Parmar, having his address at: Shop No.3, Premnagar General Stores, Pestom Sagar Road No.4, Chembur, Mumbai-400 089.
CD-3: Mr. Kailash Mohanlal Parmar, having his address at: New Premnagar Kirana & General Stores, Plot No. E249, Sector 2: Near Dyandeesh College, Airoli, Navi Mumbai-400 071.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 424 of 2018 for recovery of Rs. 10,84,169.60/- with interest and cost from the Certificate Debtors and a sum of Rs. 28,65,525.28/- (as on 31.05.2026) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 10,84,169.60/- along with pendent-lite and further interest @ 9.70% p.a. from the date of filing of application till payment and/or realization from the debtors.

Notice is hereby given that in absence of any order of postponement, the property shall be sold on 20.11.2026 between 02:00 PM to 03:00 PM, (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website <http://www.bankelections.com> or M/s. C-1 India Private Limited, having address at Udyog vihar, phase 2, Gulf Petrolum Building No. 301, Gurgaon, Haryana - 122015, India). Contact Person: Mr. Bhavik Pandya (Mobile +91 8866682937). Email address maharashtra@clindia.com & gujarata@clindia.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency and get their ID and Password for the login and for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Shri Manish Jha, Chief Manager, Mobile-9830194674.

The sale will be of the property of the C.Ds above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the 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 have been paid to the undersigned.

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, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in the schedule and the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

- The reserve price below which the property shall not be sold is **Rs. 11,00,000/- (Rupees Eleven Lakhs only)**
- The amount by which the bid is to be increased shall be **Rs. 20,000/- (Rupees Twenty Thousand only)**. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the power of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so on for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to **Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only)**, is payable by way of RTGS/NEFT in the Account No.: 07185040070003, IFSC Code No: PSIB0000718, of the Punjab & Sind Bank, Son Koliwada Branch.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P.No. 53 of 2023 only) containing duly filled in bid and blue ink signature of the bidder, together with complete KYC of the said principal duly attested by the prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS/NEFT details towards EMD Amount of Rs. 1,10,000/- (Rupees One Lakh Ten Thousand only), should be deposited with the undersigned not later than by 4:00 PM. on 17.11.2026.
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation/attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 17.11.2026 by 4:00 P.M. The physical inspection of the properties may be taken between 10:00 A.M. and 05:00 P.M. on 13.11.2026 at the property site.
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-II, DRT-II @ 2% upon Rs.1,00,00/- and @ 1% of the excess of said amount of Rs.1,00,00/- through DD in favour of Registrar, DRT-II, Mumbai, by the 15th day from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any bid or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

PRAXIS HOME RETAIL LIMITED
 Regd. Off: 2nd Floor, Knowledge House, Shyam Nagar,
 Jhokeshwari-Vikhroli Link Road, Jogeshwari (East), Mumbai- 400600
 CIN: L52100MH2011PLC12866
 Tel. - 022-4518 4399; Website: <https://praxisretail.hometown.in/>;
 E-mail : investorrelations@praxisretail.in

Special window for transfer and dematerialization of physical securities

Pursuant to Circular No. HO/38/13/1(2)2026-MIRSDD-PD/11/3750/2026 dated 30.09.2026, ("SEBI Circular"), all shareholders of Praxis Home Retail Limited are hereby informed that, a special one-year window has been opened for transfer and dematerialization of physical shares, which were sold/purchased prior to April 01, 2019. The Special Window shall remain open from February 05, 2026 to February 04, 2027.

Pursuant to the SEBI Circular, investors having transfer deeds executed prior to April 01, 2019, including fresh lodgement cases; and transfer requests earlier rejected/returned/not attended due to deficiencies, may submit their transfer and dematerialization requests during the special window.

Eligible investors may lodge/re-lodge their requests with the Company's Registrar and Share Transfer Agent (RTA), M/s. MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) having their address at C-101, Embassy 247, L.B.S. Marg, Vikhroli (West), Mumbai-400083, Maharashtra, India and may contact RTA on 022 - 49186270 / 8108116767 and investor.helpdesk@in.mnppms.mufg.com.

The securities transferred shall be credited to the transferee only in dematerialized form and shall be subject to a lock-in period of one year from the date of registration of transfer, as per the SEBI Circular.

The above information is also available on the Company's website at <https://praxisretail.hometown.in/>.

For Praxis Home Retail Limited
Sd/ Charu Srivastava
Company Secretary

कर्ज वसुली न्यायधिकरण क्र.२, मुंबई येथे	
३ रा मजला, एमटीएएल भवन, रुईड रोड, अपोलो बंदर, कुलाबा मार्केट, कुलाबा, मुंबई-४००००५	
टी.ओ.ए. क्र. ६१ वर्ष २०२३	नि. १२
बँक ऑफ इंडिया	... अर्जदार
बिम्बट	
मे. सीताराम एंटरप्राइज, प्रोप्र. श्रीमती पुनम संजय माने	...प्रतिवादी
हस्तांतर्जित प्रकणातील सूचना	
याद्वारे सूचित करण्यात येते की, उपरोक्त पक्षकारांद्वार्याम प्रलंबित असलेले प्रकरण ओ.ए. क्र. ४६३/२०२२ हे अधिकारक्षेत्रातील वहादूमध्ये, ०४-१०-२०२२ रोजीच्या राखण अधिसूचना एस.ओ.४७९९(६) अन्वये डीआरटी-(II), मुंबई येथेच डीआरटी-III, मुंबई येथेच हस्तांतर्जित करण्यात आले होते, परंतु माननीय मुंबई उच्च न्यायालयाच्या ओपेनग्रावर खंडीपत्राने १७-११-२०२२ रोजी दिलेल्या स्थगिती अंशावल्या अन्वयेाने, सदर राखण अधिसूचनेबाबत ते पुन्हा डीआरटी-II, मुंबई येथेच हस्तांतर्जित करण्यात आले असून, सदर प्रकरण टी.ओ.ए. क्र. ६१/२०२३ हे आता या मार्फतच कोर्टात पोहोचले आहे.	
त्यामुळे, दोन्ही पक्षकारांना याद्वारे २४/११/२६ रोजी सकाळी ११:०० वा., प्रकणाची सुनावणी आणि निष्पत्तीकालीन काढण्याची प्रक्रिया चालू करायचीसाठी सदर प्रकणात योग्य ती पावले उचलण्याकरिता, स्वतः किंवा अडवळीकरणापैल निष्काळीसोपर उपस्थित राहणे आवश्यक आहे, तसे करण्यात कस झाल्यास सदर प्रकरणात योग्य ते आदेश पाठविले जातील.	
या न्यायाधिकरणाच्या माध्यमा सही व शिक्क्यानुसार २४/०८/२०२६ रोजी देण्यात आले.	
सही/- निबंधक	
शिक्का	डीआरटी-२, मुंबई.
टी.ओ.ए. क्र. ६१ वर्ष २०२३	
प्रतिवादीची नवे आणि पत्ते	
१. मे. सीताराम एंटरप्राज, ओए प्रोप्रायटर फर्म, जिचा पत्ता दुकान क्र. ५, तळ मजला, श्रीराम जयराम सीएचएएएल, एम. रौंद, बालभगती स्कूलजवळ, कांदिवली (पश्चिम), मुंबई - ४०० ०६७ येथे आहे.	
२. श्रीमती पुनम संजय माने, मे. सीताराम एंटरप्राइझच्या प्रोप्रा., जिचा पत्ता दुकान क्रमांक मंडळ, खोली क्र. २१, वडाळा शिवडी क्रॉस रोड, साई बाबा मंदिरासमोर, वडाळा (पश्चिम), मुंबई - ४०००३२ येथे आहे.	

PRAXIS HOME RETAIL LIMITED	प्रॅक्सिस होम रिटेल लिमिटेड
नों. कार्या.: २ रा मजला, नॅलेज हाऊस, रयाम नगर, जोगेश्वरी-विक्रोडी लिंक रोड लगत, जोगेश्वरी (पूर्व), मुंबई - ४००००६	
सीआयएन: एसए२४२०एमएच२०१९एएससी२२२६६६	
फोन: ०२२-४२९६४ ४३९९१; वेबसाइट: https://praxisretail.hometown.in/;	
ई-मेल: investorrelations@praxisretail.in	
प्रत्यक्ष रोखप्यांचे हस्तांतर आणि डिमिटरिझलॉइझेशन करिता विशेष कक्ष	
दिनांक ३० जानेवारी, २०२६ रोजीच्या सर्व्हेलर क्र. एचओ/३८/१३/११(२)२०२६-एमआयएसडी-पीओडी/आय/३५५०/२०२६ (“सेबी सर्व्हेलर”) ला अनुक्रम प्रक्सिस होम रिटेल लिमिटेडच्या सर्व भागधारकांना याद्वारे कळविण्यात येत की, विशेष एक वर्ष कक्ष हा ०१ एप्रिल, २०१९ पूर्वी खेदी/विक्री केल्याला अशा प्रत्यक्ष समभागाचे हस्तांतर आणि डिमिटरिझलॉइझेशन करिता उपडण्यात आला आहे. विशेष कक्ष ०१ फेब्रुवारी २०२६ पासून ०४ फेब्रुवारी, २०२७ पर्यंत खुला राहील.	
सेबी सर्व्हेलरला अनुक्रम, ०१ एप्रिल २०१९ पूर्वी गुंतवणूकदार निष्पादित हस्तांतर विलेखासह, नवीन दाखल करवून घ्यावयाचे आणि पुढीलच्या हस्तांतरात विनंत्या नमोवण्यात आल्या/पात करण्यात आल्या/तांत्रिक त्रुटीमुळे विचारात घेण्यात आल्या नाहीत, ते विशेष कक्षाद्वार्याम त्यांचे हस्तांतर आणि डिमिटरिझलॉइझेशन विनंत्या सादर करू शकतात.	
पत्र गुंतवणूकदार कंपनीचे रिजिस्टर आणि नेजर ट्रन्सफर एजंट (आरटीए), मे. एम्प्लूकॉपी इन्स्टॉम इंडिया प्रायव्हेट लिमिटेड (पूर्वी लिंक इन्स्टॉम इंडिया प्रायव्हेट लिमिटेड अशी ह्या), ज्याचा पत्ता सी-१०१, एमसी २४७७, एल.बी.एस. मार्ग, जि.दाम, मुंबई - ४००००४, याच्याकडे देण्याच्या विनंत्या दाखल/गृहा दाखल करू शकतात आणि ०२२-४२९६४२७७ / ८१०८१६४५६ आणि investor.helpdesk@in.gmpms.mufg.com येथे आरटीएला संपर्क करू शकतात.	
हस्तांतर्जित रूबे कळवणे डिमिटरिझलॉइझ स्वरूपात हस्तांतर्जितच्या खात्यात जमा करण्यात येतील आणि सेबी सर्व्हेलरनुसार हस्तांतराच्या नोंदीच्या तारखेपासून एक वर्षाच्या लॉक-इन कालावधीच्या अधीन राहिल. वरील माहिती कंपनीची वेबसाईट https://praxisretail.hometown.in वर देखील उपलब्ध आहे.	
प्रक्सिस होम रिटेल लिमिटेड करिता सही/-चाहू श्रीवास्तव	
टिकाण: मुंबई	
दिनांक: ०८ ऑक्टोबर, २०२६	
कंपनी सचिव आणि अग्रुपाल अधिकारी एसीएस-२०१०८	

जाहीर सूचना
सर्वसाधारण जनतेला याद्वारे सूचित करण्यात येले की आमचे अशील, मे, मुथूट फायनान्स लि., नोंदणीकृत कार्यालय: एनएच वायपायरा, पलारिवेडूम, कोची-682028, केरळ, भारत, CIN: L65910KL199७१८013000, दूरध्वनी:- +91 484-4804000, 2396884, 2394912, mails@muthootgroup.com, www.muthootfinance.com हे (30.09.2025 पर्यंतच्या कालावधीतील NPA खात्यांची संस्थिति), थकबाकीदार कर्जदारांनी आमच्या अशिलाकडे गहाण ठेवलेल्या दामग्यांच्या खाली दिलेल्या तपशीलानुसार लिलाव करीत आहेत. सर्व इच्छुक दामग्ये मागण्याची होऊ शकतात.
GSTIN-27AABCT0343812Y (महाराष्ट्र)
प्रथम लिलाव तारीख आणि वेळ: 11.11.2026, 11:00 A.M.
दुसऱ्या लिलावाची तारीख आणि वेळ: 13.12.2026, 10:00 A.M.
तिसऱ्या लिलावाची तारीख आणि वेळ: 14.11.2026, 11:00 A.M.
मुंबई-वारी (0254): MDL-4193, 6079, MMS-31, MUL-10199, 12773. मुंबई-राणे (1010): MUL-10354, मुंबई-उल्हास नगर (1012): SRS-145, 146, नवी मुंबई-कोपर (1056): MDL-7785, MUL-15985, 18920, मुंबई-रेपोली (1117): MDL-६966, 8909, मुंबई-अंबरनाथ (1155): MDL-3748, MHP-547, MUL-8925, मुंबई-डोंबिवली (पूर्व) (1272): MDC-८4, MHP-2703, MUL-23871, 25950, 26082, 26283, मुंबई-कल्याण (पूर्व) (1321): MDL-3990, 4272, 4340, MHP-833, मुंबई-नेरुळ (पश्चिम) (1356): MDL-24234, मुंबई-घणसोली (1510): MUL-21626, 21942, 22070, 23362, 24337, 29284, 29285, 29302, २९३२१, 29316, मुंबई-कळवा (1602): MUL-18108, 18109, मुंबई-टिठ्ठवाळा (1681): MSL-14273, MUL-12793, मुंबई-निर्वडी (2429): MDL-6249, 6628, MUL-7199, 7250, 7326, 7439, 7944, राणे-पोंचपाखंडी (2524): MUL-17455, SRS-386, नवी मुंबई-सानपाडा (२) (2926): MHP-1274, नवी मुंबई-वारी पाण वीर रोड (3225): MAL-2739, MDL-4161, MMS-१0, MUL-8843, 8951, 9951, नवी मुंबई-सीवूड (3231): MUL-8279, राणे (५)-चोडबंदर रोड (3610): MDL-3074, MSL-652, नवी मुंबई-सीबीडी बेलापूर (3622): MUL-10629, SRS-239, TMS-652, नवी मुंबई-दिवा (3684): MDL-4258, 5527, MSL-9497, MUL-13687, 16510, 16511, निर्वडी-धामणकर नाका (3803): MUL-4429, MDL-6675, 7550, MUL-11683, MUL-11683, MUL-12648, 13367, 13393, बदलापूर-(५)-(एमए) (3868): MDL-4922, 5502, राणे-मुंबा (3949): MDL-9081, 9091, 9299, 9374, MUL-17987, 19728, 19772, 22709, TMS-831, 832, राणे-फिसन नगर-वागळे इस्टेट राडे (4342): MUL-9612, 9638, 9871, 10572, मुंबई-कल्याण (५)-लालचौकी (4441): MDL-3016, MHP-420, MUL-6827, शांहरूप (एमए) (4633): MDL-1517, डोंबिवली निलजे (एमए) (4892): MDL-3383, 5384, MUL-8190, 8993, काठेर (एमए) (5161): MUL-1553, ठाकुरी महाराष्ट्र (5306): MUL-604, 657
लिलाव केंद्र: मुथूट फायनान्स लि., कार्यालय क्रमांक-101-102, पहिला मजला, गोपाळा टॉवर, भूखंड क्रमांक 27, सेक्टर-24, वारी, महाराष्ट्र-400703
प्रथम लिलाव तारीख आणि वेळ: 16.11.2026, 11:00 A.M.
दुसऱ्या लिलावाची तारीख आणि वेळ: 17.11.2026, 11:00 A.M.
तिसऱ्या लिलावाची तारीख आणि वेळ: 18.11.2026, 11:00 A.M.
नवी मुंबई-न्यू पनवेल (0652): MDL-8124, SRS-337, मुंबई-खारघर (1370): MUL-8879, मुंबई-कामोडे (1511): MGM-58, MSL-15373, MUL-15327, मुंबई-ओल्ह पनवेल (1611): MSL-१०२2, 8123, MUL-12339, 12648, अलिगाम-(एमए) (1948): MDL-4302, MUL-5081, 6550, TMS-815, महाड (एमए) (2947): MDL-9461, 9580, 9912, नवी मुंबई-कळंबोली (3020): MUL-11900, नवी मुंबई-चरण (3268): MSL-7186, 7187, MUL-10365, 12310, खोलीची (एमए) (3841): MUL-11292, 12982, 12997, चेन्न-चेन्न (एमए) (3944): MUL-4563, न्यू पनवेल-खंडा कॉलनी (3966): MSL-3860, MUL-8809, 8924, 8925, उलचेर सोसायटी (एमए) (5123): MDL-3563, 3582, 3629, तळोबा (एमए) (5124): MDL-885, 1863, MUL-3185
लिलाव केंद्र: 2, पहिला मजला, साई हर्ष, एमसी सीएच सोसायटी, एमटीएनएल जवळ, जुना पनवेल, रायगड जिल्हा, मुंबई-४१410206
प्रथम लिलाव तारीख आणि वेळ: 23.11.2026, 11:00 A.M.
दुसऱ्या लिलावाची तारीख आणि वेळ: 24.11.2026, 11:00 A.M.
तिसऱ्या लिलावाची तारीख आणि वेळ: 25.11.2026, 11:00 A.M.
रत्नागिरी (एमए) (2032): MOL-2007, MUL-12601
लिलाव केंद्र: मुथूट फायनान्स लिमिटेड, परिसर क्रमांक 1-4, तळमजला, साई कृपा अपार्टमेंट, नाचणे रोड, सावरकर नाट्यगृहाजवळ, मारुती मंदिर रत्नागिरी-415612
संस्थित शाखेच्या अंतर्गत दाखलेल्या कर्जा खात्याबाबतचे लिलाव वर दिलेल्या तपशीलानुसार संबंधित लिलाव केंद्रावर आयोजित केले जातील. नियोजित लिलाव निर्दिष्ट पहिल्या तारखेला याखरीबी न झाल्यास किंवा पूर्ण न झाल्यास, अशा परिस्थितीत नोंदी लिलाव दुसऱ्या लिलावाच्या तारखेला आणि तिसऱ्या लिलावाच्या तारखेला वर नमूद केलेल्या लिलाव केंद्रावर आयोजित/पुढे चालू ठेवले जातील. याबाबत पुढे कोणतीही वेगळी नोंदीस जारी केली जाणार नाही.
कोथली अँड बोली अँडकोरेटर, डी-72 लोअर ग्राउंड प्लोअर, पंचशील एनक्लेड, नवी दिल्ली-110017
टीप: ग्राहक आमच्या अशिलाकडील खंडाची भरणी, निरोपित लिलाव निर्णकाच्या पूर्वी त्यांचे तारण ठेवलेले दामिने सोडवून घेऊ शकतात. अधिक माहिती साठी संपर्क साधा recoverynro@muthootgroup.com कॉल करा: 7834886464,7994452462.

अ. क्र.	शाखेचे नाव आणि कर्जदार/हस्तांतरित नाव आणि पत्ता	मिळकतीचे संक्षिप्त वर्णन	राखीव किंमत (रु. लाखान)
२७.१०.२०२६ रोजी स. ११.०० ते सायं. ०५.०० (भाप्रवे) दरम्यान बँकेकडे प्रभातित जंगम आणि स्थावर मिळकतीचा ई-लिलाव आणि १५ दिवसांची विक्री सूचना सिस्वयुटिझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट्स अँड एफोर्समेंट ऑफ सिस्वुटिरी इंटेरेट अँड, २००२ सहजावता सिस्वुटिरी इंटेरेट (एफोर्समेंट) रुस, २००२ च्या नियम ६(२) आणि ९(१) अन्वये जंगम आणि स्थावर मत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना. सर्वसाधारण जनता आणि विशेषतः खालील प्रकृतीत आलेल्यांना याद्वारे सूचना देण्यात येते की, खालील वर्णिलेल्या जंगम आणि स्थावर मिळकती या तारण धनकोकडे गहाण/प्रभातित आहेत, ज्यांचा सांकेतिक/प्रत्यक्ष कब्जा बँक ऑफ इंडिया (तारण धनक) आणि हमीदार फायनान्सिअली घेतला आहे, ज्या खालील नमूद कर्जदार आणि हमीदार यांच्याकडून तारण धनकांना धरीत रकमेच्या वसुलीसाठी खालील नमूद तारखेरोजीस “जे आहे जेथे आहे”, “जे आहे जेथे आहे” आणि “जे काही आहे तेथे आहे” तत्वाचे विकण्यात वेगार आहेत.			
१.	शाखा: छत्रपती संभाजीनगर खाते:- श्री. संजय गावाची पुसडे आणि सो. रेंधा संजय सुखडे नोंदणीकृत पत्ता: फ्लॅट क्र. बी-०७, स्टिस्ट १ ला मजला, “साई ब्रद्रा एनक्लेव”, फॅन-II, गट क्र. ८६/भाग, क्षेत्र मोसमपती ६१.५५ चौ. मीटर, नवखवाडी, ता. आणि वि. छत्रपती संभाजीनगर (ओरंगावडी) ४३१००१, महाराष्ट्र. सीमाबद्ध: उत्तर: फ्लॅट क्र. बी-८ दक्षिण: आकाशाकडे खुला पूर्व: लिस्ट आणि जिना पश्चिम: ओपन ट्र स्काय मागणी सूचनेची तारीख: २१.०९.२०२५ कर्जाची तारीख: २१.०९.२०२५ कर्जाचा प्रकार: सांकेतिक • इसरा अनमत राखम प्रदान करण्यासाठी / खाते क्र. / आयएफएसी कोड, इत्यादी: बँक ऑफ इंडिया, छत्रपती संभाजीनगर शाखा, खाते क्र. ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८० • प्राधिकृत अधिकारी यांचा ई-मेल आयडी/ संपर्क क्र.: ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८०	फ्लॅट क्र. बी-०७, स्टिस्ट १ ला मजला, “साई ब्रद्रा एनक्लेव”, फॅन-II, गट क्र. ८६/भाग, क्षेत्र मोसमपती ६१.५५ चौ. मीटर, नवखवाडी, ता. आणि वि. छत्रपती संभाजीनगर (ओरंगावडी) ४३१००१, महाराष्ट्र. सीमाबद्ध: उत्तर: फ्लॅट क्र. बी-८ दक्षिण: आकाशाकडे खुला पूर्व: लिस्ट आणि जिना पश्चिम: ओपन ट्र स्काय मागणी सूचनेची तारीख: २१.०९.२०२५ कर्जाची तारीख: २१.०९.२०२५ कर्जाचा प्रकार: सांकेतिक • इसरा अनमत राखम प्रदान करण्यासाठी / खाते क्र. / आयएफएसी कोड, इत्यादी: बँक ऑफ इंडिया, छत्रपती संभाजीनगर शाखा, खाते क्र. ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८० • प्राधिकृत अधिकारी यांचा ई-मेल आयडी/ संपर्क क्र.: ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८०	२२.६५ २.२७
२.	शाखा: छत्रपती संभाजीनगर खाते:- श्री. बशीर इतिगैर देगमुळ पत्ता: फ्लॅट क्र. एएस-१४, ११ रा मजला, लक्ष्मी नारायण विल्डिंग (माझती अपार्टमेंट), गट क्र. १०१/भाग, प्लॉट क्र. १ ते ३ आणि ३७ ते ४०, मॅट्रा एमआयबीडी, मॅट्रागन, मॅट्रा फार्ईव्ह स्टार एमआयबीडी जवळ सीमाबद्ध: उत्तर: ओपन ट्र स्काय दक्षिण:फ्लॅट क्र. एएस-१४ पूर्व:फ्लॅट क्र. एएस-११ पश्चिम:फ्लॅट क्र. बीएस-१३ मागणी सूचनेची तारीख: २१.०९.२०२४ कर्जाची तारीख: २१.०२.२०२५ कर्जाचा प्रकार: प्रत्यक्ष • इसरा अनमत राखम प्रदान करण्यासाठी / खाते क्र. / आयएफएसी कोड, इत्यादी: बँक ऑफ इंडिया, छत्रपती संभाजीनगर शाखा, खाते क्र. ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८० • प्राधिकृत अधिकारी यांचा ई-मेल आयडी/ संपर्क क्र.: Chhatrapatisambhajinagar.nasik@bankofindia.bank.in, ८८००३६७५२	फ्लॅट क्र. एएस-१४, ११ रा मजला, लक्ष्मी नारायण विल्डिंग (माझती अपार्टमेंट), गट क्र. १०१/भाग, प्लॉट क्र. १ ते ३ आणि ३७ ते ४०, क्षेत्र मोसमपती चर्चर्ड क्षेत्र ४२.०४ चौ. मीटर, मॅट्रा एमआयबीडी, मॅट्रागन, मॅट्रा फार्ईव्ह स्टार एमआयबीडी जवळ. सीमाबद्ध: उत्तर: ओपन ट्र स्काय दक्षिण:फ्लॅट क्र. एएस-१४ पूर्व:फ्लॅट क्र. एएस-११ पश्चिम:फ्लॅट क्र. बीएस-१३ मागणी सूचनेची तारीख: २१.०९.२०२४ कर्जाची तारीख: २१.०२.२०२५ कर्जाचा प्रकार: प्रत्यक्ष • इसरा अनमत राखम प्रदान करण्यासाठी / खाते क्र. / आयएफएसी कोड, इत्यादी: बँक ऑफ इंडिया, छत्रपती संभाजीनगर शाखा, खाते क्र. ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८० • प्राधिकृत अधिकारी यांचा ई-मेल आयडी/ संपर्क क्र.: Chhatrapatisambhajinagar.nasik@bankofindia.bank.in, ८८००३६७५२	११.३३ १.९३
३.	शाखा: सिवाजी उद्यान खाते:- सौ. चंदा किशोर वारा पत्ता: निवासी फ्लॅट क्र. सी-५, ३ रा मजला, ३१५/६मी/१ ऑफ हाऊसिंग सोसायटी, सव्हे क्र. १५/६मी/१ येथे स्थित, मिनार वडाळा, नाशिक वि. नाशिक ४२२३०५ सीमाबद्ध: उत्तर: मार्जिनल ओपन स्पेस दक्षिण: मार्जिनल ओपन स्पेस, रोड पूर्व: मार्जिनल ओपन स्पेस पश्चिम: पैसेज, रेअरकेस, फ्लॅट क्र. सी-६ मागणी सूचनेची तारीख: २१.०९.२०२३ कर्जाची तारीख: २१.०२.२०२५ कर्जाचा प्रकार: प्रत्यक्ष • इसरा अनमत राखम प्रदान करण्यासाठी / खाते क्र. / आयएफएसी कोड, इत्यादी: बँक ऑफ इंडिया, सिवाजी उद्यान शाखा, खाते क्र. ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८० • प्राधिकृत अधिकारी यांचा ई-मेल आयडी/ संपर्क क्र.: ShivalajyUdyan.Pune@bankofindia.bank.in, ०२५३२३१४४८८/२५७४३१७९८१२६१६२८	रिहासती फ्लॅट क्र. सी-५, ३ रा मजला, गुलटेको को-ऑप. हाऊसिंग सोसायटी, सव्हे क्र. ३१/६मी/२, मिनार वडाळा, नाशिक, वि. नाशिक-४२२३०५ येथे स्थित. सीमाबद्ध: उत्तर: मार्जिनल ओपन स्पेस दक्षिण: मार्जिनल ओपन स्पेस, रोड पूर्व: मार्जिनल ओपन स्पेस पश्चिम: पैसेज, रेअरकेस, फ्लॅट क्र. सी-६ मागणी सूचनेची तारीख: २१.०९.२०२३ कर्जाची तारीख: २१.०२.२०२५ कर्जाचा प्रकार: प्रत्यक्ष • इसरा अनमत राखम प्रदान करण्यासाठी / खाते क्र. / आयएफएसी कोड, इत्यादी: बँक ऑफ इंडिया, सिवाजी उद्यान शाखा, खाते क्र. ०८०९१०२०००००३३, आयएफएसीसी: बीकेआयडी००००६८० • प्राधिकृत अधिकारी यांचा ई-मेल आयडी/ संपर्क क्र.: ShivalajyUdyan.Pune@bankofindia.bank.in, ०२५३२३१४४८८/२५७४३१७९८१२६१६२८	११.६० १.४६
४.	शाखा : इंदिरानगर खाते : श्री संकेत ओगोक सोमने पत्ता : फ्लॅट क्र. ३०१, तिसरा मजला, चंद्रमार्गा हाईरूम अपार्टमेंट, प्लॉट क्र. ०६ आणि ०७, स. क्र. ४८/३१/११, चर्चर्ड क्षेत्र ६२.५४ चौ. मी, मोईड + खुल्या बाकनीचे क्षेत्र मोसमपती ०५.४८ चौ. मी. मी.सी., हरी ओम नगर, तांसे मळा, लीलावती हॉस्पिटल जवळ, मयमलतादर रोड, नाशिक-४२२००४. सीमाबद्ध : उत्तर: साईड मार्जिन दक्षिण: मार्गम पैसेज, रेअरकेस, लिफ्ट आणि फ्लॅट क्र. ३०२ पूर्व: साईड मार्जिन पश्चिम: साईड मार्जिन मागणी सूचनेची तारीख: ०४.१२.२०२५ कर्जाची तारीख: २१.०२.२०२६ कर्जाचा प्रकार: सांकेतिक • इसर राखम बी खाते क्र./ आयएफएसीसी कोड ई. मध्ये जमा करावी आहे: बँक ऑफ इंडिया, इंदिरानगर शाखा, खाते क्र. ०८२०१०२००००००३३, आयएफएसीसी: BKID0000820 • प्राधिकृत अधिकार्यांना ईमेल आयडी/ संपर्क क्र.: Indiranagar.Pune@bankofindia.bank.in, ९१६८१३०४४४	फ्लॅट क्र. ३०१, तिसरा मजला, चंद्रमार्गा हाईरूम अपार्टमेंट, प्लॉट क्र. ०६ आणि ०७, स. क्र. ४८/३१/११, (चर्चर्ड क्षेत्र) ६२.५४ चौ. मी.सी., हरी ओम नगर, तांसे मळा, लीलावती हॉस्पिटल जवळ, मयमलतादर रोड, नाशिक-४२२००४. सीमाबद्ध : उत्तर: साईड मार्जिन दक्षिण: मार्गम पैसेज, रेअरकेस, लिफ्ट आणि फ्लॅट क्र. ३०२ पूर्व: साईड मार्जिन पश्चिम: साईड मार्जिन मागणी सूचनेची तारीख: ०४.१२.२०२५ कर्जाची तारीख: २१.०२.२०२६ कर्जाचा प्रकार: सांकेतिक • इसर राखम बी खाते क्र./ आयएफएसीसी कोड ई. मध्ये जमा करावी आहे: बँक ऑफ इंडिया, इंदिरानगर शाखा, खाते क्र. ०८२०१०२००००००३३, आयएफएसीसी: BKID0000820 • प्राधिकृत अधिकार्यांना ईमेल आयडी/ संपर्क क्र.: Indiranagar.Pune@bankofindia.bank.in, ९१६८१३०४४४	२८.५० २.८५

अटी आणि शर्ती: (१) ई-लिलाव हा सर्व ज्ञात अज्ञात भारांसह “जे आहे जेथे आहे, जे आहे जसे आहे, जे काही आहे तेथे आहे आणि कोणत्याही मरदशीतल्या वस्तूने” करण्यात येईल आणि बँक मालकी बाधीत नामाधिकार, शर्ती किंवा कोणताही अन्य स्वसुस्थितीसाठी जबाबदार राहणार नाही. वर दर्शवलेला तपशील हा बँकेकडलेल उपलब्ध माहितीनुसार दर्शविला आहे. लिलाव बोलीदारांने मालमतेचे प्रत्यक्ष मोजमाण आणि स्थितीतल्या वस्तूची खात्री करणे आवश्यक आहे. प्रत्यक्ष आणि मोजमाण आणि स्थितीमधे फरक असू शकतो आणि प्राधिकृत अधिकारी त्यासाठी जबाबदार राहणार नाही. लिलाव विक्री (बोली फक्त वेबसाईट <https://www.baanknet.com> मार्फत “ऑनलाईन इलेक्ट्रॉनिक बोली” प्रक्रियेमार्फत करण्यात येईल. (२) प्रत्यक्ष राखम जमरेट केल्याचे चलनाद्वारे पीएसबी अलानसह ई-ऑक्शन पॉर्टलला येथे जमा करावी आहे. इम्पूदी वॉलेटमध्ये बोलीमध्ये सहभागी होण्यासाठी ई-लिलाव प्रक्रिया सुरू होण्यापूर्वी अरंड राखम दिशेने आवश्यक आहे. (३) लिलावाची तारीख आणि वेळ २७/१०/२०२६ रोजी स. ११.०० ते सायं. ५.०० (भाप्रम) दरम्यान, प्रत्येकी १० मिनिटांचा अलंघन विस्तार (५) लिलाव चरीत लागू राहणार नाही. (६) लिलाव चरीत लावलेल्या किमतीला सूक्ष होईल. बोलीदारांनी त्याचे प्रस्ताव रु. १०,०००/- ते रु. ५०,०००/- च्या पटीत वाढवणे आवश्यक आहे. (५) इच्छुक बोलीदारांने येथे ई-मेल आयडी भाषक करणे आणि पॉर्टल <https://www.baanknet.com> येथे त्यांचे नाव नोंदविणे आणि एमएसटीसीकडून विनामूल्य युजर आयडी आणि पासवर्ड मिळविणे आवश्यक आहे, त्यानंतर त्यांना ऑनलाईन ई-लिलावामध्ये सहभागी होण्याची परवानगी देण्यात येईल. (६) सर्वसाधारण बोलीपक्षी अलानसह ई-ऑक्शन पॉर्टल द्वारे ईमेल support.baanknet@psbballiance.com आणि कॉल स्टॉफ मुंबई +९१ ८२९१२२०२० ऑनलाईन प्रशिक्षण घेऊ शकतात. (७) राखीव किमतीच्या १०%ची इसरा अनमत राखम (इम्पूदी) चलान जमरेट करून पीएसबी अलानसह ई-ऑक्शन पॉर्टल कडे ती जमा करण्यासाठी आरंभोडीएल/एफईएल/युपीआय ऑनलिकेनस मार्फत देय आहे. (८) बोली प्रपत्र हे सादर करण्याची अंतिम तारीख किंवा पूर्वी सरव सूचनेच्या अटी आणि शर्तीची सीक्यूटी. आणि इम्पूदी भरणा केल्याचा तपशील (युटोआर क्र.), आयकर विभागांने जारी केलेल्या पॅनकार्डची प्रत आणि बोलीदारांच्या ओळखीचा पुरावा आणि निष्पापणा पुरावा जसे की, पासपोर्ट, इलेक्शन कमिशन कार्ड, रोमन कार्ड, ड्रायव्हिंग लायसन्स ३, सह ऑनलाईन अपलोड करणे आवश्यक आहे, (१) इम्पूदी (रुक्का उच्चमण/वायसी) बोलीदारांच्या निष्पापणा प्रमाणित करण्यात येईल, अन्यथा विक्री निश्चित झाल्यावर ई-वॉलेटमध्ये सक्त करण्यात येईल. इम्पूदी वर व्याज देय नाही (१०) इच्छुक पक्षकार साधारण २३/१०/२०२६ स. ११.०० ते दु. ५.०० दरम्यान प्रत्यक्ष टिकाणी, मतेचे निश्क्षण करू शकतात. मत्तेच्या निरीक्षणासाठी कृपया संबंधित शाखेव संपर्क करावा (११) उच्चतम/वायसी बोलीदारांने अधिकाऱ्यांनी बोली स्वीकारल्यावर मि