

July 08, 2025

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

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

Dear Sir/ Madam,

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

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

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith newspaper cuttings of The Free Press Journal (in English) and Navshakti (in Marathi) of Tuesday, July 08, 2025, wherein a notice to shareholders for mandatory transfer of shares to Investor Education & Protection fund is published.

Kindly take the above on record.

Thanking You.

Yours faithfully,  
**For NDL Ventures Limited**  
(Formerly known as NXTDIGITAL Limited)

**SUMATI SHARMA**  
Digitally signed by  
SUMATI SHARMA  
Date: 2025.07.08  
17:57:24 +05'30'

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

Encl: As stated above.

**NDL Ventures Limited**

(Formerly known as NXTDIGITAL LIMITED)

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

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



# NDL VENTURES LIMITED

(Formerly Known as NXTDIGITAL Limited)  
CIN: L65100MH1985PLC036896

Registered office: In Centre, 49/50, MIDC 12<sup>th</sup> Road, Andheri (E), Mumbai - 400093  
Phone: (+91 22) 28208585; Website: www.ndlventures.in; Email: investors@ndlventures.in

## NOTICE TO SHAREHOLDERS

### Mandatory Transfer of Equity Shares to Investors Education and Protection Fund (IEPF)

This notice is published pursuant to the applicable provisions of the Companies Act, 2013 ("Act") read with Investors Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules 2016 ("Rules") notified by the Ministry of Corporate Affairs as amended from time to time.

Shareholders are hereby informed that pursuant to Section 124(6) of the Act read with the Rules, all the shares in respect of which dividend remained unclaimed or unpaid for a period of seven consecutive years or more, are required to be transferred by the company in the name of Investors Education and Protection Fund ("IEPF").

Accordingly, as per the records of the company, the underlying shares in respect of the unclaimed/unpaid dividend for the financial year 2017-18 which was declared at 33rd Annual General Meeting of the shareholders held on September 24, 2018 and which has been unpaid/unclaimed for seven consecutive years are liable to be transferred to IEPF, if not claimed by the shareholders in time.

The concerned shareholders, holding shares in physical form and whose shares are liable to be transferred to IEPF, may note that the Company would be issuing new share certificate(s) in lieu of the original share certificate(s) held by them. After issue of new share certificate(s), the Company will inform the depository by way of Corporate Action to convert new share certificate(s) into dematerialised form and transfer the shares to IEPF as per the Rules and upon such issue, the original share certificate(s) which stand registered in their name will stand automatically cancelled and be deemed non-negotiable. The shareholders may further note that the details uploaded by the Company on its website should be regarded as and shall be deemed adequate notice in respect of issue of the new share certificate(s) by the Company for the purpose of transfer of shares to IEPF pursuant to the Rules.

Pursuant to the said Rules, the company had sent individual communication dated July 01, 2025 to those shareholders whose shares are liable to be transferred to the IEPF and have not claimed their dividend for seven consecutive years, requesting them to claim their unpaid/unclaimed dividend amount (s) in respect of financial year 2017-18 by submitting the requisite documents to the Company's Registrar and Transfer Agent - KFin Technologies Limited on or before September 15, 2025 to enable the processing of claims before the due date and to avoid transfer of equity shares to IEPF.

The Company has also uploaded the details of such shareholders whose shares are liable to be transferred to IEPF on its website at www.ndlventures.in. Shareholders are requested to refer website www.ndlventures.in/investors/unclaimed-dividend/ to verify the details of shares liable to be transferred to IEPF.

In case of any clarification/assistance in this regard, the concerned shareholder(s) may write to the Company Registrar and Transfer Agent - KFin Technologies Limited. Unit: NDL Ventures Limited, Selerium Tower B, Plot No.31-32, Gachbowli Financial District, Nanakramguda, Hyderabad - 500032 or by sending an email to einvestor.nds@kfin.tech or by sending an email to the company at investors@ndlventures.in.

For NDL Ventures Limited  
(Formerly known as NXTDIGITAL Limited)  
Sd/-  
Sumati Sharma  
Company Secretary

Place: Mumbai  
Date: July 07, 2025



# Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

Virar West Branch: Office No. 2, 1st Floor, Sandeep House, Tirupati Nagar, Opp. Royal Academy School, M.B. Estate Road, Virar - West, Thane - 401303 (Maharashtra)

Virar East Branch: 405 to 408, 4th Floor, Pustha Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station, Virar - East, Palghar - 401305 (Maharashtra)



## APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. 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. The borrower 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 AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s) / Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 1220000601 / Virar West Branch), Ghanshyam Ramdas Patil (Borrower), Renuka Ghanshyam Patil (Co-Borrower) Hemraj Govinda Desale (Guarantor)	All that part & parcel of property bearing, S R No 113 1 Shop No 114 2nd Floor Haridhara Shopping Complex Bhiwandi Road Anjar Phata Junction Rahanal, Thane, Maharashtra - 421302. Boundaries: East- Anjar Rasta (Road), West- Partly by bombay Agra Road & Partly by Plot No.2 b & Beyond that by Plot No. 1, North-Anjar Rasta (Road), South - Partly by Plot No. 1 & Partly by Survey No, 131, Hissa No. 1 Part Open Land	12-08-2024 ₹ 7,57,944/-	05-07-2025
2	(Loan Code No. 12210000154 / Virar West Branch), Sanjay Vishnu Panchal (Borrower), Sunita Sanjay Panchal (Co-Borrower) Nitin Sarjearao Sutar (Guarantor)	All that part & parcel of property bearing, G01 Ground Raj Palace CHSL Kather Bhiwandi Kather (CT) Thane Maharashtra 421302 Boundaries: East- Passage, West- Flat No. G/2, North- Passage, South- Flat No. G/3	09-09-2024 ₹ 6,47,584/-	05-07-2025
3	(Loan Code No. 20100002789 / Virar East Branch), Suman Satish Singh (Borrower), Rajkumar Satishchandra Singh (Co-Borrower)	All that part & parcel of property bearing, Flat No 204 2nd Floor A Wing Building No 4 Shree Complex Phase A Near Purna Pipeline Road, Thane, Maharashtra - 421302. Boundaries: East- Open Space, West- Open Space, North- Shree Complex A2, South - B Wing	15-01-2025 ₹ 4,37,063/-	05-07-2025
4	(Loan Code No. 20100003461 / Virar East Branch), Late. Sanjay Chetnarayan Singh (Represented Through The Legal heir) (Borrower), Pammi Sanjay Singh (Co-Borrower)	All that part & parcel of property bearing, S No. 99 2, Part Flat No 308 3rd Floor Phase B Bldg No3 Swami Complex Near Purna Bus Stop Village Purna Thane, Maharashtra, 421302 Boundaries: East- Internal Road, West- Passage, North- Flat No. 307, South - Flat No. 301	14-02-2025 ₹ 1,83,360/-	05-07-2025

Place : Maharashtra  
Date : 08-07-2025

Authorised Officer  
Aadhar Housing Finance Limited

BANK OF INDIA - JUHU BRANCH:  
At-Shop No. 2, Gr. Floor, Asha Colony 'B' CHS, Plot No.982, Juhu Tara Road, Juhu, Mumbai-400049  
E-mail: Juhu.MumbaiNorth@bankofindia.co.in

POSSESSION NOTICE  
(For Immoveable Property)

Whereas,  
The undersigned being the authorized officer of the Bank of India, Juhu Branch under the Securitization and Reconstruction of Financial Assets and 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 dated 17-04-2025 calling upon the borrower **Shri Minhaj Uddin** to repay the amount mentioned in the notice being **Rs. 11,99,023.10/- (in words Rupees Eleven Lakhs Ninety-Nine Thousand Twenty Three and Ten paise)** within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 05<sup>th</sup> day of July of the year 2025.

The borrower 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 Bank of India, Juhu Branch for an amount **Rs. 11,99,023.10/- (in words Rupees Eleven Lakhs Ninety-Nine Thousand Twenty Three and Ten paise)** and interest thereon. 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.

### Description of the Immoveable Property

All that Part and Parcel of the Property Consisting of Flat No. 90/1<sup>st</sup> Floor, C Wing Building No. 2, Nakhshtra Primus Building, Naigaon Tivri Road, Naigaon East, Palghar Dist-401208.  
Bounded:  
On the North by Survey Nos. 43/4C, 44/11, 45/3B & 46/7  
On the South by Survey Nos. 44/14, 45/6 & 5/71  
On the East by Survey Nos. 43/4C, 44/14, & 5/71  
On the West by Survey Nos. 46/7, 4/79 and 10

Place: Mumbai  
Date: 05-07-2025

Authorized Officer  
Bank of India Juhu Branch

KVB Karur Vysya Bank  
ASSET RECOVERY BRANCH : Shop No 12 & 13, Diamond Mansion, Dr Vieges Street, Kalbadevi Main Road, Kalbadevi, Mumbai 400002. Phone No. 771001955  
Mail : headarbombay@kvbmail.com

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9 (1) 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 Karur Vysya Bank Ltd, the physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.07.2025, for recovery of Rs 33,90,193.21/- (Rupees Thirty Three Lakhs Ninety Thousand One Hundred Ninety Three and Paise Twenty One Only) as on 05.07.2025 with interest and expenses thereon from 06.07.2025 due to the Karur Vysya Bank Ltd, Secured Creditor from Borrower Mr. Santosh Sadashiv Rai, address at Flat No. B1, Ground Floor, B Wing, Shree Sadan CHS Ltd, Diwanman, Sai Nagar, Vasai West, Maharashtra 401202 and also address at 301 Building No. 3, Ram Rahim Park, Sai Nagar, Near ICICI Bank, Bassein Road, Vasai West, Maharashtra 401202.

### DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel at Residential Flat No. 402, 4th Floor, Wing A of Ronak Residency at Survey No. 7, Hissa No. 2B, Village Mambardpur, Taluka Karjat, Dist. Raigad, Maharashtra 412021, Area admn 665 sq. ft. Built up 1,61.80 sq. mtrs.  
Reserve Price : Rs. 15,00,000/-  
EMD : Rs. 1,50,000/-  
Bid Amount Incremental : Rs. 50,000/-

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/Secured Creditor's website i.e www.kvb.co.in/Property Under Auction also at the web portal https://www.bankauctions.in of the service provider, M/s 4 Closure - Contact Person Mr. Nitesh D Pawar, Mobile No. 8142000725 and Mail id : nitesh@bankauctions.in

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002

The borrower's and guarantor's are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 07.07.2025  
Place : Mumbai

Authorized Officer  
THE KARUR VYSYA BANK LTD

# HDFC BANK LTD.

Branch Address: HDFC House, Sharanpur Link Road, Nasik-422005  
CIN L65920MH1994PLC080618 Website: www.hdfcbank.com

## AUCTION SALE NOTICE

(For Immoveable Properties / Secured Assets on "As is Where Is", "As Is What Is", and "whatever there is" Basis)

The Authorised Officer Of Hdfc Bank Limited (Erstwhile Hdfc Limited Having Amalgamated With Hdfc Bank Limited By Virtue Of A Scheme Of Amalgamation Approved By Hon'ble Nclt-Mumbai Vide Order Dated 17th March 2023) (Hdfc) Issues Auction Sale Notice For Sale Of Immoveable 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) Indicated In Column (A) That The Below Described Immoveable Property(Ties) Described In Column (C) Mortgaged/Charged To The Secured Creditor, The Constructive / Physical Possession Of Which Has Been Taken As Described In Column (D) By The Authorised Officer Of Hdfc Secured Creditor, Will Be Sold On "As Is Where Is", "As Is What Is", And "Whatever There Is" As Per The Details Mentioned Below.

Notice Is Hereby Given To Borrower / Mortgagee(S) / Legal Heirs, Legal Representatives (Whether Known Or Unknown), Executor(S), Administrator(S), Successor(S) And Assign(S) Of The Respective Borrower(S) / Mortgagee(S) (Since Deceased), As The Case May Be, Indicated In Column (A) Under Rule 8(6) Of The Security Interest (Enforcement) Rules 2002. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In Hdfc Secured Creditor's Website I.E. www.hdfcbank.com. Would Be Sold On "As Is Where Is", "As Is What Is", And "Whatever There Is" Basis By Holding A Public Auction Under Rule 8(5)(C) Of The Security Interest (Enforcement) Rules, 2002 Adopting "Public Auction" Method And As Per The Procedure And Subject To The Applicable Terms, Conditions And Disclaimers.

Sr. No.	Name/s of Borrower(s)/Mortgagor(s)/Guarantor(s) /Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s)/Mortgagor(s)/Guarantor(s) (since deceased), as the case may be.	Outstanding Dues to be recovered (Secured Debt) (Rs.)	Description of the immovable property/Secured Asset. (1 Sq.Mtr. is equivalent to 10.76 Sq.Ft)	Type of Possession	Reserve Price (Rs.)	Earnest money deposit (Rs.)	Date of Auction and Time
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
1.	Mr.Rajput Ajit Dipak Singh (Borrower) Mrs.Rajput Tejasvini Prakash (Co Borrower)	Rs.14,95,234/- as on 31/05/2021*	Flat No.10, On 4- Floor, Balaji Annex, Plot No. 4A+4B, S.No.45/2, Khandavde Nagar, Behind Ganesh Nagar, Mauje Anandwadi, Taluka & District Nashik-422013. (Admeasuring Carpet Area 47.84 Sq. Mtrs, Built Up Area 57.41 Sq. Mtrs)	Physical	Rs.18,90,000/**	Rs.1,89,000/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
2.	Mr.Guchait Kashinath Bishwanath (Borrower) Mrs.Guchait Supriya Kashinath (Co Borrower) Mrs.Kashi Bishwanath Jewells (Co Borrower)	Rs.14,51,583/- as on 28/02/2019*	Flat No.15 D1, Floor-3rd, Harikrishna Park, Plot No.1+2+3, S.No.302/1, Ganeshwadi, Panchwati, Opp.Mahadev Mandir, Nashik-422003. (Admeasuring Built Up Area 54.80 Sq.Mtrs)	Physical	Rs.15,52,500/**	Rs.1,55,250/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
3.	Mr.Suryawanshi Trishul Ramesh (Borrower) Mrs.Patil Ranjana Ramesh (Co Borrower) Mrs.Trishul Art (Co Borrower)	Rs.22,50,100/- as on 31/10/2022*	Flat-11, Floor-Second, Sundar Madhav Apartment, Plot No.52, S.No.53, CTS No.5240, Sharda Nagar, Behind Ekvira Highschool, Village Dhule, Tal. & Dist.Dhule- 424005. (Admeasuring Built Up Area 45.00 Sq.Mtrs)	Physical	Rs.23,53,500/**	Rs.2,35,350/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
4.	Mr.Bharambe Nilesh Ravindra (Borrower) Mrs.Bharambe Ashwini Nilesh (Co Borrower)	Rs.14,97,274/- as on 30/11/2023*	Flat No.10, On 2- Floor, Sopan Park, Plot No.01, S.No. 127/2A/1, Bhil Mali, Yashodhan Park, Bamb Colony, Mauje Bhusawal, Tal.Bhusawal, Dist.Jalgaon-425201. (Admeasuring Built Up Area 29.05 Sq. Mtrs, Total Built Up Area With Balcony 33.77 Sq. Mtrs)	Physical	Rs.14,73,300/**	Rs.1,47,330/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
5.	Mr.Pathan Ahemad Kha Rashid Kha (Borrower) Mrs.Pathan Shabana Bi Ahmad Kha (Co Borrower)	Rs.12,95,401/- as on 30/11/2023*	House on Plot No.79 (West Part), S.No.17/1/B, Colony Saptashrungi, Mauje Walwadi, Taluka & District Dhule-424002. (Admeasuring Plot Area 202 Sq.mtrs, out of Western portion area 101 Sq.Mtrs & construction there upon)	Physical	Rs.11,73,600/**	Rs.1,17,360/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
6.	Mr.Pathan Afjal Khan Jamsheer Khan (Borrower) Mrs.Pathan Shakilabano Afjal Khan (Co Borrower)	Rs.14,89,640/- as on 30/11/2023*	House on Plot No.79 (East Part), Zone No.2.40, S.No.17/1/B, Colony Saptashrungi, Street Walwadi Shiwar, Mauje Walwadi, Tal. & Dist.Dhule-424001. (Total Admeasuring Area 202 Sq. Mtrs, East Part Area 101 Sq. Mtrs)	Physical	Rs.11,73,600/**	Rs.1,17,360/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
7.	Mr.More Bhagwan Laxman (Borrower) Mrs.More Seema Bhagawan (Co Borrower)	Rs.26,10,983/- as on 31/05/2024*	Row House No.10, On Plot No.05, S.No.106/2-10+11+12 CTS 6360/10, Akarshan Gruh Nirman Society, Biladi Road, Ekta Nagar, Mauje Deopur, Dhule Tal. & Dist.Dhule-424001. (Admeasuring Plot Area 119.00 Sq. Mtrs, Built Up Area 53.18 Sq. Mtrs)	Physical	Rs.23,51,000/**	Rs.2,35,100/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
8.	Mr.Chikate Kishor Ashokarao (Borrower) Mrs.Chikate Kavita Kishor (Co Borrower)	Rs.35,18,053/- as on 30/11/2023*	Flat No.T-6, on 3- Floor, Nikam Heights, Plot No.06, T.P. No.159, Sane Guruji Colony, Kasbe Amalner, Tal.Amalner Dist.Jalgaon 425401. (Admeasuring Area 66.107 Sq. Mtrs & Allotted Parking Area 100 Sq.Ft.)	Physical	Rs.30,39,000/**	Rs.3,03,900/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik
9.	Mr.Rajput Sunil Sardarsing (Borrower) Mrs.Rajput Shaiba Sunil (Co Borrower)	Rs.24,92,639/- as on 30/09/2023*	House on Plot No.16 North Part, Nagar Panchayat Ghar No.3808, Gat No.169/1, Street Ujani Road, Colony Gajanan Temple, Mauje Bodwad, Tal.Bodwad, Dist.Jalgaon-425310. (Admeasuring North Side Part Built Up Area 204.25 Sq. Mtrs. Admeasuring Plot Area 258.00 Sq. Mtrs)	Physical	Rs.54,76,500/**	Rs.5,47,650/-	11/08/2025 Between 3.00 pm to 5.15pm at Hdfc Bank Ltd. Sharanpur Link Road, Nashik

\*together with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof.  
To the best of knowledge and information of the Authorized Officer of HDFC, there are no encumbrances in respect of the above immovable properties / Secured Assets.

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013  
Note: The sale notice is published on Dt.08/07/2025 in Freepress Journal, Nashik, Jalgaon, Dhule, Nandurbar Edition.

### TERMS & CONDITIONS OF SALE:

1. The particulars in respect of the Immoveable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC. 2. However, the Authorised Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the above mentioned Immoveable Property / Secured Asset, before submitting the bids. 3. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets. 4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ 1% of the total sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act. 5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinabove and any other related documents. 6. The Bid Document can be collected / obtained from the Authorized Officer of HDFC having his office at HDFC House, Sharanpur Link Road, Sharanpur Nashik on any working day during office hours having its office at HDFC House, Sharanpur Link Road, Sharanpur Nashik. 7. The Bid Document will also be available at site on the respective date fixed for inspection of the Immoveable Property / Secured Asset. 8. Properties / Secured Assets are available for inspection on 10<sup>th</sup> July 2025 between 3 p.m. and 5 p.m. 9. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Mr. Devidas Ghadge - Telephone / Mobile Number-7058654159. 10. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of HDFC Bank Ltd payable at par in sealed envelope and shall be submitted at HDFC House, Sharanpur Link Road, Sharanpur Nashik. 11. The offer amount (to be mentioned in Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount which will be decided and disclosed by the Authorised officer at the time of auction. 12. The last date of submission of bids in prescribed Bid Documents with all necessary documents and EMD in stipulated manner is 08<sup>th</sup> August 2025. 13. Incomplete Bid Documents or bids with inadequate EMD amount or bids received after the date indicated at Sr. No 12 hereinabove shall be treated as invalid. 14. Conditional offers shall also be treated as invalid. 15. The auction will be conducted on the date and time indicated in Column (G). Bids will be opened on the date and time indicated in Column (G) in the presence of the Authorised Officer. 16. The bidders or their duly authorized representatives may choose to remain present on the day and time fixed for opening the bids, in order to, for negotiations / raising / revising / improving their respective bids / offers. 17. The Immoveable Property / Secured Asset shall not be sold below the Reserve Price. 18. On sale of the property, the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer. 19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders. 20. The Authorised officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice. 21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC. 22. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest. 23. Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself. 24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.

CAUTION NOTE:  
Prospective purchaser at large is hereby informed that HDFC and its Authorized Officer does not deal in cash transaction with respect to Immoveable Property mentioned in the Auction sale notice. The name and contact details of the agency / broker, if any, authorized by HDFC to deal with sale of Immoveable property can be obtained only from the office of HDFC at the address mentioned above.

Place : Nashik / Jalgaon / Dhule / Nandurbar  
Date : 08/07/2025

For HDFC BANK LTD.  
Sd/-  
Authorised Officer

DEBTS RECOVERY TRIBUNAL-II, MUMBAI MTLN Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

REGD. AD/DA/STAFF/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT SALE PROCLAMATION

R.P. No. TRP 81/23 OFFICE OF THE RECOVERY OFFICER DATED 01.07.2025  
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.

Axis Bank Limited, Andheri (W) Branch ... Certificate Holders (Org Applicants)

Dhanshree Developers Private Limited & Ors. ... Certificate Debtors  
CD1: Dhanshree Developers Pvt. Ltd., formerly known as Pearls Dhanshree Infrastructure Pvt. Ltd., a private limited company having its registered office at 3rd Floor, Crystal Paradise, Vadera Dasa Road, Off. New Link Road, Andheri (West), Mumbai 400 053 and also at 303, Western Edge I, Western Express Highway, Borivali (East), Mumbai 400066.  
CD2: Mr. Shankarrao Borkar, having his address at 602, Radha Mukund Tower, B.P. Road, Kandar Pada, Dahisar (West), Mumbai 400068.  
CD3: Mr. Anuksh Prabhakar Yadav, having his address at 316, Ganesh Nagar, Near Cable Corporate, Borivali (East), Mumbai 400066.  
CD 4: Dhanshree Infrastruct Pvt. Ltd., a private limited company having its registered office at 303, Western Edge I, Western Express Highway, Borivali (East), Mumbai 400066.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 109 of 2016 for recovery of Rs.28,59,019.00 with interest from the Certificate Debtors and a sum of Rs. 62,30,46,894.00 (upto the date of sale) 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. 28,59,019.00 along with pending interest and further interest @ 15.50% p.a. with monthly rest from the date of filing of application i.e. 01.06.2016 till payment and/or realization and cost from C.D.s.  
Notice is hereby given that in absence of any order of postponement, the property shall be sold on 11.08.2025 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 (https://dt.auctioneer.net) of M/s. e-procurement Technologies Ltd. having address at B-704, Wall Street-11, Opp Orient Court, Near Gujarat College, Elites Bridge, Ahmedabad 380 006, Gujarat (India). Phone Nos. 079-68138841 /55 /51, 079-68136800. Contact Person: Mr. Praveen Kumar Thevar (Mobile +91 9722778628), email praveen.thevar@auctioneer.net or support@auctioneer.net. The intending bidders should register themselves on the website of the aforesaid e-auctioneer in advance and in person well in advance and use ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details: Mr. Rahul Rajan Phonde, Mobile: 8451832131  
The sale will be of the property of the C.D.s 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

