



Date: December 08, 2025

To
BSE Limited
Corporate Relationship Dept.,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400001.

To
National Stock Exchange of India Ltd
Exchange Plaza, Plot No. C/1, G Block,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051.

Scrip Code: 544280

Symbol: AFCONS

Subject : Intimation Regarding Newspaper Publication of Notice to Shareholders on Unclaimed Dividends and Transfer of Shares to IEPF Authority (Regulation 30 of SEBI (LODR) Regulations, 2015).

Pursuant to Regulations 30 and 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the applicable provisions of the IEPF Rules, as amended from time to time, please find enclosed copies of the newspaper publications made by the Company.

The notice informs shareholders regarding unclaimed dividends for the Financial Year 2018-19 and dividends remaining unclaimed for seven consecutive years, along with the corresponding shares liable to be transferred to the IEPF Authority.

The publications appeared in the following newspapers:

1. *Free Press Journal* (English Language)
2. *Navshakti* (Marathi Language)

The newspaper announcement is also accessible on the website of the Company, viz.
<https://www.afcons.com/en>

Kindly take the above information on your record.

Thanking you,

Yours faithfully,

For Afcons Infrastructure Limited

Gaurang Parekh
Company Secretary and Compliance Officer
Membership No.: F8764

ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED
(Formerly known as OASIS Auto Financial Services Limited)
(A Subsidiary of ORIX Auto Infrastructure Services Limited)
Regd. Office : Plot No. 34, Marol Corporate Industrial Estate,
Andheri-Central Road, Andheri (E), Mumbai - 400 059.
Tel. : + 91 22 2859 5051 / 6707 0101 Fax: +91 22 2852 8549
Email: info@orixindia.com | www.orixindia.com | CIN: UT4900M2006PLC163537

NOTICE INVITING TENDERS FOR SELECTION OF BIDDERS
[Rule 81(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

Whereas, the undersigned being the authorized officer of **ORIX Leasing & Financial Services India Limited**, under the Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002, and in exercise of powers conferred by section 13(2) of the said act read with rule 3 of the SECURITY INTEREST (ENFORCEMENT) RULES, 2002, hereby gives notice dated 08.12.2025 calling upon **MANOJ RAMDAS MANKAR & DEEPAAL MANOJ MANKAR** as borrower/- co-borrowers/ Guarantors to repay the amount mentioned in the notice being **INR 1,68,22,261.71/- (Rupees One Crore Sixty Eight Lakhs Twenty Two Thousand Two Hundred Sixty One and Seventy One Paise Only)** together with further interest and other charges from the date of demand notice till the date of payment/realization.

1. The borrower and co-borrowers despite being served with the said notice and having failed to pay the entire notice amount together with further interest and other charges.
2. In view of the above, notice is hereby given to the borrower and public in general that the undersigned has taken **Physical Possession** of the property described here in under its exercise of powers conferred on it under section 13(4) of the said act read with rule 8 of the said rules on **05.12.2025**.
3. The borrower and co-borrowers in particular and public in general is hereby cautioned not to deal with the property and/or dealing in the property without the subject to the charge of **ORIX Leasing and Financial Services India Limited of INR 1,68,22,261.71/- (Rupees One Crore Sixty Eight Lakhs Twenty Two Thousand Two Hundred Sixty One and Seventy One Paise Only)** together with further interest and other charges from the date of demand notice till the date of payment/realization.

DESCRIPTION OF THE PROPERTY
Item No. 1: All That Piece And Parcel Of Plot No. 002, Addressing About 60 Sq. Ft. (built-up Area) On Ground Floor, Aving, Liberty Colony, Hsg. Soc., Constructed On Plot No. 17, Situated At Sector-21, Village, Vashi, Taluka, Dist. Thane, Maharashtra-400703, And Bounded As:- East: By Raghavji, West: By Lok Terrace Apartment, 4/3: By Internal Road, South: By Other Building
Item No. 2: All That Piece And Parcel Of Galt No. 307, In Block "C", In Vegetable Market, Addressing 27.88 Sq. Mtrs., i.e., 307 Sq. Ft., Consisting Of 20 Sq. Ft. Of The Plot And 7 Sq. Ft. On The First Floor, And 10 Sq. Ft. On The Ground Floor, Situated On Land Known As Plot No. 3 And 7, Sector-19, Vashi, Navi Mumbai-401 040, Of Gut No. 736 In Revenue Village Of Turbhe, Taluka And District Thane, Maharashtra-400703, And Bounded As:- East: Galt No. C-302, West : Galt No. C-308, North : Galt No. C-308, South : Galt No. C-306,
Date: 05.12.2025
Place: **MUMBAI**
Loan Account No. : LND00000013864 & LND00000014882 & LND00000019356

Yours Faithfully,
Authorized Officer
ORIX Leasing & Financial Services India Limited

MUMBAI DEBTS RECOVERY TRIBUNAL-II
(Govt. of India, Ministry of Finance)
2nd Floor, Mini Building, Near Strand Cinema, Colaba Market, Colaba, Mumbai - 400 005
ORIGINAL APPLICATION NO. 115 OF 2019
SUMMONS
Exh. No. 14
...Applicant
...Defendants

UNION BANK OF INDIA
Vs
VAST INDIA PRIVATE LIMITED & ORS.

Whereas O.A. No. 115 of 2019 was issued before Hon'ble Presiding Officer on 25.06.2019
Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said application under Section 15(4) of the Act, (O.A.) filed against you for recovery of debts of **Rs. 10,79,56,60,15/-** (application along with copies of documents, etc., annexed).
Whereas the Service of Summons could not be effected in the ordinary course of manner and whereas the Application for substitute service has been allowed by this Tribunal.
In accordance with Sub-Section (4) of Section 13(1) of the Act, you, the Defendants are directed to appear:
(i) To show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted.
(ii) To disclose particulars of properties of assets other than properties and assets specified by the applicant under Serial Number 3A of the original application.
(iii) You are restrained from dealing with or disposing of secured assets of such assets and properties described under Serial Number 3A of the original application, pending hearing and disposal of the application for attachment of properties.
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of business any of the assets over which the interest is created and/or other assets and properties specified or disclosed under Serial Number 3A of the original application without the prior approval of the Tribunal.
(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank of financial institutions holding security interest over such assets.
(vi) You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement on or **28.02.2020 at 11.00 am** and show cause as to why relief prayed for should not be granted.
(vii) Take notice that in case of default, the Applicant will be heard, and the case shall be decided in your absence.
Given under my hand and the seal of this Tribunal on the **14th day of July, 2025**,
Dated: 14.07.2025

Seal
Sd/-
Registrar
DRT-1, Mumbai

Name and address of the defendants.
1. Vast India Pvt. Ltd. A Company Registered Under the Companies Act, 1956 and Having its office At Having its Place of Business At Reg. Office At 249, Shri Shakti Industries Estate, Reg. Office, Road, Marol, Andheri (E), Mumbai-400072, Also At 158/22, Frank Chambers, Bwing Sakai Vihar, Road, Sakinaka, Andheri(E), Mumbai-400072
2. Vivek Chandel, Adhik. Indian Inhabitant Residing at Flat No.04, Bldg. No.2, Om Park, Near Shivajinagar, Shivajinagar, Chandra Chandra Sakinaka, Mumbai-400072
3. Kavita Chandel, Adhik. Indian inhabitant residing at 3 Nave Nayanagar Co-Op, Housing Society, Plot No.91, Gardia Nagar, Chhatrapati.

IN THE PUBLIC TRUSTS REGISTRATION OFFICE
GREATER MUMBAI REGION, MUMBAI
Dharmayaj Ayakta Bhavan, 1st Floor, Saantra Building,
Saenra Road, Worli, Mumbai- 400 030

PUBLIC NOTICE OF ENQUIRY
(Read Section 22 of the Maharashtra Public Trusts Act 1950 & Rule 7 and 7A of the Maharashtra Public Trusts Rules, 1951)

Change Report No. ACC-LO/702/2025
Filed by: Shri Chandrashekar N. Shenoy
In the Matter of: BRAUN FOUNDATION TRUST
P.T.R. No. E-2775 (Mumbai)

To,
Shri. Vijay Shetty
WHEREAS the above named Reporting Trustee of the above Trust has filed a Change Report under Section 22 of the Maharashtra Public Trusts Act, 1950 for deleting your name from the record of the above-mentioned Trust and an inquiry is to be made by the Ld. Assistant Charity Commissioner Ld. Maharashtra State, Mumbai.
This is to call upon you to submit your objections, if any, in the matter before the Ld. Assistant Charity Commissioner Ld. Maharashtra State, Mumbai at the above address in person or by a pleader on or before 30 days from the date of publication of this notice failing which the above-mentioned Change Report will be decided and disposed of on its own merits.
Given under my hand seal of the Hon'ble Joint Charity Commissioner, Greater Mumbai Region, Mumbai,
Date: 05.12.2025

Yours Faithfully,
Sd/-
Public Trusts Registration Officer,
Greater Mumbai Region, Mumbai.

बैंक ऑफ इंडिया
Bank of India BOI
Relationship beyond banking
D N ROAD BRANCH
SADHANA RAYON HOUSE, D N ROAD, FORT, MUMBAI-400001
Tel. No. : 8439331214,
E-mail : droad.mumbai@boi.bankofindia.bank.in
WITHOUT PREJUDICE

To,
Mr. NILESH ANANDA MORE
BUILDING NO. E05, 14TH FLOOR,
APARTMENT NO. 1405, SECTOR-27,
TALAJA, NAVI MUMBAI
MAHARASHTRA-410028

Sir,
NOTICE u/s 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of **Rs. 11,40,362.73** We give herunder details of various credit facilities granted by us as and the outstanding dues thereunder as on the date of this notice :-

Sr. No.	Nature of Facility	Sanction Limit (Rs.)	Outstanding dues as on 28.11.2025	Interest to be charged from 28.11.2025 upto repayment of dues	Penal Interest from 28.11.2025 to repayment of dues
1	Star Home Loan	16,00,000.00	10,24,399.33	Interest@ 9.70% p.a. with monthly reset from 28.11.2025 to repayment of dues	Additional 2% Upto repayment of dues
2	Star Personal Loan	3,00,000.00	1,15,963.40	Interest@ 8.35% p.a. with monthly reset from 28.11.2025 to repayment of dues	Additional 2% Upto repayment of dues

Total Contractual dues up to date of notice is Rs. 11,40,362.73

2. The aforesaid credit facilities granted by the Bank are secured by the following assets/securities (particulars of properties/assets charged to Bank) :-

A. Equitable/Registered Mortgage of the following immovable properties:
(i) Building No. E05, 14th Floor, Apartment No. 1405, Sector-27, Talaja, Navi Mumbai Owned by Mr. Nishesh Ananda More (Borrower)

Cersal Asset ID: 200034600826

3. As you have defaulted in repayment of your dues to the Bank under the credit facilities, we have classified your account as Non-Performing Asset with effect from 28.11.2025 in accordance with the directions/guidelines issued by the Reserve Bank of India.

For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of **Rs. 10,24,399.33 & 1,15,963.40 (Total Rs. 11,40,362.73)** contractual dues upto the date 28.11.2025, with interest thereon @ **8.70% & 8.35% p.a.** compounded with monthly resets, additional 2% Penal interest and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

5. While we call upon you to discharge your liability as above by payment of the dues to the Bank, we have agreed with you that interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender for public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

6. The amounts realized from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly, in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realization and the residue of the money, if any, after the Bank's dues are discharged, will be paid to you, whether as to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.
7. If the said dues are not fully recovered from the proceeds realized in the course of exercise of the said powers against the secured assets, we reserve the right to proceed against the Bank's secured assets including by filing legal/recovery actions before Debts Recovery Tribunal/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.
8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.
9. The undersigned is a duly authorized officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.

10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.
NAME: Anil Dhanu Sahas
DESIGNATION: AGM
AUTHORISED OFFICER

Place : Mumbai
Date : 01.12.2025

State Bank of India
FOR THE P.T.R. UNDER ORDER NO. 22, V. VIJAY MOHANTAR ESTATE, (Mumbai) (west) 400064 E-mail: sbi.11037@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES | Appendix - IV-A (See provision to rule 8(6))

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 RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the Borrower(s) and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of State Bank of India, the said Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 22.12.2025, for recovery of **Rs.32,291,290.00 (Rupees Thirty two lakhs ninety one thousand two hundred ninety one only)** As On 29.07.2021 with further interest incidental expenses and costs there on due to the secured creditor from Shri Khatreshwar N Nadar & S Rupa Khatreshwar.

The reserve price will be **Rs. 41,63,000.00 (Rupees Forty one Lakh Sixty Three Thousand Only)** The earnest money deposit will be **Rs. 41,63,300.00 (Rupees Forty one Lakh Sixteen Thousand Three Hundred Only)**

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builders dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation of the Bank.
The Bidders should get themselves registered on (<https://baanbank.com>) by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.

Date & Time of public E-Auction: 22.12.2025 from 12.00PM to 04.00PM with unlimited extensions clause of 10 minutes each.

Property ID No	Detail of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)	Date & time of inspection
SBIN20001069216	Plot No.404, 4th floor, Project No.10 Casta Lake Side, L Wing, Lakshare House, Dombivli East, Thane 421301, 64.03 sq. Mtr. Carpet area	41,63,000/-	41,63,300/-	20,000/-	22.12.2025 12.00 PM to 10.00PM

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website www.sbi.co.in <https://baanbank.com>, <https://sbi.co.in/web/abn-in-the-auction-notifications/sarfaesi-and-ors> and <https://baanbank.com>, or contact to

MR. Sunny Agarwal, CLO Mob. No. 8269901247 & MR. Rajesh Kumar, CO Mob. No.8108164975

Date : 06.12.2025
Place : Thane
Sunny Agarwal
Chief Manager & Authorised Officer State Bank of India.

TATA
TATA CHEMICALS LIMITED
Corporate Identity Number: L24239MH1939PLC020893
Registered Office: Bombay House, 24 Homi Mohi Street, Fort, Mumbai - 400 001
Tel. No.: +91 22 6665 8282
Email: investor@tatachemicals.com Website: www.tatachemicals.com

NOTICE TO SHAREHOLDERS

Special Window for re-logging of transfer requests of physical shares
In accordance with SEBI Circular No. SEBI/HO/MRSD/MRSD-P.O/P/CR/2025/89 dated July 2, 2025, shareholders of Tata Chemicals Limited are hereby informed that a special window has been opened from July 7, 2025 to January 6, 2026 for re-logging of transfer deeds which were lodged prior to the deadline of April 1, 2019 for transfer of physical shares and rejected /returned/not attended to due to deficiency in documents/process or otherwise.

Shareholders who wish to avail the opportunity are requested to submit the necessary original transfer documents along with corrected or missing details to the Company's Registrar and Transfer Agent, MFG Intime India Private Limited at C-101, Embassy 247, B.S. Marg, Vikhroli (West), Mumbai-400083, Contact no.: +91 8108116767/

The shares that are re-logged for transfer shall be issued only in demat form. In case of any queries, shareholders are requested to raise a service request at https://web.in.mgms.mfg.com/helpdesk/Service_Request.html

For Tata Chemicals Limited Sd/-
Jazma E. Maheswari
Company Secretary

Place: Mumbai
Date: December 6, 2025

AFCONS
AFCONS INFRASTRUCTURE LIMITED
Veera Desai Road, Azad Nagar, Andheri (West), Mumbai 400053.
CIN: L45200MH1976PCL019335
Tel: +91-22-67191000 • Email: secretariat@afcons.com
Website: www.afcons.com

NOTICE TO SHAREHOLDERS
For Claiming of Unclaimed Dividend and Transfer of Equity Shares to Investor Education and Protection Fund (IEPF)

Notice is given pursuant to the provisions of Section 124(6) of the Companies Act, 2013 ("Act") read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 notified by the Ministry of Corporate Affairs, as amended from time to time ("Rules").
The Act and the Rules, amongst other matters, contain provisions for transfer of unclaimed dividend to IEPF and transfer of shares of the Shareholder in respect of which dividend remains unclaimed for seven consecutive years or more to IEPF set up by the Central Government.

The Company has sent individual communication to the concerned shareholders at their registered address whose dividends for the financial years 2018-19 are unclaimed till date and also of those shareholders whose dividends are unclaimed for seven consecutive years from the financial year 2018-19 and whose shares are liable to be transferred to IEPF Authority.

The Company has also uploaded on its website www.afcons.com complete details of the concerned shareholders whose dividends are lying unclaimed for the Financial Year 2018-19 and also whose dividends are unclaimed for seven consecutive years and whose shares are due (if any) for transfer to IEPF Authority.

The members are hereby informed that pursuant to the provisions of the Act and the Rules, the interim dividend declared for the Financial Year 2018-19 which remains unclaimed (the seven years period for claiming unclaimed dividends under the financial year 2018-19 expires on April 19, 2026) can be claimed by the concerned shareholder(s) immediately, but not later than April 4, 2026, else the same shall be transferred to IEPF Authority. Also, those shareholders who have not claimed their financial year 2018-19 and the subsequent years' dividends for a consecutive period of seven years including for the Financial Year 2018-19 (which are due to be transferred to IEPF Authority), for the financial year 2018-19 (which are due to be transferred to IEPF Authority), then in addition to the transfer of their unclaimed dividends for the Financial year 2018-19 and the subsequent years' dividends for the corresponding shares on which dividends was unpaid or unclaimed for seven consecutive years will also be transferred to IEPF Authority for the procedure set out in Rule (which is briefly as above) without any further notice to the shareholders in the matter.

In case the shares are held:

• **In physical form** – by issuance of Duplicate Share certificate(s) and transfer to IEPF Authority on completion of necessary formalities. The original share certificate(s) lying with the Shareholders will stand automatically cancelled and deemed non-negotiable.

• **In demat form** – The Company shall inform the Depository by way of corporate action for transfer of shares lying in the demat account of the Shareholder to IEPF Authority.

Kindly note that all future benefits and dividends arising on such shares would also be transferred to IEPF Authority. It may also be noted that as per the present rules, the shares transferred to IEPF Authority, including all benefits accruing on such shares, if any, can be claimed back from the IEPF Authority by the Shareholders after following the due procedure as prescribed under the said Rules.

This may be treated as an adequate notice to the Shareholders. Also, claiming their unclaimed dividend before expiry of seven years and also an intimation for the purpose of transfer of their shares to IEPF Authorities pursuant to the Rules. Please note that no claim shall lie against the Company in respect of unclaimed dividend and equity shares transferred to IEPF Authority.

In case the shareholders have any queries on the subject matter, they may contact as below:

Company's Registrars and Transfer Agent	MFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) Unit: Afcons Infrastructure Limited C101, 247 Park, LBS Marg, Vikhroli West Mumbai - 400083
Company's Registered Office	Afcons Infrastructure Limited, Veera Desai Road, Azad Nagar, Andheri (West), Mumbai – 400053. Tel: (+91) 221 67191000

For Afcons Infrastructure Limited Sd/-
Gaurang Parakh
Company Secretary
FCS 8764

Place: Mumbai
Date: December 5, 2025

बैंक ऑफ इंडिया
Bank of India
ZONAL OFFICE: RATNAGIRI ZONE
SHIVAJINAGAR, RATNAGIRI 415639
Tel: 9252-225515615
Email: ratnagiri@boi.bankofindia.co.in

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002
Auction sale notice for sale of Immovable Assets under the securitization and reconstruction of financial assets and enforcement of security interest act 2002 read with provision to Rule 8(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Guarantors that the below mentioned immovable properties mortgaged/hypothecated to bank of India (Secured Creditor), the physical/ Symbolic of which has been taken by the Authorized Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION" for recovery of respective dues as detailed hereunder against the secured assets mortgaged to bank of India from the concerned borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned (Authorized officer of Bank of India) through e-auction platform provided hereunder.

DATE & TIME of Auction for all properties: 22.12.2025 between 11 AM to 5 PM With auction extensions clause of bid in bid 10 minutes before closing. (Request for inspection of properties can be made at Email: ratnagiri@boi.bankofindia.co.in and/or by contacting Mr. Rajesh Kumar : 9892290539, Mr. Ritesh Kumar: 98059373551)

Sr. No.	Name of Borrower Co Borrower, Mortgagor Property ID Branch Name	Property Details	Total Dues	Possession Type	Reserve Price In Rs.	EMD In Rs.
1.	Rahul Vijay Hattikar, BK01455KARUL, Daoli Branch	1 Bhk Residential flat situated at Flat No. 104, 1st Floor, Gangotri Apartment, Bhuvanpur No. 739AJAIAT, Uphibhag No 4/2, Narganpachar, Alibair No. 38414/1, Near Burendi Naka, Behind College of Horticulture, Dapoli Gaurale Road, Camp Dapoli, Tal Dapoli, Dist Ratnagiri, Built up area 50 Sq. Ft, owned By Mr Rahul Vijay Hattikar (Borrower-Mortgagor)	Total Contractual Dues Rs. 955045 + UCI from date of NPA i.e. 29/12/2023 + Other incidental Expenses	SYMBOLIC	9,45,000.00	94,500.00
2.	Salman Abdul Razzak Chitambar, BK01455SAIMAN, Daoli Branch	1 Bhk Residential Flat Situated at Flat No. 203, 1st Floor, Mount View Park, S. No. 469, H. No. 125 Old V.P. House No. 254/61, New House No. W121001750, Village Camp Dapoli, Tal Dapoli, Dist Ratnagiri, Built up area 585 Sq Ft, Carpet Area 488 Sq Ft	Total Contractual Dues Rs. 12743291 + UCI from date of NPA i.e. 28/09/2024 + Other incidental Expenses	SYMBOLIC	17,50,000.00	1,75,000.00
3.	Vijay Krishnaji Rao Bhoasale, BK01464VIJAY, Khes Branch	1 Bhkwy flat No A/27, 1st Floor, A wing, sidhi Shikhar, Gat No 19A/2A, Near Bhanu Naka, Mouje Bhanu, Tal Khes, Dist Ratnagiri, Built up area 540 Sq Ft, Owned By Mr Vijay Krishnaji Rao Bhoasale (Borrower-Mortgagor)	Total Contractual Dues Rs. 333880 + UCI from date of NPA i.e. 02/03/2022 + Other incidental Expenses	PHYSICAL	9,00,000.00	90,000.00
4.	Manushika Milind Lokare, BK01484MLOKARE, Karanvanchi Branch	1 Bhk flat No 406, 4th floor, Nandandeep Building, S. No. 57/829, Karanvanchi, Tal Dist Ratnagiri, Built up area 536 Sq Ft Owned by Mrs Manushika Milind Lokare (Borrower-Mortgagor)	Total Contractual Dues Rs. 12743291 + UCI from date of NPA i.e. 31/03/2021 + Other incidental Expenses	PHYSICAL	11,48,800.00	1,14,800.00
5.	Sheshikant Chandrakant Ketkar, BK01484SHASHI, Karanvanchi Branch	1 Bhk Flat No 103, 1st Floor, Nandandeep Building, S. No. 57/829, Karanvanchi, Tal Dist Ratnagiri, Built up area 536 Sq Ft Owned by Mr Sheshikant Chandrakant Ketkar (Borrower-Mortgagor)	Total Contractual Dues Rs. 12771779 + UCI from date of NPA i.e. 30/03/2021, Karanvanchi Branch	PHYSICAL	11,88,000.00	1,18,800.00

TERMS & CONDITIONS OF E Auctions are as under:

- 1.E-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION" and will be conducted online.
2. For downloading further details, process compliance, as well as Conditions please visit [a\) https://www.bankofindia.co.in](http://www.bankofindia.co.in)
3. Website address of E Auction service provider is: <https://baanbank.com> / Bidder may visit <https://baanbank.com> where guidelines for bidders are available. Bidders have to complete following formalities well in advance in order to participate in E Auction.
Step-1: Bidder Registration- Bidder to register on E Auction platform link given along with email number and Email ID.
Step-2: KYC Verification- Bidder to upload requisite KYC documents ONLY THROUGH DIGILOCKER. KYC documents shall be verified by the DIGILOCKER.
Step-3: Transfer of EMD amount to bidder EMD Account: On-line/Off-line transfer of fund using NEFT/transfer using challan generated by an Auction platform.
Step-4: Bidding Process & Auction Results: Interested bidders should log on to E Auction platform after completing Step 1, 2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.
3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However: the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and 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 representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to Bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may participate in the property in consultation with the dealing official as per the details provided. **Date of Inspection of Immovable Properties: 11.12.2025 to 23.12.2023 from 11.00 AM to 4.00 PM prior appointment with above mentioned officials.**
5. Bids shall be submitted through online procedure only (Subject to website availability)
6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
7. The bid price to be submitted shall be above the Reserve Price & Bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only)
8. The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.
9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.
10. The Earnest Monet Deposit (EMD) or any other amount deposited towards bid shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price into account of EMD along with the bid amount within five days of the bid amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.
14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof at any time during the auction process without assigning any reason whatsoever. The purchaser shall be bound to abide by the Schedule herewithabove have been stated by the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
16. The sale shall be subject to the rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.
17. Bid once made shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.
18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

