



Ref: MBFSL/BSE/2025-26/39

November 25, 2025

To,
BSE Limited
Phiroze Jejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Dear Sir/Madam,

Sub: Newspaper publication

Security Code: 530341

ISIN: INE596B01017

Pursuant to Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith newspaper publications relating to “Special Window for Re-lodgement of Transfer Request of Physical Shares” as per SEBI Circular No. SEBI/HO/MIRSD-PoD/P/CIR/2025/97 dated July 02, 2025 as published in the following newspapers on November 25, 2025:

- Free Press Journal (English Language) and
- Navshakti (Marathi language)

This is for your information and records.

The above information is also available on the website of the Company www.mbfsl.com.



Thanking you,

Yours faithfully,

For **Mukesh Babu Financial Services Limited**

Nupur Chaturvedi
Company Secretary, Group Head - Legal & Compliance
ACS 30139

Encl: As above


इंडियन बैंक


SAM BRANCH MUMBAI, SAM –Mumbai, Mittal Chambers
7th Floor, 73, Nariman Point Mumbai –400021,
E-mail: SR16@indianbank.co.in

SHOW CAUSE NOTICE FOR DECLARING AS WILFUL DEFAULTER A/C: M/S BALAJI TRADERS
BRANCH: SAM BRANCH MUMBAI (PARENT BRANCH: VASHI, NAVI MUMBAI)

Ref No: SAM/MUM/ BALAJI TRADERS /2025-26/794

Date:23/10/2025

To,

- M/s. Balaji Traders**, Proprietary Concern, Prop: Late Ravi Rameshlal Kashwani, Shop No.107, A Wing, Kohinoor Industrial Estate, Bumer Galli, Station Road, Ulhas Nagar – 421003.
- Mrs. Sunita Kashwani**, Mother of Late Ravi R. Kashwani, Flat No. 702,Venus Coop. Hsg. Soc. Ltd., O.T. Section, Ulhas Nagar – 421002.
- Mrs. Ritika Kashwani**, Wife of Late Ravi R. Kashwani, Flat No. 702,Venus Coop. Hsg. Soc. Ltd., O.T. Section, Ulhas Nagar – 421002.
- Master. Priyanka Kashwani**, Son of Late Ravi R. Kashwani, Represented by Mother Mrs. Ritika Kashwani, Wife of Late Ravi R. Kashwani, Flat No. 702,Venus Coop. Hsg. Soc. Ltd. O.T. Section, Ulhas Nagar – 421002.

Dear Sir/Madam,

M/s. Balaji Traders has availed Credit facilities from our Vashi Branch now transferred to SAM branch Mumbai. The account turned to NPA on **21.02.2018**. The total outstanding balance as on **30.09.2025** is **Rs. 4.30 Cr.** The acts of omission or commission by the Borrower & Guarantor which led the account to the default was examined as per the guidelines laid down in the RBI Guidelines (Treatment of Wilful Defaulters and Large Defaulters) 2024 by the Wilful Defaulter Identification Committee (WDIC) on **03.02.2024**. The Committee prima facie observed that irregularities/defaulters meet the criteria to be classified as Wilful Defaulter and accordingly approved to issue Show Cause Notice (SCN) to classify the Borrower Firm **M/s. Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani** as Wilful Defaulter.

The SCN duly informing the ground of the wilful default as mentioned in tri-column table below, was sent to the Borrower Firm **M/s. Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani** with letter dated **12.03.2024** as to why they should not be classified as "Wilful Defaulter" by giving 21 days' time to submit their grievance/ submission, if any.

SCN Issuance and its response:

As per the direction of WDIC dated **03.02.2024** the SCN was issued to the aforesaid Borrower Firm M/s Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani vide published dated **12.03.2024**. The SCN was undelivered and the same was published in 2 Newspaper i.e The Free Press Journal in English and Pudhari in vernacular language on **26.06.2024**. In response to the SCN, no reply was received from the Borrower. The outcome of servicing of SCN was placed to the WDIC for final deliberation.

Wilful Defaulter Identification Committee held the meeting on **08.10.2025** consisting following members:

- Chief General Manager (Recovery), Chennai**
- General Manager (Inspection & Audit), Member**
- General Manager (Recovery – II), Member**

The Wilful Defaulter Identification Committee recorded that the SCN dated **12.03.2024** was issued to the Borrower Firm M/s Balaji Traders and its Proprietor Mr. **Ravi Rameshlal Kashwani** by Branch Manager SAM Branch Manager SAM Branch Mumbai and notices were undelivered and the same was published in 2 Newspaper i.e The Free Press Journal in English and Pudhari in vernacular language on **26.06.2024**.

As the Borrower Firm **M/s. Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani** have not replied to the SCN, it indicates that they are not interested to present their views for not declaring them as Wilful Defaulter and it is also tantamount to acceptance of the allegations mentioned in the Show Cause Notice. The details of show cause notice Charges are mentioned below

Relevant clause of para 3 (1)(i) of the Reserve Bank of India (Treatment of Wilful Defaulters and Large Defaulters) Directions, 2024	Evidence of wilful default disclosing the acts of omission or commission by the Borrower / Promoter(s) Director(s)/ Guarantor (s) for the classification as wilful Defaulter.	Submissions of the Borrower Company, its Promoter(s) Director(s) and Guarantor(s)	Submission acceptable/ not acceptable with reasons
	Stock position as on 30.11.2017 as submitted by the borrower was Rs 57 Lacs. However, on inspection by the auditor on 21.07.2018. Stock worth Rs 1.00 Lacs only was available. Total credit turnover for the aforesaid period i.e from 21.07.2018 to till date is nil.	No reply received from the Borrower.	Since no reply received from the Borrower it tantamount to acceptance of the allegations mentioned in the Show Cause Notice
Siphoning of Funds	From the above, it is clearly understood that the borrower has disposed off the stock and not routed the cash proceeds into the cash credit account and siphoned the fund.		

Thereafter, after due deliberations and going by the records, Wilful Defaulter Identification Committee has unanimously approved for making a proposal before Wilful Defaulter Review Committee (WDRC) for declaring the Borrower Firm **M/s. Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani** as wilful defaulter in terms of RBI Master Circular (Treatment of Wilful Defaulters and Large Defaulters) 2024 under the clause - Siphoning of Funds.

In view of the above, we hereby inform you the decision taken by WDIC to make a proposal before WDRC to classify you as "Wilful Defaulter". This decision of WDIC is to be reviewed / confirmed by WDRC constituted under the RBI guidelines which will comprise of Executive Director & 2 Chief General Manager / General Manager. The WDRC will offer an opportunity of personal hearing to the Borrower Firm **M/s. Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani**.

The Borrower Firm M/s Balaji Traders and its Proprietor Mr. Ravi Rameshlal Kashwani, if aggrieved, by this decision, may submit their representation / request for Personal Hearing in writing before WDRC of the bank within a period of 15 days from the date of receipt of this intimation. Please note that in case no representation/ no request for said personal hearing is received within the stipulated period, it will be construed as you are not interested in availing the opportunity of personal hearing or if the WDRC is not satisfied with the representation/ submission made by you in person or in writing (as the case may be), then WDRC of the Bank will pass a reasoned order to classify you as Wilful Defaulter and on such classification by WDRC, your photograph shall be published and your name as wilful defaulter shall be reported to RBI, CIBIL and other Credit Information Companies in terms of RBI guidelines and the Bank may also take appropriate legal action as per applicable law.

This communication is issued with the approval of Wilful Defaulter Identification Committee of the Bank.

Branch Manager

For Wilful Defaulter Identification Committee (WDIC)



Registered Office: 25/04, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, Maharashtra. **Email** :- customercare@arkaholdings.com
CIN Number :- U65939MH2018PLC308329 **Contact No** :- 022 40471000 **Mobile No** . 9022189570

[SALE NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTIES]

E-Auction Sale Notice For Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **ARKA FINCAP LIMITED** (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, CredResolution India Private Limited i.e. **www.credauction.com** by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price / EMD / Bid Increase Amount	Date & Time of eAuction
Branch: Andheri Borrower: M/s. Pragati Enterprises Co-borrowers: 1. M/s. Pankaj Enterprises 2. M/s. PL Enterprises 3. Mr. Kirti Premji Vora 4. Mr. Premji Lalji Vora 5. Mr. Kiran Premji Vora 6. Mr. Pankaj Premji Vora	Date - 13/05/2024 INR 1,59,63,281.82/- (Rupees One Crore Fifty-Nine Lacs Sixty-Three Thousand Two Hundred and Eighty-One and Eighty-Two Paise only) for Loan Account 2002000298 as on 08/05/2024	INR 1,55,00,000/- (Rupees One Crore Fifty-Five Lacs Only) INR 15,50,000/- (Rupees Fifteen Lacs Fifty Thousand only) INR 50,000/- (Rupees Fifty Thousand only)	22nd December 2025, Time: 10.30 am to 11.30 am with unlimited extension of 5 minutes

Description of Properties : Flat No. 3, on 1st Floor, in the building known as Shridhar Apartment and in the society known as Shridhar Sahaniwas Co-operative Housing Society Limited, admeasuring 632 Square Feet carpet area, situated at Survey No. 88A, Hissa No. 3 part, Final Plot No. 20(6/B), TPS V, CTS No. 842/1 to 8, at Hanuman Road, Vile Parle East, Mumbai – 400057.

TERMS AND CONDITIONS OF E- AUCTION:

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Arka Fincap Limited (www.arkaholdings.com) and website of our Sales & Marketing and e-Auction Service Provider, www.credauction.com for bid documents, the details of the Secured Asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name on the Web Portal mentioned above as www.credauction.com and generate their User ID and Password free of cost of their own to participate in the e-Auction on the date and time aforesaid.
- For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the **Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner CredResolution India Private Limited**, E-mail ID: balram@credsoiv.com or amit@credsoiv.com or the Authorized Officer, shantanu.dorlikar@arkaholdings.com. To the best of knowledge and information of the Authorized Officer, there is no encumbrance in the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of the Secured Creditor/Authorized Officer. The property is being sold with all the existing and future encumbrances unknown to Secured Creditor/Authorized Officer. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues;
- For participating in the e-Auction, intending purchasers / bidders will have to submit the hard copy of duly filled-up bid form at the branch of Secured Creditor's office at Arka Fincap Limited, 25/04, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, Maharashtra with the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of "Arka Fincap Limited" or by way of RTGS/NEFT to the account details mentioned as follows:

a. Account Name	: Arka Fincap Limited
b. Bank Name	: ICICI Bank Limited
c. Address of the Bank	: CG Road, Ahmedabad
d. Bank Account No.	: 032305006479
e. IFSC Code	: ICIC0001367

along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before 5 pm of 19th December 2025.
- The Property will not be sold below the Reserve Price. The Successful Purchaser/ Highest Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
- The EMD of all other bidders who did not succeed in the e-Auction will be refunded by the Authorized Officer of the Secured Creditor within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest.
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- The date of Inspection of the Immovable Property is on **26th November 2025 between 12 pm to 5 pm**. At any stage of the e-Auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by way of Private Treaty;
- The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Arka Fincap Limited, in full before the date of sale, auction is liable to be stopped.
- The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
- Sale is subject to the confirmation by the Authorized Officer;
- The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- The Secured Creditor/Authorized Officer is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As Is Where Is Basis", "As Is What Is Basis", "Whatever Is There Is Basis" and "No Recourse" condition basis.
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Authorized Officer of the Secured Creditor mentioning the reason of delaying the registration;
- No person other than the intending bidder/ offer or themselves, or their duly authorized representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorization Letter is required to submit along with the Bid Documents;
- Special Instruction:** e-Auction shall be conducted by the Service Provider, CredResolution India Private Limited on behalf of the Secured Creditor, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Authorized Officer of the Secured Creditor nor CredResolution India Private Limited shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.
- The Borrower/s have filed Securitisation Application No. 383/2025 before the Hon'ble Debt Recovery Tribunal – III at Mumbai, however there is no interim or restrictive order as on the date of publication of this Auction notice.

In case of discrepancy in translation, the English version shall prevail.

Place : Mumbai
Date : 25/11/2025

Sd/-, Authorised Officer
ARKA FINCAP LIMITED



The mark "Kiroskar" in the status line is owned by Kiroskar Proprietary Limited and ARKA Fincap Limited is the permitted user.


Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001.
Phones:- 011-23357171, 23357172, 23705414. Website: www.pnbhousing.com
Thane Branch- Office: 2nd Floor, Dev Corpora, Cadbury Junction, Knapat, Thane, Maharashtra, PIN – 400066

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & 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(s) on the date mentioned against each account calling upon the respective borrower(s) to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 6 of the said Rules on the dates mentioned against each account.
The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement.
The borrower/s' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No	Name of the Borrower/Co-Borrower/ Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
HOU/THA/016/272 886, NHU/THA/0316/273 104, B.O: Thane	Kamlesh Chandrikaram Jaiswar	04-03-2022	Rs. 30,07,928.84/- (Rupees Thirty Lakhs Seven Thousand Nine Hundred Twenty Eight And Eight Paise Only) as on 04.03.2022	20.11.2025 (Physical Possession)	Flat No. 301, 3rd Floor, B Wing, Yashraj Park, Kaser Vadavali, Thane- W, Maharashtra-400615.
HOU/THA/0818/569 841, B.O: Thane	Rajshree Mohan Salunkhe	03-03-2025	Rs. 48,53,229.49/- (Rupees Forty Eight Lakhs Fifty Three Thousand Two Hundred Twenty Nine And Forty Nine Paise Only) as on 27.02.2025	19.11.2025 (Physical Possession)	Building No 3 Wing B, 2, 204, Green Acres Phase II, Building G No Village Wakadi, Tal Panvel Dist Ridga, Al Village Wakadi, Navi Mumbai, Maharashtra-410206.

Place: Thane, Dated: 19.11.2025

Authorized Officer, (M/s PNB Housing Finance Ltd.)



Branch Office: ICICI Bank LTD, Ground Floor, Akcruti Centre, MIDC, Near Telephone Exchange, Opp Akcruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6) Notice for sale of immovable asset(s)]

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

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mrs. Falak Mustafa Khan (Borrower) Mrs. Shabana Mohd Mustafa Khan (Co-Borrower) Loan Account No- LBUMU000005785326 LBUMU000005820574	Flat No.2,ground Floor, Wing T, Casa Urbano, Palava Eviva K To T, Downtown Palava Off Talaja Bypass Road,village Khoni, Taluka Kalyan, Dombivli East, Thane- 421204, Admeasuring An Area Of Admeasuring about 662 Sq Ft Carpet Area I.e, 61.50 Sq Mtr, Ebtv Area 21 Sq Ft I.e, 1.95 Sq Mtr, Car Parking Area Allotted 1.	Rs. 62,12,580/- As On November 17, 2025	Rs. 37,00,000/- To Rs. 3,70,000/-	November 25, 2025 From 11:00 AM To 02:00 PM	December 15, 2025 from 11:00 AM onward
2.	Mr. Santosh Vinayak Narvekar (Borrower) Mrs. Amita Santosh Narvekar (Co-Borrower) Loan Account No- LBKLV00004931520 LBKLV00004931505	Property 1- Flat No 203, 2nd Floor, Ramkrishna Co Op Hsg Soc Lts, Near Swayamvar Sabha Guha, Sr No 53-a, Hissa No 11, Patharoli Road, Gogras Wadi, Dombivli East, Thane- 421201, Admeasuring 414 Sq Ft Built Up Area (38.47 Sq Mtr) Property 2- Flat No 204, 2nd Floor, Ramkrishna Co Op Hsg Soc Lts, Near Swayamvar Sabha Guha, Sr No 53-a, Hissa No 11, Patharoli Road, Gogras Wadi, Dombivli East, Thane- 421201, Admeasuring 500 Sq Ft Built Up Area (46.46 Sq Mtr)	Rs. 73,01,975/- As On November 17, 2025	Rs. 51,00,000/- To Rs. 5,10,000/-	November 25, 2025 From 02:00 PM To 05:00 PM	December 15, 2025 from 11:00 AM onward
3.	Mrs. Sadhana Babul Verma (Borrower) Mr. Jayesh Padmakar Nikam (Co-Borrower) Loan Account No- LBKLV00005340088	Flat No.908, 9th Floor, Building 1, In Project "Davaakar Elegence" Survey No.33, 55 : Hissa No.9, 10 And 5 A, Opp Essar Petrol Pump, Village Pisavali, Nandivli, Malangad Road, Kalyan (East), Thane - 421306, Admeasuring An Area Of Area Admeasuring 49.64 Sq Mtr Carpet Along With Parking	Rs. 79,62,795/- As On November 17, 2025	Rs. 45,00,000/- To Rs. 4,50,000/-	November 26, 2025 From 11:00 AM To 02:00 PM	December 15, 2025 from 11:00 AM onward
4.	Mr. Chandrakant Salekar (Borrower) Mrs. Esha Salekar (Co-Borrower) Loan Account No- LBUMU000004877104	Flat No.1601, 16th Floor-c/wing, Shreepati Residential, C1 Desai Road, Kalyan Steel, Near Municipal School No.80, Dombivli East, Sr.No.208, Maharashtra, Thane-421204 Admeasuring An Area Of 38.51 Sq.mtrs, Carpet Area And Exclusive Area 3.65 Sq. Mtr., Total Area 42.16 Sqmtrs,	Rs. 66,23,844/- As On November 17, 2025	Rs. 22,00,000/- To Rs. 2,15,000/-	November 27, 2025 From 11:00 AM To 02:00 PM	December 15, 2025 from 11:00 AM onward

The online auction will be conducted on the website (URL Link=<https://disposalhub.com>) of our auction agency M/s NexSen Solutions Private Limited. The Mortgage(s)/ Notices are given a last chance to pay the total dues with further interest by December 12, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093 on or before December 12, 2025 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before December 12, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai- 400 093 on or before December 12, 2025 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at Mumbai. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 7304915594/9004392416. Please note that Marketing agencies 1. M/s NexSen Solutions Private Limited, 2. Augeo Assets Management Private Limited 3. Motex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Ginnarsoft Pvt Ltd 6. Hecto Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologies Solutions Pvt Ltd have also been engaged for facilitating the sale of the property. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/m4p45

Date : November 25, 2025, Place: Mumbai

Authorized Officer, ICICI Bank Limited

PUBLIC NOTICE

Notice is hereby given to members of Public that, all that pieces and parcels of lands lying, being and situated at **Village Gauripada, Taluka Kalyan, District Thane** bearing (Old Survey No. 45, Part No. 1) **Survey No. 45, Part No. 1/1 and Survey No. 45, Part No. 5, area measuring 3602.09 sq. meters** within the limits of Kalyan Dombivli Municipal Corporation, is hereinafter called and referred to as the **"Said Property"**.

M/s. Dattatray Housing Developers, a sole proprietary Concern, through its proprietor Mr. Kishor Dattatray Desai as the Developer has been given development rights of the said property in favour of M/s. Honest Enterprise, a Partnership Firm as the Sub-Developer by and under the registered Development Agreement dated 02/08/2007 and in pursuance of the said registered Development Agreement dated 02/08/2007 M/s. Dattatray Housing Developers, a sole proprietary Concern, through its proprietor Mr. Kishor Dattatray Desai also executed and registered Power of Attorney dated 02/08/2007 in respect of said property. The said property is in possession of M/s. Honest Enterprise, a Partnership Firm. The said registered Development Agreement and Power of Attorney still valid and subsisting.

During the period, M/s. Honest Enterprise, a Partnership Firm carried over development work on the said property and Building Commencement Certificate bearing No. KDMC/NRV/BP/KV/522-243 dated 21/02/2009 obtained from Kalyan Dombivli Municipal Corporation and under the said Building Commencement Certificate construct and developed the 3 buildings on the said property viz. **Building No. 1 - Stilt, Ground Floor Plus upper Seventh Floor, BuildingNo. 2 - Stilt, Ground Floor Plus upper Seventh Floor, Building No. 3-Stilt, Ground Floor Plus upper Seventh Floor** in the buildings/complex known as **"Girdhar Complex"**. The completion of the construction of the said buildings by and under Completion Certificate bearing No. KDMP/NRV/CC/KV/86 dated 31/05/2011 has been obtained from Kalyan Dombivli Municipal Corporation.

3 (Three) buildings have been developed on the said property mentioned in the above paragraph under known as **"Girdhar Complex"**. The remaining 487 sq. meters of the said property in Survey No. 45, Hissa No.1/1 is currently in the possession of M/s. Honest Enterprise, a Partnership Firm and the office of M/s. Honest Enterprise, a Partnership Firm is located on the said remaining 487 sq. meters of the said land and electricity supply since 2008 is being provided to the said office and our client will carry out development work on the remaining 487 sq. meters of the land through M/s. Honest Enterprise, a Partnership Firm. Accordingly, in order to verify the ownership of the said property and to verify that the said property is free from all encumbrances and encumbrances, our clients have requested me to issue a public notice in relation to the said property and accordingly, I am issuing a public notice in relation to the said property.

ANY person, body, individual, institution having any claim and/or objection in respect of or against or relating to or touching upon property described in the Schedule hereunder written by way of sale, lease, lien, mortgage, charge, encumbrance, gift, easement, maintenance, inheritance, testamentary disposition or otherwise or having in their custody any title documents pertaining to properties described in the Schedule hereunder shall communicate the same at the address mentioned below within 15 days from the publication of this notice with the documentary evidence in support thereof, failing which all the claims, if any, of such person/s shall be considered to have been waived and or abandoned and my client will complete the proposed transaction. Objections raised after the completion of 15 days period shall not binding my client.

Date : 25/11/2025

Off : I-7, Siddhivinayak Sankul, Oak Baug, New Station Road, Shivaji Path, Kalyan (West) District Thane. Mobile No. 98206 14866

Sd/-

NILESH S. PATIL

(Advocate)

MUKESH BABU FINANCIAL SERVICES LTMIED
CIN: L65920MH1985PLC035504
Regd. Office: 111, Maker Chambers III, 223, Nariman Point, Mumbai – 400021, **Tel:**022-26232051, 22844015
Web:www.mbfsi.com; E-mail:secretarial@mukeshbabu.com

SPECIAL WINDOW OPENING FOR RE-LODGEMENT OF TRANSFER REQUESTS FOR PHYSICAL SHARES
Notice is hereby given that pursuant to SEBI Circular No. SEBI/HO/ MIRSD/ MIRSD-PoD/P/CIR/2025/97 dated July 02, 2025, a Special Window has been opened for a period of 6 months, from July 7, 2025 to January 6, 2026 ("said period") for the shareholders for the re-lodgement of transfer requests of Physical shares that were lodged before April 01, 2019 and rejected or returned due to deficiencies in documentation, process or any other reasons.
The eligible shareholders will have to submit original transfer documents, along with corrected or missing details to our Registrar & Share Transfer Agent, M/s. **MUFG Intime India Private Limited** (formerly known as Link Intime India Pvt. Ltd.) at C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai – 400083. Alternatively, Shareholders can write to rnt.helpdesk@in.mpps.mufg.com or call (022) 49186270 for any queries. During the said period, all re-lodged securities will be issued only in dematerialized (demat) form.

For Mukesh Babu Financial Services Ltd.
Dated: November 25, 2025
Place: Mumbai

S/d
Nupur Chaturvedi
Company Secretary, Group Head- Legal & Compliance


STATE BANK OF INDIA

SARB Thane : 11697, Stressed Assets Recovery Branch, 1st Floor, Plot No. A-112, Circle Road No. 22, Waglie Industrial Estate, Thane (West), 400604 E-mail: sbi.11697@sbi.co.in

Appendix - I/VA-SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [See Proviso 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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on 'As is where is', 'As is what is' and 'Whatever there is' basis on **10.12.2025**, for recovery of **Rs. 61,41,177/- (Rupees Sixty One Lakhs Forty One Thousand One Hundred Seventy Seven Only)** as on **20.09.2023** with further interest incidental expenses and costs there on due to the secured creditor by Mr. Parashram Tukaram Pawar and Mr. Parashram Tukaram Pawar (Legal heir of Late Savita Tukaram Pawar). The reserve price will be **Rs. 63,11,000/- (Rupees Three Lakh Eleven Thousand only)** and the earnest money deposit will be **Rs. 6,31,100/-**.
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 any representation of the Bank.
The Bidders should get themselves registered on (<https://baanet.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 **10.12.2025 from 12.00 pm to 04.00 pm** with unlimited extensions clause of 10 minutes each.

Detail of Property					
Flat No.501, 5th Floor, Adarsh Co-op Housing Soc. Ltd, Near Municipal Commissioner's Bungalow, Thangewadi, Syndicate, situated on Plot No-3089(p), 3050A(p), 3030B (p) at Village Chikanghar, Kalyan (West) 421301 Within jurisdiction of KDMC, District Thane in the name of Mr. Parashram Tukaram Pawar and Mr. Parashram Tukaram Pawar (Legal heir of Late Savita Tukaram Pawar) (admn approx. 609 sq. ft. carpet area)					
Property ID No	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection	
	Rs. 63,11,000/-	Rs. 6,31,100/-	Rs. 50,000.00	Rs. 02.12.2025	11.00 AM to 1.00 PM
SBIN200066277934					

For detailed terms and conditions of the sale, please refer to the link provided in the Web/SBI of India the Secured Creditor/ Website www.sbi.co.in, <https://bank.sbi>,

