

KAISER

CORPORATION LIMITED

Registered Office: Unit No. 283-287, 'F' Wing, 2nd Floor,
Solaris-I, Saki Vihar Road, Andheri (E), Mumbai-400 072
T: +91 22 2269 0034, +91 8169376816
E: kaisercorpltd@gmail.com
E: compliancekaiser@gmail.com
W: www.kaiserpress.com
CIN: L22210MH1993PLC074035

To
BSE Ltd,
Listing Department,
Phiroze Jeejeebhoy Towers,
Dalal Street- Fort,
Mumbai- 400001

KCL/83/2025-26
January 28, 2026

Ref: BSE Scrip Code- 531780

Subject: Newspaper Article

Dear Sir/Madam

As per SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015; Regulation 47, please find attached hereunder the newspaper publication cuttings of the Financials Results of the Company for the quarter and nine month ended December 31, 2025 published in Freepress and in Navshakti on January 28, 2026.

Detailed financial results of the Company are available on the BSE website at www.bseindia.com and on the website of the Company at www.kaiserpress.com. We request you to kindly take the above information on your records.

Thanking you,

For Kaiser Corporation Ltd.



Jinal Jain
Company Secretary and Compliance Officer
Membership No: A59185

Encl: As above

Phoenix ARC Private Limited			
 Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai - 400 057. Tel: 022- 6849 2450, Fax: 022- 6741 2313 CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.			
Date and Time of E-Auction Date : 18-02-2026 / 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Sr. No.	Borrower(s) / Co-Borrower (s)/ Loan Account	Demand Notice Date and Amount	Description of the Immovable Property
79	LAN: LXPAL00316-170025501 Branch: Palghar Borrower: Kevin Wilson Kodyian Co-Borrower: Lissy Wilson Kodyian	13-12-2017 For Rs.2646807/- (Rupees Twenty Six Lac Forty Six Thousand Eight Hundred Seven Only)	Flat No.301, Adm. 65/05 Sq.Mtrs Built Up, Situate On The 3rd Floor Of Building Known As "Riza Apartment" Situate On The Land Bearing No.21/1(Part) At Village Pashai, Tal. & Dist. Palghar.
80	LAN: LKXBO00316-170026347 Branch: Boisar Borrower: Nilesh Devraj Kanojya Co-Borrower: Shantidevi Devraj Kanojya	07-06-2024 For Rs.1861673/- (Rupees Eighteen Lac Sixty One Thousand Six Hundred Seventy Three Only)	Flat No. 303.3Rd Floor, C Wing Prathmesh Apt. Sai Nagar Village Dandipada Road Boisar East Tal And Dist Palghar 0 0 Near Boisar Station 401501 Thane Maharashtra
81	LAN: LKXVR00116-1700330528 Branch: Virar Borrower: Shanu Ramchandra Chavan Co-Borrower: Shrawani Shanu Chavan	15-12-2020 For Rs.730040/- (Rupees Seven Lac Thirty Thousand Forty Only)	Flat No - 002, Ground Floor, Satyathama Apartment, Kelve Road, Gut No - 76(Old S.No.728/1A, 1A A2), Opposite Marathi School, Kelve Road, Kelva W, Palghar, Thane, Maharashtra - 401209
82	LAN: LKXBO00316-170033539 Branch: Boisar Borrower: Kamleshkumar Shyamnandan Singh Co-Borrower: Shobha Kamlesh Singh	18-08-2018 For Rs.544167/- (Rupees Five Lakh Fortyfour Thousand One Hundred Sixtyseven Only)	Flat No 02, Gmd Floor, C-Wing, Prathmesh Apartment, Sai Nagar Vlg, Dandipada Road, Boisar - 401501, Palghar, Maharashtra.
83	LAN: LKXVR00116-17003762 Branch: Virar Borrower: Sadaf Naaz Razi Anwar Ansari Co-Borrower: Husna Razi Anwar Ansari S Mohammad Mobin Choudhary	18-01-2018 For Rs.128014/- (Rupees Eleven Lac Twenty Eight Thousand Fourteen Only)	Flat No 003, Ground Floor, B Wing Chandika Nwas, Chsl Chandra Pada, Naggaon S No 124, H No 10 & 8, Nr Endo German Company, 401207 Vasai Thane Maharashtra India
84	LAN: LKXVAS00316-170042396 Branch: Vasai Borrower: Banshalil Fulchand Patel Co-Borrower: Suryamani Banshalil Patel	29-07-2019 For Rs.1192564/- (Rupees Seventeen Lakh Twenty Two Thousand Two Hundred Twelve Only)	Flat No. B/302,S.No.198 3Rd Floor, Ideal City, Bldg No 03, Type A, A2, B, Umroi (E),Palghar, Thane, Maharashtra - 401203
85	LAN: LKXVAS00316-170042175 Branch: Vasai Borrower: Vrendraraj Ramanath Jaiswar Co-Borrower: Sunita Virendra Jayaswar	08-02-2018 For Rs.1565378/- (Rupees Fifteen Lac Sixty Five Thousand Three Hundred Seventy Eight Only)	Flat No.06 Grd Floor,Shree Sadguru Apt, Old Survey No. 504, New Survey No. 9, Hissa No.15 Of Villahs Chandrapada, Nr Chandika Mandir , Chandra Pada Naggaon (E),Dist -Palghar 401203 Thane Maharashtra
86	LAN: LXPAL00317-180058259 Branch: Palghar Borrower: Amol Arun Naik Co-Borrower: Pooja Amol Naik	04-05-2019 For Rs.962523/- (Rupees Nine Lac Sixty Two Thousand Five Hundred Twenty Three Only)	Flat No - 205 206 207 2Nd Floor Chaya Apartment Mahavir Nagar Shyaga Road Opp. Dream City Boisar(E) Palghar-401501 401501 Maharashtra
87	LAN: LKXBO00117-180056954 Branch: Boisar Borrower: Avinash Pramod Katkar Co-Borrower: Geeta Devidas Kadam	14-09-2021 For Rs.1060231/- (Rupees Ten Lac Sixty Thousand Two Hundred Thirty One Only)	Flat No. - 402, 4Th Floor, Tejal Villa Building, Achole, Nallaspada East, Palghar, Thane, Maharashtra - 401209
88	LAN: LKXVR00117-180063001 Branch: Virar Borrower: Randheer Baban Singh Co-Borrower: - Guarantor : Abhishek Kumar Daya Ram Singh	08-07-2022 For Rs.724610/- (Rupees Seven Lac Twenty Four Thousand Six Hundred Ten Only)	Flat No.A/310, 3Rd Floor, Sai Deep Bldg, Zanjroli Kelva, 401404 Palghar Thane Maharashtra
89	LAN: LKXVR00117-180062878 Branch: Virar Borrower: Abhishek Kumar Dayaram Singh Co-Borrower: Nisha Abhishek Kumar Singh	19-12-2019 For Rs.1277039/- (Rupees Fifteen Lac Thirty Six Thousand Ninety Only)	Flat No.A/307, 3Rd Floor, Sai Deep Building, Zanjroli, Kelva(E), Palghar, Thane, Maharashtra - 401404
90	LAN: LKXKH000316-170033241 Branch: Khopoli Borrower: Ashok Kistaihal Gullapelli Co-Borrower: Sujata Ashok Gullapelli	09-11-2017 For Rs.1648715/- (Rupees Sixteen Lac Forty Eight Thousand Seven Hundred Fifty One Only)	Flat No. 204, Adm. 457 Sq. Ft Carpet Area, Situate On The 2Nd Floor Of The Building Known As 'Tikona Apartment' On The Land Bearing City Survey No.1989, 2110 & 2111, 2161, 1212 A Village Naggaon, Tal.Bhiwandi, Dist. Thane Within The Limits Bhiwandi Nizam
91	LAN: LKXKH000316-170048087 Branch: Khopoli Borrower: Satish Devidas Magare Co-Borrower: Sharda Satish Magare	18-01-2018 For Rs.1123207/- (Rupees Eleven Lac Twenty Three Thousand Two Hundred Seventy Only)	Flat No 209 2Nd Floor B Wing Gopalin Shreeji Dham , S No 40/2 403 404, Village Nandkar ,Bhiwadi 401204 Thane Maharashtra India
92	LAN: LKXVR00216-170048378 Branch: Virar Borrower: Shrinivas Ranganna Adale Co-Borrower: Geeta Shrinivas Adale	19-12-2020 For Rs.541569/- (Rupees Five Lac Forty One Thousand Five Hundred Sixty Nine Only)	Flat No - 106, 1St Floor, Shubham Karoti Apartment, House No - 154-A, 16-A, & 154-B, Mouje Sorapada, Dombivli (E), Kalyan, Thane, Maharashtra - 400601
93	LAN: LKXVR00315-160011714 Branch: Virar Borrower: Avinash Shrirang Bhise Co-Borrower: Nilam Avinash Bhise	15-06-2017 For Rs.222989/- (Rupees Twenty Three Lac Twenty Two Thousand Nine Hundred Eighty Nine Only)	Flat No. 302, 3Rd Floor, E Wing Sawant Park, Village S No. 90/4, Shanapur Opposite Forest Office Kalyan Thane Maharashtra 421301
94	LAN: LXPAN00316-170022875 Branch: Panvel Borrower: Gangli Muri Patel Co-Borrower: Kesar Gangli Patel	14-09-2021 For Rs.1076284/- (Rupees Ten Lac Seventy Six Thousand Two Hundred Eighty Four Only)	Flat No. - 301, 3Rd Floor, Building No - B, Shiv Shakti Complex, Survey No. - 39/1, Mouje Wafe, Satyadhama Asram, Shahapur, Thane, Maharashtra - 421601
95	LAN: LXPAN00315-160008343 Branch: Panvel Borrower: Sunil Atsaring Thorl Co-Borrower: Sushil Sunil Thorl	20-07-2021 For Rs.1316135/- (Rupees Fourteen Lac Ninety Seven Thousand Three Hundred Five Only)	Flat No. - 204, 2Nd Floor, A - Wing, Mahima Nwas, Chinchpada, Talaja, House No - 508, Devicha Pada Market, Pace, Near Bel Naka, Panvel, Raigarh, Maharashtra - 410201
96	LAN: LKXKA00115-160018078 Branch: Kalyan Borrower: Atul Shamrao Ghorpade Co-Borrower: Sita Rajaram Karmase	20-07-2018 For Rs.1126176/- (Rupees Eleven Lac Forty Nine Thousand Sixteen Only)	Flat No.102, 1St Floor, Bldg No.01, Yamuna Garden, Kile Village Road Village Kile, Dombivli East, Kalyan Thane Nr Zp School 421201 Thane Maharashtra
97	LAN: LKXVAS00316-170046142 Branch: Vasai Borrower: Kumar Ramchandra Panvelkar Co-Borrower: Karan Ramchandra Panvelkar	18-08-2018 For Rs.1953890/- (Rupees Nineteen Lakh Fiftythree Thousand Eight Hundred Ninety Only)	Flat No-405, 4Th Floor, B Wing, Hardik Residency, S No-29/4/B/2, Village Nandivali, Kalyan Dist- Thane 400601 Maharashtra
98	LAN: LKXVR00416-170047538 Branch: Virar Borrower: Raju Ramu Devrekar Co-Borrower: Ramu Hanumanta Devrekar	15-03-2019 For Rs.1462812/- (Rupees Fourteen Lac Two Thousand Eight Hundred Twelve Only)	Flat No.402 Fourt Floor, Survey No. 48 Hissa No.7 Sumit Apartment Village-Pisavali, Near Ganesh Chowk Kalyan(East) Kalyan Thane 400601 Thane Maharashtra
99	LAN: LKXPN00117-180057760 Branch: Pen Borrower: Nagesh Keshav Bandivadekar Co-Borrower: Suvarnata Keshav Bandivadekar	20-07-2021 For Rs.68192/- (Rupees Six Lac Eighty One Thousand One Hundred Fifty Two Only)	Flat No. - 402, 4Th Floor, Omkar Apartment, Survey No. - 27, H.No. - 1, Mouje Adivali Dhokali, Kalyan, Maharashtra - 421301

Terms and Conditions of E-Auction: 1. 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 visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chandrashekar Shiram Kumbhar - 9372704932, Chetan Shrivasi Patil - 7738061089, Abhijeet Chavan- 890622866, Harshad Motilal Pardeshi - 9206239192, Johnson Basil Fernandes - 9372705084, Khan Mohd Nafees Mohd Bakridi - 9921616419, Kiran Bhaskar Powar - 9372705151, Krishnamurari Bajrangji Singh - 9619574478, Sateesh lyengar 9833801159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail id: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN/CARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/affects affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement and all its contents and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra
Date : 28.01.2026

Sd/-
Authorised Officer, Phoenix ARC Private Limited

PUBLIC NOTICE

This is to inform the general public that MR. VINOD KUMAR RATWIKI PUNJABI alias MR. VINOD PUNJABI and MR. RAJKUMAR PUNJABI, jointly are absolute and lawful owners and/or well sufficiently entitled for Residential Flat bearing No. 602, approximately admeasuring 88.38 square meters Carpet Area, on the 6th Floor, in the Building/Society known as "STONE ARCH CO-OP. HOUSING SOCIETY LIMITED", situated at :- Sherry Rajan Road, Opposite Rizvi College, Bandra (West), Mumbai-400050, lying and situated in the registration district and sub-district of Mumbai Sub-urban District, within the boundaries and limitation of Mumbai Municipal Corporation.

They intend to sell the above-mentioned residential flat to the Purchaser. The said flat is free from all encumbrances, mortgages, and legal disputes to the best of the knowledge of the owner. However, any person or entity having any claim, interest, lien, or objection regarding the said flat is hereby required to inform the undersigned within 14 days from the date of this notice at the address mentioned below, failing which the transaction shall be completed, and such claims, if any, shall be deemed waived.

Name of the Advocate -
Saakshat Relekar
Room no 25, 2nd floor,
Bombay Mutual Chambers,
Near Harley Cafe 21, Ambalal
Doshi Marg, Near BSE,
Fort, Mumbai-400001.
Mob :- 9987037987
Email :- saakrelekar@gmail.com
Date - 27/1/2026
Place - Mumbai

COLINZ LABORATORIES LIMITED

A-101, Pratik Ind. Estate, Next to Fortis Hospital, Mulund-Goregaon Link Road, Mumbai - 400 078.
(CIN NO : L24200MH1986PLC041128)

EXTRACTS OF UN - AUDITED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

		(Rs. In Lacs)					
S. No.	Particulars	QUARTER ENDED			NINE MONTHS ENDED		YEAR ENDED
		Un-Audited			Un-Audited		Audited
		31-Dec-25	30-Sep-25	31-Dec-24	31-Dec-25	31-Dec-24	31-Mar-25
1	Revenue from Operations	150.95	154.73	154.39	469.81	529.86	682.56
2	Net Profit/(Loss) for the period(before Tax, Exceptional and/or Extraordinary Items).	12.61	18.65	10.33	47.33	49.62	61.94
3	Net Profit/(Loss) for the period before Tax (after Exceptional and/or Extraordinary Items).	12.61	18.65	10.33	47.33	49.62	61.94
4	Net Profit/(Loss) for the period after Tax (after Exceptional and/or Extraordinary Items).	8.36	14.05	5.33	34.33	34.62	49.66
5	Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (Net of Tax).	16.29	19.20	(6.78)	56.54	32.98	52.55
6	Equity Share Capital (Face Value of Rs. 10/- each).	251.91	251.91	251.91	251.91	251.91	251.91
7	Earning Per Share (Face value of Rs. 10/- each) (not annulised) (in Rs.)						
	1) Basic	0.33	0.56	0.21	1.36	1.37	1.97
	2) Diluted	0.33	0.56	0.21	1.36	1.37	1.97

NOTES:-

- The above Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 24th January, 2026.
- The above is an extract of the detailed format of financial results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. The full format of the Financial Results is available on the website of BSE at www.bseindia.com and on the Company's website at www.findoc-cll.in.
- The above results of the Company have been audited by the Statutory Auditors and they have issued an unqualified audit opinion on the same.
- Previous figures have been regrouped/ rearranged/ reclassified, wherever necessary.

For and on behalf of the Board
COLINZ LABORATORIES LTD.
CIN NO : L24200MH1986PLC041128
VIJAYA MANI
(Chairman of the Meeting)
(DIN NO : 11363910)

MUMBAI.
24th January, 2026

KAISER CORPORATION LIMITED

REGD.OFF.: Unit No. 283-287, "F" Wing, Second Floor, Solaris-I, Saki Vihar Road, Andheri (East), Mumbai 400072
CIN : L22210MH1993PLC074035

Extract of Unaudited Standalone Financial Results for the Quarter and Nine Month Ended 31st December 2025

		(₹ in Lakhs)					
Sr. No.	Particulars	Quarter Ended 31.12.2025 (Unaudited)	Quarter Ended 30.09.2025 (Unaudited)	Quarter Ended 31.12.2024 (Unaudited)	Nine Month Ended 31.12.2025 (Unaudited) Refer Note 2	Nine Month Ended 31.12.2024 (Unaudited) Refer Note 2	Year ended 31.03.2025 (Audited)
1.	Total income from operations (net)	21.70	19.22	17.32	60.60	50.70	73.25
2.	Net Profit/(Loss) for the period (before tax, & Exceptional Item)	3.48	3.08	1.81	8.09	5.33	6.81
3.	Total Comprehensive Income for the period [Comprising Profits/(Loss) for the period (after tax)] and Other Comprehensive Income (after tax)	2.77	2.08	1.62	6.18	4.60	6.09
4.	Equity Share Capital	526.21	526.21	526.21	526.21	526.21	526.21
5.	Other equity (excluding revaluation reserve as per balance sheet of previous accounting year)	0.00	0.00	0.00	0.00	0.00	(41.98)
6.	Earnings Per Share (of Rs.1/- each) Basic & Diluted (in Rs.)	0.005	0.004	0.003	0.012	0.009	0.012

Note:

- The above is an extract of the detailed format of standalone Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange websites namely, BSE LIMITED (www.bseindia.com) and on Company's website at www.kaiserpresse.com.
- The figure reported in the standalone financial results for the quarter ended 31st December, 2025 are the balancing figures between unaudited figures in respect of standalone figure upto 30th September 2025 which were subject to limited review by the auditor and unaudited financial result for nine month ended 31st December 2025.

Place: Mumbai
Dated: 27 January 2026

Extract of Unaudited Consolidated Financial Results for the Quarter and Nine Month Ended 31 December 2025


		(₹ in Lakhs)					
Sr. No.	Particulars	Quarter Ended 31.12.2025 (Unaudited)	Quarter Ended 30.09.2025 (Unaudited)	Quarter Ended 31.12.2024 (Unaudited)	Nine Month Ended 31.12.2025 (Unaudited) Refer Note 2	Nine Month Ended 31.12.2024 (Unaudited) Refer Note 2	Year ended 31.03.2025 (Audited)
1.	Total income from operations (net)	186.76	273.91	184.17	928.37	1487.27	2173.80
2.	Net Profit/(Loss) for the period (before tax, & Exceptional Item)	16.65	(274.02)	(255.91)	(300.67)	(231.15)	(239.31)
3.	Total Comprehensive Income for the period [Comprising Profits/(Loss) for the period (after tax)] and Other Comprehensive Income (after tax)	23.23	(258.57)	(260.70)	(287.81)	(251.54)	(205.89)
4.	Equity Share Capital	526.21	526.21	526.21	526.21	526.21	526.21
5.	Other equity (excluding revaluation reserve as per balance sheet of previous accounting year)	-	-	-	-	-	87.26
6.	Earnings Per Share (of Rs.1/- each) Basic & Diluted (in Rs.)	0.032	(0.271)	(0.272)	(0.292)	(0.254)	(0.204)

Note:

- The above is an extract of the detailed format of Consolidated Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange websites namely, BSE LIMITED (www.bseindia.com) and on Company's website at www.kaiserpresse.com.
- The figure reported in the consolidated financial results for the quarter ended 31st December 2025 are the balancing figures between unaudited figures in respect of the period ended 30th September 2025 and the published unaudited three months consolidated figures upto 31st December 2025, which were subject to limited review by the auditors.

Place: Mumbai
Dated: 27 January 2026

On behalf of the Board of Directors
For Kaiser Corporation Limited
Sd/-
Bhushanlal Arora
Managing Director
DIN : 00416032



ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED ("ENCORE ARC")
having Registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi – 110037 and
Corporate Office at 5th Floor, Plot No. 137, Sector – 44, Gurugram – 122002 Haryana. Tel No +91,124 - 4527200 <http://www.encorearc.com/>,

E- AUCTION CUM SALE OF PROPERTIES

Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

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 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore ARC Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI Act, 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is", "As is what is", and Whatever there is basis as per the brief particulars given hereunder as per below mentioned schedule:

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor	Trust Name	Immovable Secured Assets	Total Outstanding (Rs.)	Earnest Money Deposit (EMD)	Details for NEFT / RTGS	Reserve Price (Rs.)	Type of Possession	Details of Encumbrances
1)	Mr. Sangram Pralhad Sabnis (Borrower) Mrs. Sabnis Asha Pralhad (Co-Borrower)	EARC-Bank-30 Trust	Office no. 316 B, admeasuring area 141.48 Sq mtrs out of said Entire office space No. 316, described in schedule B hereinabove on the third floor in the building known as Shoppers Orbit Apartment Condominium including exclusive right to use Two covered car parking space Nos. 90 & 91 constructed on land bearing survey no. 44, Hissa No. A/1, corresponding survey no. 50 situated at Village Dhanori, within the registration district Pune, Sub Registration District Haveli, Taluka Haveli and within the Limits of Pune Municipal Corporation, Pune-411015	Rs. 2,73,56,262/- as on 30.09.2025 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any,	Rs. 11,70,000/-	Beneficiary Name- EARC BANK 030 TRUST Account Number- 50200086900940 IFSC Code- HDFC0001720	Rs. 1,17,00,000/-	Physical Possession	Not Known
2)	M/s. Madhav Distributors (Borrower) (Co-Borrower's) 1) Mrs. Anjali Avinash Inamdar 2) Mr. Avinash Madhav Inamdar 3) Mr. Hrishikesh Avinash Inamdar	EARC-Bank-30 Trust	All that piece and parcel of shop bearing No. 01, on the ground floor admeasuring 313sq. ft. (i.e. 29.07 sq. mtrs) Buildup area and exclusive right to use open space admeasuring 200 sq. ft. (i.e. 18.48 sq. mtrs) alongwith 4.51% undivided interest appurtenant to the said apartment in the common area and facilities in the building known as " Durvankar Classic Condominium" situated at village Dhanakwadi situated within the registration sub district of Taluka Haveli, Dist-Pune, Bounded as follows. On the towards East: Shop No. 01, On the towards West: Open to sky, On the towards South: Open Space, On the towards North: Parking	Rs. 2,30,38,385/- as on 31.10.2023 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any,	Rs. 4,60,000/-	Beneficiary Name- EARC BANK 030 TRUST Account Number- 50200086900940 IFSC Code- HDFC0001720	Rs. 46,00,000/-	Physical Possession	Not Known

Brief Information Regarding Auction Process

1.	Auction Date	16.02.2026	5.	Last Date for submission of EMD	15.02.2026
2.	Place for Submission of Bids and Place of Auction	E -Auction			
3.	Web-Site For Auction	https://sarfaesi.auctiontiger.net	6.	Time of Inspection	10 a.m. – 6 p.m.
4.	Contact Persons with Phone Nos.	Dharmendra Maurya - 9218016248			From 05.02.2026 to 14.02.2026

- A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and condition contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e. <http://www.encorearc.com/>. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Bid document/Tender document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. [propertyforsale.com](http://www.propertyforsale.com).
- All payments including EMD to be made by way of NEFT /RTGS as per details mentioned above.
- For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <http://www.encorearc.com/>.
- Interested bidders may contact Authorized officer of Encore ARC on Mobile No. 9218016248 or dharmendra.maurya@encorearc.com for any further information / query.

Place: Mumbai
Date: 27.01.2026

SD/- Authorised Officer
Encore AR

