

GARBI FINVEST LIMITED

(Formerly Golden Properties & Traders Ltd)

CIN: L65100MH1982PLC295894

Regd. Off: Office No.Shubham Centre1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai, Maharashtra-400 099

Email: garbifinvest@gmail.com, website: www.gptl.in(M)-9830012564

Date: 31.01.2026

**The Secretary, Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai
Maharashtra 400001
Security Code: 539492**

**The Listing Department
The Calcutta Stock Exchange Ltd
7, Lyons Range,
Kolkata – 700 001
West Bengal
Scrip Code: 017148**

Dear Sir/Madam,

Sub: Submission of Newspaper Advertisement for Notice of Postal Ballot

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose copies of the Newspaper Advertisement published in the following newspapers for Notice of Postal Ballot seeking approval of the Members of the Company for appointment of Mr. Rakesh Agarwal (DIN: 11094066), Mrs. Preeti Vijayvargia (DIN: 11095253) as an Independent Director of the Company and Mr. Deepak Vishwakarma (DIN: 11366789) as Director of the Company.

– **Free Press Journal**, All India Edition in English; – **Navshakti**, Mumbai Edition in Marathi;

We request you to kindly take the above information on record.


The said advertisements is available on the Company's website www.gptl.in.

Yours faithfully,

For and behalf of Garbi Finvest Limited



**Mr. Kripa Shankar Mahawar
Managing Director
DIN: 01158668**

 Piramal Finance		PIRAMAL FINANCE LIMITED (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) CIN: L65910MH1984PLC032639 Registered Office: Unit No-601, 6th Floor, Piramal Amasti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kuria (West), Mumbai- 400070 T +91 22 3802 4000.		
Branch Office: 4th Floor unit no. 4A-03 to 06, Lake City Mall, Sector No. 05, Village Majivade, Kapurbade Junction, Thane (West). Pin code - 400607.		POSSESSION NOTICE For Immoveable Property as per Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV		
<p>Whereas, the undersigned being the Authorised Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) [herein after referred to as PFL/ Secured Creditor] under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having in default to repay the amount, is hereby given to the Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrower's attention is invited to provisions of sub -section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. The borrower, particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) for as much as mentioned herein below under interest.</p>				
Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(Loan Code No. M0078644) Thane-Naupada Branch, Hitesh Purohit (Borrower) Ganesh Sing Khimising Purohit (Co-Borrower) Getadevi Ganeshsingh Purohit (Co-Borrower2)	All The Part & Parcel of Property- 701, 7th Floor, Parijat Arcade In Parijat Arcade Co Op Housing Society Ltd Survey No 414 Hissa No 3, Village Lake Taluka & District Thane- 400605	10/09/2025 for Rs. 39,16,222/- Thirty Nine Lakh Sixteen Thousand Two Hundred Twenty Two And Paise Zero Only	28-01-2026
2.	(Loan Code No. M0154030) Navi Mumbai- Karjat Branch, Omkar Thakekar (Borrower) Pradnya Pramod Thakekar (Co-Borrower 1)	All The Part & Parcel of Property- Flat No 201 2nd Floor Karjat Enclave Karjat Cts No 292B Mauje Dahivali Tarai Need Karjat Raighar- 410201	27/05/2024 for Rs. 16,03,023/- Sixteen Lakh Three Thousand Twenty Three And Paise Zero Only	27-01-2026



Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahmiliya, Sakinaka Road Opp. Parel
S T Depot, Chhatrapati Shivaji Maharaj, Mumbai - 400 025, CS: 829189896

Website: www.motilaloswal.com, Email: hqenquiry@motilaloswal.com

**PUBLIC NOTICE FOR
E-AUCTION CUM SALE**

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "**online e-auction**" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website motilaloswalhf.com as per the details given below :

Date and time of E-Auction Date: 23-02-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit:22-02-2026			
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPAN00115-160007446 Branch: Panvel Borrower: Sachin Pundalik Tambe Co-Borrower: Sanjivani Sachin Tambe	05-12-2024 For Rs: 1010623/- (Rupees Ten Lakh Ten Thousand Six Hundred & Twenty Three Only)	Flat No. 309 B-Wing 3Rd Floor Krushna Chaya Bldg Admeasuring 370 Sq Ft. S. No. 1 H. No. 14 Dombivali East Thane 0 Near Gaondevi Mandir 421001 Raigadh (MH) Maharashtra	Reserve Price: Rs. 50,0000/- (Rupees Five Lakh Only) EMD: Rs. 50000/- (Rupees Fifty Thousand Only)
LAN: LKXKH000216-170032941 Branch: Khar/14 Borrower: Sunita Shalindra Singh Co-Borrower: Shalindra Jay Singh	01-02-2022 For Rs: 118714/- (Rupees Eleven Lakh Eighty Seven Thousand Six Hundred & Sixty One Only)	Flat No 209 2nd Floor B Wing Govardhan Shriji Dham S.No.40/2 403/ Mouje Nandkar Tal Bhiwandri Dist. Thane/Village Nandkar 401204 Thane Maharashtra	Reserve Price: Rs. 60,0000/- (Rupees Six Lakh Only) EMD: Rs. 60,000/- (Rupees Sixty Thousand Only)

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.auctionbazar.com/> of our e-Auction Service Provider, **M/s. ARCA ARMAET PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Rakesh Manohar Kandare 9967337288 & Vishal Raut 8879292921**, details available in the above mentioned Web Portal and may contact their Centralised Help Centre : +91 83709 69696. E-mail ID: contact@auctionbazar.com

Place: Maharashtra /Date: 31.01.2026 **Sd/- Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited)**



KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
 Branch Office: Kotak Infinity, 5th Floor, Zone IV, Building No. 21, Infinity IT Park, Off Western Express Highway, General A K Vaidya Marg, Malad (East), Mumbai 400097
 Corporate Identity Number - L65110MH1985PLC038137, www.kotak.com

E - AUCTION COM SALE NOTICE OF IMMovable PROPERTIES

E-Auction Sale for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (b) & 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), Guarantor (s) and / or Mortgagor (s), that the below described immovable properties mortgaged / charged to **Kotak Mahindra Bank Limited** ("Secured Creditor"), the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor on 27-02-2026, will be sold through E-Auction on **"AS IS WHERE IS BASIS"**, **"AS IS WHAT IS BASIS"**, **"WHATEVER THERE IS BASIS"** and **"NO RECOURSE BASIS"** on 24-02-2026, for recovery of Rs. 3,55,622.09 (Rupees Three Crore Fifty Five Lakhs One Thousand Six Hundred Twenty Two and Paise Nine Only) as on 01-01-2026 together with further interest and other charges thereon at the contractual rates up to the footing of compound interest until payment/realization due to **Kotak Mahindra Bank Limited**, being the Secured Creditor, from the Borrower / Mortgagor / Guarantor's namely **M/s. Brijeel Foods and Beverages Pvt. Ltd., Mr. Amit Sampat Maru, Mr. Sampat Lal Maru & M. Mukeshkumar Hastimal Jain** in respect of loans granted to **M/s. Brijeel Foods And Beverages Pvt. Ltd.** The details / description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagors	Details of Immovable Properties put for E – Auction
M/s. Brijeel Foods and Beverages Pvt. Ltd. Last date for submission of online bid 23-02-2026 up to 04:00 p.m. Date & Time of E-Auction 24-02-2026 between 01.00 pm to 02.00 p.m. Reserve Price (INR) INR 3,17,00,000.00 (Rupees Three Crore Seventeen Lakhs Only) Earnest Money Deposit (EMD) (INR) INR 31,70,000.00 (Rupees Thirty One Lakhs Seventy Thousand Only)	Description of Property I : All that piece or parcel of industrial land or ground along with structure thereon together with the messages, hereditaments, bearing following Gut Nos. Gut No : 213, Hissa No : 1, Area in H.R : 0.60-0, Village : Kondhale. Situated, lying and being at revenue Village Kondhale, Taluka-Wada, Dist. Thane, Registration Sub-District of Thane in area of Kondhale Gram Panchayat. Description of Property II : All that piece or parcel of industrial land or ground along with structure thereon together with the messages, hereditaments, bearing following Gut Nos. Gut No : 214, Hissa No : 5, Area in H.R. : 0.03R-05P, Village : Kondhale. Situated, lying and being at revenue Village Kondhale, Taluka-Wada, Dist. Thane, Registration Sub-District of Thane in area of Kondhale Gram Panchayat. Description of Property III : All that piece or parcel of industrial land or ground along with structure thereon together with the messages, hereditaments, bearing following Gut Nos. Gut No : 420, Hissa No : , Area in H.R : 0.18R-05P, Village : Usar. Situated, lying and being at revenue Village Usar, Taluka-Wada, Dist. Thane in Registration Sub-District of Thane in area of Usar Gram Panchayat. Plant and Machinery : Mineral water plant comprising of bottle filling machine, Jar filling machine, Cup filling machine, Blow molding machine, Conveyor system, R. O. Plants, Chilling Plant, Shrink Wrapping machine, Storage Tanks, Air Compressors, Laboratory Equipment's etc.
Lot No. M/s. Brijeel Foods and Beverages Pvt. Ltd.	Plant and Machinery : Mineral water plant comprising of bottle filling machine, Jar filling machine, Cup filling machine, Blow molding machine, Conveyor system, R. O. Plants, Chilling Plant, Shrink Wrapping machine, Storage Tanks, Air Compressors, Laboratory Equipment's etc. <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> 23-02-2026 up to 04:00 p.m. </div> <div style="text-align: center;"> 24-02-2026 between 01.00 p.m. to 02:00 p.m. </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> INR 52,65,000.00 (Rupees Fifty Two Lakhs Sixty Five Thousand Only) </div> <div style="text-align: center;"> INR 5,26,500.00 (Rupees Five Lakhs Twenty Six Thousand Five Hundred Only) </div> </div>


The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said properties on 13.02.2026 between 12:00 pm to 02:00 pm through his authorized representative/agent.

IMPORTANT TERMS AND CONDITIONS:

1) The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankauctions.com> from 09.00 am to 02.00 p.m., with unlimited extensions of 5 minutes during each. 2) For details about E-Auction, the intending bidders must contact M/s. C1 India Pvt. Ltd. at info@bankauctions.com, or +91-9968790002 email id - info@bankauctions.com. 3) The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale. 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. 5) It is requested that the interested Bidder/s are required to generate the login ID and password from the portal <https://www.bankauctions.com/> before uploading the bid and other documents. 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal <https://www.bankauctions.com/> on or before 23.02.2026 up to 04.00 p.m. and after 04.00 p.m. till 05.00 p.m. on 23.02.2026. 7) In case of late submission of bids, the bank reserves the right to accept or reject all bids without assigning any reason whatsoever. 8) The bidders are requested to send their e-mail as follows: shivani.paste@kotak.com or nikhil.sakkala@kotak.com or dushyantsinh.zala@kotak.com or mayur.pagare@kotak.com. The Bidder shall write the subject of the email "For purchase of Properties in the matter of M/s Brjfel Foods and Beverages Pvt. Ltd. -<Lot I and II>" <"/>. 9) In an event, the Authorized Officer is receiving bids from both Lot I & Lot II, it may please be noted that priority will be given to the bid received for Lot I. 10) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Ltd. based on above mentioned contact numbers. 9) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to credit of Account No. 06401125277001, Kotak Mahindra Bank Ltd., Narman Point Branch, Mumbai, IFSC CODE: KKBK0000958, on or before 23.02.2026 up to 04.00 p.m. The NEFT/RTGS/FUND TRANSFER shall only be done from the accounts of the intending bidder(s) only, in case of joint bids. 11) The successful bidder shall deposit the EMD amount towards the purchase of properties under the lot in which he/she is successful. The Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. 10) The bid price to be submitted shall be equal to and / above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 1,00,00,000 (Rupees One Lakh Only). 11) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. 12) The successful bidder has to deposit 25% of the highest successful bid price as earnest money deposit (EMD) by way of cash, cheque or demand draft, within 30 days of the date of winning bid. If business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. 13) The highest bidder will not have any right and title over the properties until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. 14) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the properties nor on the amounts deposited. The Authorized Officer shall exercise the right to sell the properties at the best price available and provide the proceeds to the Secured Creditor. The Security Interest Rules, 2002, in respect of the auction properties. 15) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and **Kotak Mahindra Bank Limited** shall not entertain any claims. 16) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person/s other than those mentioned in the bid will be entertained. 17) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd., in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest. 18) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the bid, without assigning any reason whatsoever. The Bank at its sole discretion may also refuse to accept or reject a bid or postpone/cancel the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Auction Officer can negotiate with any of the bidders or other parties for sale of the properties by private treaty. 19) In an event of failure of the E - Auction Sale for the want of bids or otherwise or for any other reason, the Authorized Officer can enter into a private treaty for sale of the properties, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the properties. 20) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court/Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, even though the bidder does not have any claim, the EMD amount so deposited by him/her or any other party shall remain the amount deposited by him/her and shall not be refunded to him/her. The Bank at its sole discretion may also refuse to accept or reject a bid or postpone/cancel the bids and damages and/or claims or no communication will be entertained whatsoever in this regard. 21) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. 22) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned. The Intending Bidder is advised to make his own independent inquiries regarding the encumbrances on the properties including statutory liabilities, arrears of property tax, electricity dues etc. 23) All statutory dues other than the dues payable to the Government or anyone else in respect of properties Auctioned shall be the responsibility of the bidder/purchaser. Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the properties put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. 25) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the properties under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. 26) As per Section 194-A of the Income Tax Act, 1961, TDS @ 1% shall be applicable on the proceeds of sale, except for consideration of Rs. 50,000/- (Fifty thousand rupees only) and below. The bidder/purchaser shall deduct and remit the TDS to the Govt. in Form 16 in the name of M/s Brjfel Foods and Beverages Pvt. Ltd. (having PAN AACSA446B), to be borne by the bidder/purchaser from the date of the respective properties and deposit the same with Income Tax Department. Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS. 27) Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS" on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any other records pertaining to the properties and ensure that they do not have any claim, charge, lien, encumbrance, or any other dues to the Government or anyone else in respect of properties, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Properties. 28) The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 29) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. 30) The bidders should ensure proper internet connectivity, power back up etc. The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings. 31) Kotak Mahindra Bank Limited or its employees will not be held responsible for any delays in processing the bids, or for any loss of or damage to the submitted bids, or for any interruption in the network or any other reasons or any reasons or contingencies affecting the E-Auction proceedings. 32) For inspection of the properties or for any further details kindly contact Mr. Nikhil Sakkala (Mobile No. +91-7738972444), Mr. Dushyantsinh Zala (Mobile No. +91-9909919262), Mr. Mayur Pagare (Mobile No. +91-9702643053), Authorized Officer Mrs. Shivani PASTE (Mobile No. +91-9695953999) or Mr. Pranay Bhargava (Mobile No. +91-7045928097). In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Place: Thane, Maharashtra
Date : 31.01.2026

For Kotak Mahindra Bank Ltd,
Sd/-
Authorized Officer



Branch Office: ICI Bank Ltd, Ground Floor, Akurdi Centre, MIDC, Near Telephone Exchange, Opp Akurdi 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 Authorised Officer of ICI 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-Borrowers/ 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 Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	M/s. Maa Bhawani Enterprises (Borrower), Mr Rajan Kumar Mishra, Mr. Subheshwar Kumar Jha (Guarantor) Mr. Subheshwar Jha (Mortgagor) Loan Ac No. 061605001649	Flat No. 701, 7th Floor, Building No. 12 Riverwood Park, Vill- Sagarli, Taluka And District- Thane Maharashtra, Thane Addressing An Area of 550 Sq.ft. Super Built Up Area) Encumbrances of Society Dues.	Rs. 59,35,893/- As on January 20, 2026	Rs. 20,00, 000/- Rs. 20,00, 000/-	February 02, 2026 From 11:00 AM To 02:00 PM.	February 21, 2026 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 NexGen Solutions Private Limited The Mortgagor's/Notices are given a last chance to pay the total dues with further interest by February 20, 2026 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 ICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 20, 2026 before 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before February 20, 2026 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 ICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before February 20, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICI 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 ICI Bank Employee Phone No. 022 2157427/7304915594/9004392416.

Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augusto Assets Management Private Limited, 3. Matex Net Pvt. Ltd., 4. Finvin Estate Deal Technologies Pvt Ltd, 5. Girsarovs Pvt Ltd, 6. Hecta 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 this property.

The Authorised 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.icibank.com/n4p4s

Date : January 31, 2026
Place : Mumbai

Authorized Officer
ICI Bank Limited

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. ☎ Tel:- 022-6936 8500	 TJSB BANK LTD. MULTI-STATE SECURITISED BANK		
Recovery Office :- Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) – 400 604. ☎ 022-69978500.			
POSSESSION NOTICE [For Immovable Property] UNDER RULE 8 (2) OF SECURITY INTEREST ENFORCEMENT RULES, 2002 R/W PROVISIONS OF SARFAESI ACT, 2002			
<p>WHEREAS, the undersigned being the Authorized Officer of TJSB Sahakari Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act, 2002") and in exercise of powers conferred u/s. 13 (12) r/w Rule 3 of Security Interest (Enforcement) Rules 2002, issued Demand Notice dated 18.12.2025 to repay the amount mentioned in the notice within 60 Days from the date of receipt of the said notice having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that, the undersigned has taken Physical Possession of the property as per request letter 20-01-2026 of M/s. Ankush Enterprises Through its Partner Mrs. Ankush Mukund Thacker mentioned below, in exercise of powers conferred on him u/s 13(4) of SARFAESI Act, 2002 r/w Rule 8 of the Security Interest (Enforcement) Rules, 2002.</p> <p>The borrower(s) in particular and public in general are hereby cautioned not to deal with properties and any dealings with the properties will be subject to the jurisdiction of TJSB Sahakari Bank Ltd.</p> <p>The borrower's attention is invited to the provision of sub section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.</p>			
Name of the Borrower(s) / Guarantor(s) / Mortgageor(s), Branch Name & A/c Nos.	Date of Demand Notice & Outstanding Amount	Date & Place of Possession	DESCRIPTION OF PROPERTY
1. M/s. Ankush Enterprises (A Partnership Firm through its Partners): i. Mrs. Ankush Mukund Thacker ii. Smt. Priti Babulal Agarwal- (Deceased Partner through her Legal heir namely) 1. Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal 2. Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal <p style="text-align: center;">...Borrower</p>	Demand Notice Date: 18.12.2025 Outstanding Amount as on 30.11.2025 Rs. 2,69,18,97.01 (Plus further interest and cost thereon from 01.12.2025)	Date: 29.01.2026 Place : Thane (Physical Possession)	The Flat No. 602-B admeasuring on or about 754 Sq. Ft. Built up in the Building of M/s. Centre Point Co-operative Housing Society Ltd., situate at Village Panchpakhadi, Sant Dnyaneshwar Road, Thane Tal. And Dist. Thane, within the local limits of the Thane Municipal Corporation and within the Registration of Dist. Thane – Owned by Smt. Priti Babulal Agarwal (Deceased through her Legal Heirs, namely, Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal, & Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal).
2. Mrs. Ankush Mukund Thacker <p style="text-align: center;">...Guarantor & Mortgageor</p>			
3. Smt. Priti Babulal Agarwal-(Deceased through her Legal Heirs Mrs. Ankush Mukund Thacker Alias Ms. Ankush Babulal Agarwal & Mrs. Anshul Bhoutika Alias Ms. Anshul Babulal Agarwal <p style="text-align: center;">... Guarantor & Mortgageor.</p>			
4. Mr. Mukund Bhagwanlal Thacker <p style="text-align: center;">...Guarantor.</p>			
(Ram Maruti Road Branch) (CC/ 15130100101035, CLGSTL1/155307800000022, EXPRESS/15300700000011)			

DEUTSCHE BANK AG
PUBLIC NOTICE - AUCTION COM SALE OF PROPERTY
Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated **11th June 2025** calling upon the Borrower(s) **Krishna Arts, Raghunath Baikuntha Panda & Late Jagannath Baikuntha Panda** residing at Flat No. 102, 1st Floor, A Wing, Green Point Chsl, Siddheshwar Nagar, Western Express Highway, Mumbai- 400 097. Calling upon the Borrower(s)/ Co-borrower(s) to repay the outstanding amount of **Rs. 3,55,97,729.77 (Rupees Three Crore Fifty Five Lakhs Ninety Seven Thousand Seven Hundred Twenty Nine and Seventy Seven paise Only)** as on **10/02/2022**, and interest thereon within 60 days from the date of receipt of the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **12th March 2026 at 4 p.m.**, at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	All the piece and parcel of Flat No. 102, 1st Floor, A Wing, Green Point Chsl, Siddheshwar Nagar, Western Express Highway, Mumbai- 400 097, measuring 779 sq ft built up area	Rs. 91,00,000/-	Rs. 9,10,000/-	12th March 2026

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves / itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on **14th February 2026 between 11 am to 5 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of **Rs. 9,10,000/- (Rupees Nine Lakhs Ten Thousand Only)** towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 on or before **12th March 2026 by 2 pm**. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs. 50,000/- (Rupees Fifty Thousand Only) over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. Upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by her. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft/Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly on "as is where basis what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance/ Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

This Notice is also notice to the abovesaid Borrower under Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Diana Nadar, Authorized Officer - Deutsche Bank AG
Email : diana.nadar@db.com, Contact Numbers: 9820066613, 9619887707,
9152770607, 9821600029, 022 8110 3167/3727/3077/3474

Place: Mumbai
Dated: 31.01.2026

<p align="center">GARBI FINVEST LIMITED (Formerly Global Properties & Traders Ltd) CIN: L65100MH1982PLC295894</p>												
<p align="center">Regd. Off: Office No. Shubham Centre-1, A Wing, Office No-502, 5th Floor, Chakala, Andheri East, Mumbai, Maharashtra-400 099 Email: garbinvest@gmail.com, website: www.gpdl.in/MS930012564</p>												
<p align="center">NOTICE OF POSTAL BALLOT</p>												
<p>Members are hereby informed that pursuant to Sections 108 and 110 of the Companies Act, 2013 (the Act), read with the Companies (Management and Administration) Rules, 2014, as amended, (Rules), General Circular No. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, and subsequent circulars issued from time to time, the latest one being General Circular No. 03/2025 dated 22nd September, 2025 issued by the Ministry of Corporate Affairs (MCA Circulars), and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Regulations), and any other applicable provisions of the Act, Rules, Regulations, Circulars and Notifications issued thereunder [including any statutory modification(s) or re-enactment(s) thereof for the time being in force and as amended from time to time], the Company has sent Notice of Postal Ballot vide e-mail dated 28th January, 2026, to those Members who have registered their e-mail IDs with the Depository Participant(s) or with the Company as on Friday, 23rd January, 2026, being the cut-off date, together with an Explanatory Statement pursuant to Section 102 of the Act, together with the Login ID and password, for seeking their approval on the following resolutions:</p>												
Sr. No.	Description and Type of Resolutions											
1.	Appointment of Mr. Rakesh Agarwal (DIN: 11094068) as an Independent Director of the Company (Special Resolution)											
2.	Appointment of Mrs. Preeti Vijayvargia (DIN: 11095253) as an Independent Director of the Company (Special Resolution)											
3.	Appointment of Mr. Deepak Vishwakarma (DIN: 11366789) as Director of the Company											
<p>In compliance with Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (Listing Regulations) and pursuant to the provisions of Sections 108 and 110 of the Act read with the Rules framed thereunder and the MCA Circulars, the manner of voting on the proposed resolutions is restricted only to e-voting i.e., by casting votes electronically instead of submitting postal ballot forms. Accordingly, the Postal Ballot Notice along with the instructions for e-voting is being sent only through electronic mode to those Members whose email addresses are registered with the Company / Depository Participant(s). The details of the procedure to cast the vote form part of the Notes to this Notice. The instructions for remote e-voting are appended to this Notice. The Notice is also available on the website of the Company www.gpdl.in</p> <p>The Board has appointed Mrs. Geeta Roy Chowdhury (COP No. 7741), Partner of M/s. S.R. & Associates, Practicing Company Secretaries as the scrutinizer ("Scrutinizer") for conducting Postal Ballot / e-voting process in a fair and transparent manner. Members desiring to exercise their vote through the remote e-voting process are requested to carefully read the instructions indicated in this Notice and record their assent (FOR) or dissent (AGAINST) by following the procedure as stated in the 'Notes' section of this Notice.</p> <p>The e-voting facility will be available during the following period:</p> <table border="1"> <tr> <td>Cut-off date for sending the Notice to eligible shareholders</td><td>Friday, 23th January, 2026</td></tr> <tr> <td>Cut-off date for eligibility to vote</td><td></td></tr> <tr> <td>E-voting start date and time</td><td>Sunday, 1st February, 2026 at 9:00 A.M.</td></tr> <tr> <td>E-voting end date and time</td><td>Monday, 2nd March, 2026</td></tr> </table> <p>The remote e-voting facility will be available immediately after 5.00 p.m. (IST) on Monday, March 2, 2026 and will be disallowed thereafter.</p> <p>Based on the Scrutinizer's Report, the result of remote e-voting will be announced on or before Wednesday, March 4, 2026. The result declared along with the Scrutinizer's report shall be communicated in the manner provided in this Postal Ballot Notice.</p> <p>The last date of e-voting, i.e. Monday, March 2, 2026, shall be the date on which the resolution would be deemed to have been passed, if approved by the requisite majority.</p> <p>The result of the e-voting by Postal Ballot will be announced on or before Wednesday, 4th March, 2026 at the Registered Office of the Company and shall be available on the Company's website at www.gpdl.in.</p>					Cut-off date for sending the Notice to eligible shareholders	Friday, 23th January, 2026	Cut-off date for eligibility to vote		E-voting start date and time	Sunday, 1st February, 2026 at 9:00 A.M.	E-voting end date and time	Monday, 2nd March, 2026
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<p>Registered Office: A502, A-WING, 5TH FLR, Shubham Centre-1, Cardinal Gracious Road, Chakala Andheri (East), International Airport, Mumbai - 400099 Date: January 28, 2026 Place: Mumbai</p> <p align="right">By Order of the Board of Directors For Garbi Finvest Limited Sd/- Richa Agarwal Company Secretary</p>												
<p align="right">EWH - 97</p> <p align="center">REGD AO/DASTI/AFFIXATION/BEAT OF DUE PAYABLE BY PROMOTION/NOTICE BOARD OF DIRECTORS SALE PROMOTIONARY OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-II, MUMBAI, MTNL BAHAR, UNDER 3RD FLOOR, COLABA MARKET, COLABA, MUMBAI</p>												
<p>R.P. No. 207/2015 PROCLAMATION FOR SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993. Axix Bank Ltd. J., Certificate Holder</p>												
<p>Hydrain Telectonics (Pty) Ltd. v/s J., Certificate Debtor CD-1: O.H. Court Bombay (Hydrain Telectonics (Pty) Ltd., 5th Floor, M.G. Road, Mumbai 400023. CD-2: Mr. Harshraj Singh, Flat No. 1201, Seawood Estate, Building No.2, NRI Complex, Sector 54/56/58, Nerul, Navi Mumbai 400706. CD-3: Mrs. Rakumari Singh, Flat No. 1201, Seawood Estate, Building No.2, NRI Complex, Sector 54/56/58, Nerul, Navi Mumbai 400706. CD-4: Perundurai Leather Industries Eco-Security (P) Ltd., (PLIES), 450, Bhandari Main Road, B.P. Agraharam, Erode 638 005. CD-5: Vishram Tanners Envir Cont Systems Pvt. Ltd., (VISHTEC), No.18, Mahatma Gandhi Road, Sector 637-401.</p>												
<p>CD-6: Pritam Cement (India) Ltd., A-116, Rahi Akrand, Plot No. 51, Sector 11, DDB Belapur, Navi Mumbai 400 614.</p> <p>Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I, Mumbai has drawn up the Recovery Certificate in Original Application No. 184 of 2017 for recovery of Rs. 65,86,09,281/- with interest and cost from the Certificate Debtors and a sum of Rs. 65,86,09,281/- is recoverable together with interest and charges on the said Certificate Debtors.</p> <p>And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.</p> <p>And whereas a sum of Rs. 65,86,09,281 along with pendent-lie and further interest @ 12% p.a. from the date of filing of application till payment and/or realization from CDBs.</p> <p>The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is not sufficient to discharge the said debt, the balance amount shall be paid by way of RTGS/NEFT in the account No. 71101291013432, IFSC Code No: UTBI00007111, of the Axis Bank Ltd.</p> <p>The 5 offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P. No. 207 of 2015 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) (including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN/TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of Rs. 48,00,000/- (Rupees Fourty Eight Lakhs Only), etc., should be deposited with the undersigned not later than by 4:00 P.M. on 05.03.2026.</p> <p>6. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bidder (s) the sum of Rs. 48,00,000/- (Rupees Fourty Eight Lakhs Only) by way of RTGS/NEFT in the account No. 71101291013432, IFSC Code No: UTBI00007111, of the Axis Bank Ltd.</p> <p>7. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is 05.03.2026 by 4:00 P.M. The physical inspection of the properties may be taken between 05.03.2026 to 07.03.2026 at the property site.</p> <p>8. Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.</p> <p>9. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next day of the date of auction to the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.</p> <p>10. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.</p> <p>11. In addition to the above, the successful highest bidder shall also deposit pursuant fee with Recovery Officer, DRT-II, Mumbai and a sum of Rs. 1,00,000/- and 8% of the excess of said amount of Rs. 1,00,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.</p> <p>12. In the case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.</p> <p>13. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".</p> <p>14. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postponed the auction at any time without assigning any reason.</p>												

