



Ref: MBFSL/BSE/2026-27/12

June 29, 2026

To,
BSE Limited
Listing Department,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Dear Sir/Madam,

Sub: Newspaper Advertisement for Special window for transfer and dematerialisation of Physical Shares and Second 100-Day Nationwide Campaign titled “Saksham Niveshak”

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. HO/38/13/11(2)2026-MIRSD-POD/1/3750/2026 dated January 30, 2026 from February 5, 2026 to February 4, 2027 and intimation regarding Second 100-day nationwide campaign titled “Saksham Niveshak”, which is being held from April 01, 2026 to July 09, 2026 initiated by the Investor Education and Protection Fund Authority (IEPFA), under the Ministry of Corporate Affairs as published in the following newspapers on June 26, 2026:

- 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

SYMBOLIC POSSESSION NOTICE

Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, 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, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand (Rs)	Name of Branch
1.	Gopal Narayan Kumbhar & Aditi Gopal Kumbhar- TBSRA00006205848	Plot No 3, SR No 10 Bjanubai City Jadhavwadi, Tal Phaltan Maharashtra Satorra- 415523/ June 23, 2026	February 26, 2026 Rs.14,41,801/-	Satara

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: June 26, 2026
Place: Solapur & Satara

Sincerely Authorised Officer
For ICICI Bank Ltd.

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (District) Maharashtra - 400072

Karjat Branch : No.2B, 1st Floor, Swapnadeep Apartment, Near Shivaji Chowk, Karjat - 410201 (MH)

Dombivli Branch : Office No. 105, 1st Floor, Laxmi Baug Estate Chs. Ltd., Phadke Road, Near Ganpati Temple, Opp. Anil Eye Hospital, Dombivli - East, Dombivli - 421201 (MH)

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within **60 days** from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 14100000217 / Karjat Branch) Kartar Lakshman Rathod (Borrower) Vandana Kartar Rathod (Co-Borrower) Jalindar Daulat Chavan (Guarantor)	All that part & parcel of Property bearing, Flat No. 303, On 3rd Floor, Area Admeasuring 450 Sq. Ft. Built Up Area, In The Building Known As 'Ramnath Apartment' Situated At Land Bearing Survey No. 46, Hissa No. 8, In The Village Mohane, Taluka Kalyan, Dist. Thane, Maharashtra - 421102. Boundaries: East : Bhagwan Bhosale'S Property, West : Main Road, North : Suresh Khandu Bombe, South: Singh'S Property	14-04-2026 & ₹ 12,13,330/-	24-06-2026
2	(Loan Code No. 18310000403 / Dombivli Branch) Shreekrishna Khandu Suryavanshi (Borrower) Rajesh Mohan Waghele (Guarantor)	All that part & parcel of Property bearing, Flat No-202, Admeasuring 440 Sq. Fts, On The 2nd Floor, In The Building Known As 'Lakshman Apartment', Situated And Constructed On A Gaathan Land Bearing House No.87/202, Village - Mankoli, Taluka - Bhiwandi, Dist. Thane, Maharashtra-421302. Boundaries: East : Building Margin, West: Flat No. 203, North: Flat No. 201, South: Building Margin	14-04-2026 & ₹ 13,01,988/-	24-06-2026

Place : Maharashtra
Date : 26.06.2026

Authorised Officer
Aadhar Housing Finance Limited

PUBLIC NOTICE

Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051

Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059

Branch Address: 1st Floor, Office no, P02/147, Harmony Plaza, Opp. SBI, Boisar, Dist- Palghar - 401501

Branch Address: 1st Floor, Office 24, Junction 406, Plot No.406/1B, Takka Road, Panvel West 410206

Branch Address: 301-A, Nikunj Signature, 3rd Floor, Ambadi Road, Vishal Nagar, Vasai West, Maharashtra- 401202

Branch Address: ICICI Home Finance Co, Ltd., HFC Tower, Andheri Kurla Road, JB Nagar, Andheri(E), Mumbai-400059

Branch Address: Office No. 105 to 107, 1st Floor, Plot no. 29, Ayre, AAI CHS Ltd, Kelkar Road, Ramnagar, Dombivli (E)- 421201, Branch Address: Office No. FB-7, FB-117,FB-118,FB-119, 1st Floor, Highland Corporate Center, Kapurbawadi Junction, Majiwade Thane (W)- 400607, Branch Address: Shubhivan Arcade, Office No. A-402, 4th Floor, S.V. Road, Borivoli West, Mumbai, Maharashtra- 400092

The following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from ICICI Home Finance Company Limited ("ICICI HFC") and the loans have been classified as Non-Performing Assets (NPA). A notice was issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act-2002 on their last known addresses, however it was not served and hence they are hereby notified by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Property Address of Secured Asset/ Asset to be Enforced	Date of Notice Sent/ Outstanding as on Date of Notice	NPA Date
1.	Basil Waseem Jalani (Borrower), Ibtasam Basil Jalani (Co-Borrower), Afreen Banglow Amari Road Mudre Masjid Nemnath Karjat Karjat 410201 Maharashtra, LHULH00001398643	A Shop No.2, On Ground Floor, Building Known As Shree Apartm Nsituated At David Shepherd Schoo, Bounded By: North By: Road, South By: House, East By: Open Space, West By: Jiwahla Bunglow.	11-06-2026 Rs. 9,32,865/-	03-06-2026
2.	Upadhyay Ganesh Ramesh (Borrower), Urmila R Upadhyay (Co-Borrower), Flat No 402 New Mahakhal Nagar Chs Marve Cross Road Malad West Mumbai-400095 Maharashtra, LHTNE00001572619	Shop No.7, On Ground Floor, Building No.3, In The Society Known As Malwani Mahakhal Nagar Sra Chsl, Marve Cross Road, Village Malwani, Behindi Tata Power House, Malad West, Mumbai-400095 Maharashtra Bounded By: North By: Tata Power House, South By: Internal Road, East By: Mahakali Road, West By: Internal Road.	11-06-2026 Rs. 23,10,142,25/-	08-06-2026
3.	Ishika Sanjay Shivtkar (Borrower), Sanjay L Shivtkar (Co-Borrower), A 004 Devi Park Mahesh Park Tuling Road Nallasopara East Palghar 401204 Maharashtra, LHMUM00001281478	Flat No.506, 5th Floor, Bldg. No 01, Ambrosia Mahim Road Vagulsar Palghar Road 403, Dist, Palghar 401404 Maharashtra Bounded By: North By: Garden, South By: Road, East By: Residential Building, West By: Road.	11-06-2026 Rs. 15,43,033/-	03-06-2026
4.	Ishika Sanjay Shivtkar (Borrower), Sanjay L Shivtkar (Co-Borrower), A 004 Devi Park Mahesh Park Tuling Road Nallasopara East Palghar 401204 Maharashtra, LHMUM00001281478	Flat No.506, 5th Floor, Bldg. No 01, Ambrosia Mahim Road Vagulsar Palghar Road 403, Dist, Palghar 401404 Maharashtra Bounded By: North By: Garden, South By: Road, East By: Residential Building, West By: Road.	11-06-2026 Rs. 3,88,336/-	03-06-2026
5.	Arvind Mahanandpandey (Borrower), Aradhana Arvind Pandey (Co-Borrower), C 203 Angelica Heights Chsl, Chakradhar Nagar Station Road, Opp. Flat, Nallasopara Palghar Thane 401203 Maharashtra, LHANEO0001644913	Flat No C-203, C Wing, 2nd Floor, Building Known As Angelica Heights Chsl, Type Ja, Opp Naraya School Nilemore Nallasopara West 401203 Di Palghar- 401501 Maharashtra Bounded By- North By: B Wing, South By: Road, East By: Road, West By: Bldg.	11-06-2026 Rs. 38,98,681/-	08-06-2026
6.	Arvind Mahanandpandey (Borrower), Aradhana Arvind Pandey (Co-Borrower), C 203 Angelica Heights Chsl Chakradhar Nagar Station Rd, Nala, Flat, Nala, Thane 401203 Maharashtra, LHAWE00001644933	Flat No C-203.c Wing, 2nd Floor, Building Known As Angelica Heights Chsl, Type Ja, Opp Naraya School Nilemore Nallasopara West 401203 Di Palghar- 401501 Maharashtra Bounded By- North By: B Wing, South By: Road, East By: Road, West By: Bldg.	11-06-2026 Rs. 91,138/-	08-06-2026
7.	Pancha Ram (Borrower), Pavan Devi (Co-Borrower), Flat No D 401 Sr No 50 4 S Walvi Vijay Nagar Thane 401208 Maharashtra, LHVSI00001367342	201 Flat No 201 2nd Floor Bhakti Apartment Phase-II Shaligram Township Padghe Umroli East Umroli East 77 Bhoisar 401501 Maharashtra.	11-06-2026 Rs. 10,75,340/-	08-06-2026
8.	Pancharam (Borrower), Pavan Devi (Co-Borrower), Flat No D 401 Sr No 50 4 S Walvi Vijay Nagar Thane 401208 Maharashtra, LHVSI00001367383	201 Flat No 201 2nd Floor Bhakti Apartment Phase-II Shaligram Township Padghe Umroli East Umroli East 77 Bhoisar 401501 Maharashtra.	11-06-2026 Rs. 51,806,78/-	08-06-2026
9.	Ravi Kishan Patel (Borrower), Sonali Vaman Shinde (Co-Borrower), Madhukar Wadi Room No 6 Near Degeshwari Mandir Charkop Village Kandiwal West Mumbai 400067 Maharashtra, LHBHO00001406549	Flat No 3, Ground Floor, Type A, Bldg No Sra 1, Sra Complex Kurgaon Tarapur Road Boisar West, Dist. Palghar- 401501 Maharashtra Bounded By- North By: Road, South By: Bldg, East By: Road, West By: Garden.	11-06-2026 Rs. 5,42,016,54/-	08-06-2026
10.	Ravi Kishan Patel (Borrower), Sonali Vaman Shinde (Co-Borrower), Madhukar Wadi Room No 6 Near Degeshwari Mandir Charkop Village Kandiwal West Mumbai 400067 Maharashtra, LHBHO00001406606	Flat No 3, Ground Floor, Type A, Bldg No Sra 1, Sra Complex Kurgaon Tarapur Road Boisar West, Dist. Palghar- 401501 Maharashtra Bounded By- North By: Road, South By: Bldg, East By: Road, West By: Garden.	11-06-2026 Rs. 32,477/-	08-06-2026
11.	Anand Arvind Sule (Borrower), Gayatri Anand Sule (Co-Borrower), Near Shipila Hotel Opp Nana Nani Park Karhar Bhiwandi Thane Thane 421001 Maharashtra, LHTNE00001491860	Flat No 306,3rd Floor, D Wing, Building Known As Tirumala Estate, Kalher, Bhiwandi, Dist. Thane- 421301 Maharashtra Bounded By- North By: Open Plot, South By: Under Construction Building, East By: Open Plot, West By: Open Plot.	11-06-2026 Rs. 14,87,453/-	08-06-2026
12.	Anand Arvind Sule (Borrower), Gayatri Anand Sule (Co-Borrower), Near Shipila Hotel Opp Nana Nani Park Karhar Bhiwandi Thane Thane 421001 Maharashtra, LHTNE00001491920	Flat No 306,3rd Floor, D Wing, Building Known As Tirumala Estate, Kalher, Bhiwandi, Dist. Thane- 421301 Maharashtra Bounded By- North By: Open Plot, South By: Under Construction Building, East By: Open Plot, West By: Open Plot.	11-06-2026 Rs. 57,377,4/-	08-06-2026
13.	Sandeep Kishorekumar Sharma (Borrower), Kusum Kishorkumar Sharma (Co-Borrower), Room No 1509 Building No 238 T S Cabin Pahadi Goregaon Project Mumbai 400063 Maharashtra, LHPVL00001562813	Flat No.302, Third Floor, Building Known As Sham Sadan, Jay Prakash Nagar Road No 3, Pahadi, Goregaon East, Mumbai 400063 Maharashtra Bounded By- North By: Pandit Nivruttibao Saranik Marg, South By: Indira Bhavan, East By: Manorama Chs, West By: Under Construction Building.	11-06-2026 Rs. 2,05,6/-	08-06-2026
14.	Sandeep Kishorekumar Sharma (Borrower), Kusum Kishorkumar Sharma (Co-Borrower), Room No 1509 Building No 238 T S Cabin Pahadi Goregaon Project Mumbai 400063 Maharashtra, LHPVL00001562814	Flat No.302, Third Floor, Building Known As Sham Sadan, Jay Prakash Nagar Road No 3, Pahadi, Goregaon East, Mumbai 400063 Maharashtra Bounded By- North By: Pandit Nivruttibao Saranik Marg, South By: Indira Bhavan, East By: Manorama Chs, West By: Under Construction Building.	11-06-2026 Rs. 3,97,818,04/-	08-06-2026

The steps are being taken for substituted service of notice. The above borrower/s and/or their guarantors (as applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice else further steps will be taken as per the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Authorized Officer
ICICI Home Finance Company Limited

Place: Karjat, Mumbai, Palghar, Thane, Bhoisar

REFORM ARC LIMITED
(Formerly known as Reliance Asset Reconstruction Company Limited)
2nd floor ICC Chambers, Saki Vihar Road,
Near MTNL Telephone Exchange, Powai Mumbai 400072

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

REFORM ARC LIMITED (Formerly known as Reliance Asset Reconstruction Company Limited) called as "RARC", acting in its capacity as Trustee of "RARC 051 (KJSB SME TRUST)" is an Assignee and a Secured Creditor of below mentioned Borrowers by virtue of Assignment Agreement dated 27.07.2018 executed with The Kalyan Janata Sahakar Bank Ltd.

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned properties shall be sold by way of "online e-auction" for recovery of dues. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.

NAME OF BORROWER/GUARANTORS

1. **M/s. Purvi Metals Private Ltd. (Corporate Debtor)** (Under Liquidator) Through Liquidator, Shri Bharati Daga Add:- Plot no. 95/96/129, Jawahar Co-op Industrial, Estate Kamoh, Panvel, Raigad, Navi Mumbai - 410219. **Also At:** 94 B Palash Tower, Veera Desai Road, Andheri west, Mumbai 400053

2. **Mr. Rangabhadur Sahjiet Singh (Guarantor), Add:-** Flat no.1003, C-8, Sheth Residency, B.K.road, Gavanpada, Mulund - East, Mumbai - 400 081.

3. **Mr. Brijeshpratap Rangabhadur Singh (Guarantor and Mortgagee), Add:-** Flat no.1001, C-8, Sheth Residency, B.K. road, Gavanpada, Mulund - East, Mumbai - 400081

Outstanding dues :- Rs.10,48,86,240.84/- (Rupees Ten Crores Forty Eight Lakhs Eighty Six Thousand Two Hundred Forty and Paise Eighty Four Only) outstanding for loan accounts No. OMTLN-32 and OMTLN-34 as on 12.06.2026 with future interest thereon till the date of entire payment.

DESCRIPTIONS OF THE PROPERTY

Property Lot No.1 : Industrial Gala No. 1 admeasuring 2719 sq.ft. (built-up), Industrial Gala No.2 admeasuring 3007 sq. ft. (built-up), Industrial Gala No. 3 admeasuring 2975 sq. ft. (built up) on the ground floor (Total area 8701 sq. ft. built up), and Industrial Gala No. 101 admeasuring 2719 sq. ft., Industrial Gala No.102 admeasuring 3007 sq. ft. & Industrial Gala No.103 admeasuring 2975 sq.ft. on the First Floor (Total Area - 8701 sq.ft. built-up), along with the FSI and proportionate land rights in building No. 'Kl.-1' in 'Shree Rajkansi Apparel & Industrial Park' situate at Survey No. 81, Hissa No. 6 of village Pogoda, Taluka-Bhiwandi, District-Thane within limits of Bhiwandi Nizampur Municipal Corporation alongwith land beneath the said Industrial gales with right to construct G-2 upper floors with all rights attached to it admeasuring 808.64 sq. mts. **Name of the owner: Mr. Brijesh Pratap Singh**

Property Lot No.2 : Industrial Gala No.104 admeasuring 2940 sq.ft. (built-up) & Industrial Gala No. 105 admeasuring 2881 sq. ft. (built-up) (Total Area - 5821 sq. ft. built-up) on First Floor along with the FSI and proportionate land rights in building No. 'Kl.-1' in 'Shree Rajkansi Apparel & Industrial Park' situate at Survey No. 81, Hissa No. 6 of village Pogoda, Taluka - Bhiwandi, District - Thane within limits of Bhiwandi Nizampur Municipal Corporation alongwith right to construct 1 upper floor with all rights attached to it. **Name of the owner : Mr. Brijesh Pratap Singh**

Boundaries of the property: East: Main Road, West: Godowns, North: Road, South: Godowns.

1). **RESERVE PRICE- Rs.5,00,00,000/- (Rupees Five Crore Only)**

2). **EMD AMOUNT- Rs.50,00,000/- (Rupees Fifty Lakhs Only)**

Property is in Physical Possession With REFORM ARC LIMITED (Formerly Known As Reliance Asset Reconstruction Company Limited).

Litigations :- Regular Appeal vide Bailly no. 1959 of 2025 has been filed by the third party against Reliance ARC Ltd. (now Reform ARC Ltd.) before the Hon'ble DRAT, Mumbai wherein no stay has been granted. Regular Civil Suit bearing no. 194 of 2026 has been filed by the third party against Reliance ARC Ltd (now Reform ARC Ltd.) before the Civil Court, Bhiwandi, Thane wherein, no stay has been granted.

NOTE: As the Corporate Debtor, **M/s. Purvi Metals Pvt. Ltd.** is under liquidation process under IBC, 2016, the said notice is issue to the Corporate Debtor only for the purpose of information and compliance and no legal action under the provisions of the SARFAESI ACT, 2002 had been/will be initiated against the said Corporate Debtor **M/s. Purvi Metals Pvt. Ltd.**

Details Of Auction Events:-

Inspection of Property : 08.07.2026 from 11.00 A.M. to 01.00 P.M.

Last date for bid submission : 13.07.2026

Date of e-auction : 14.07.2026 between 12:00 P.M. to 1:00 P.M. (with extension of 5 minutes each)

TERMS AND CONDITIONS OF E-AUCTION SALE

- The property shall not be sold below the reserve price and sale shall be subject to confirmation by REFORM ARC LIMITED (Formerly known as Reliance Asset Reconstruction Company Limited) as secured creditor. The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE".
- The E-Auction shall be conducted through REFORM ARC LIMITED (Formerly known as Reliance Asset Reconstruction Company Limited) approved service provider **M/s ARCA EMART PRIVATE LIMITED** through the website: <https://www.auctionbazaar.com>. Detailed terms and conditions of the E-Auction, Bid Form, and Tender Documents are available on: www.rarc.co.in and <https://www.auctionbazaar.com>.
- Intending bidders must possess a valid e-mail ID. The Participation ID and Password will be communicated only through e-mail by the E-Auction service provider.
- All bidders shall comply with the provisions of Section 29A of the Insolvency and Bankruptcy Code, 2016.
- Interested bidders shall submit the duly filled Bid Form along with proof of EMD deposit and self-attested KYC documents (PAN Card, Aadhaar Card, etc.) to the Authorized Officer at: REFORM ARC LIMITED (Formerly known as Reliance Asset Reconstruction Company Limited) 2nd floor ICC Chambers, Saki Vihar Road, Near MTNL Telephone Exchange, Powai Mumbai 400072 and by email to Narendra.R.Shukla@rarc.co.in and Harshit.Bhomia@rarc.co.in in last date of submission of Bid Form is 13.07.2026. Bid Form received late or without EMD shall be summarily rejected.
- Neither REFORM ARC LIMITED nor the service provider shall be responsible for any failure on the part of the bidder due to internet/network issues, power failure, or technical lapses. Bidders are advised to make adequate alternative arrangements.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No: 040211010000004, Name of the Bank: Union Bank of India, Branch: Mumbai, Name of the Beneficiary: "Reliance Asset Reconstruction Company Limited", IFSC Code: UBIN0590070. Please note that the Cheque/Demand Draft shall not be accepted towards EMD.
- The balance sale consideration amount will be remitted in Current Account No. 0110111000019086, Name of The Bank: The Kalyan Janata Sahakar Bank Ltd, Branch: Ghatkopar (East), Name of the Beneficiary: RARC 051 KJSB SME Trust, IFSC Code: KJSB00000011. Please note that the Cheques/Demand Draft shall not be accepted towards EMD.
- Bids below the Reserve Price and/or without EMD shall not be accepted. Bid increment amount shall be in multiples of Rs.1,00,000/- (Rupees One Lakhs Only) for the property for property. In case of a sole bidder, at least one incremental bid shall be mandatory.
- The successful bidder shall deposit 25% of the sale consideration (inclusive of EMD) immediately upon being declared successful bidder and the balance 75% within 15 days from the date of confirmation of sale.
- In default of payment within the prescribed period, the amount already deposited including EMD shall stand forfeited without further notice. However, extension of time may be granted at the sole discretion of the Authorized Officer.
- EMD of unsuccessful bidders shall be refunded without interest after completion of the auction process.
- The particulars specified herein are stated to the best of the knowledge and belief of the Authorized Officer. However, the Authorized Officer shall not be responsible for any error, misstatement, or omission.
- The undersigned Authorized Officer reserves the absolute right to accept or reject any bid or to adjourn/postpone/cancel the auction without assigning any reason whatsoever.
- Prospective bidders are advised to conduct independent due diligence regarding encumbrances, title, measurement, liabilities, and condition of the property before submitting bids. No claim shall be entertained thereafter.
- All statutory dues, taxes, charges, stamp duty, registration charges, transfer charges, and any other incidental expenses relating to the sale shall be borne solely by the successful purchaser.
- For further details, contact Mr. Narendra Shukla, Assistant Vice President - Resolution, Mobile No-9321339065 and Mr. Harshit Bhomia, Authorized Officer-Legal, Mobile - 9218227862.
- The Sale Certificate shall be issued solely in the name of the successful bidder. No request for addition, deletion, substitution, or change of name(s) shall be entertained under any circumstances. The Sale Certificate shall be issued only upon receipt of the full sale consideration and confirmation of the sale by the Secured Creditor.

THIS NOTICE WILL ALSO SERVE AS STATUTORY 15 DAYS' NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Date: 26.06.2026
Place: Thane (Bhiwandi)

Sd/- Authorized Officer
REFORM ARC LIMITED (Formerly known as Reliance Asset Reconstruction Company Limited)

REGD.A/D/ASTA/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT SALE PROCLAMATION OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-II, MUMBAI MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Murnbai.

R.P. No. 301/2016
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

Uniton Bank of India, V/s ... Certificate Holder

Shri Hari Agro Products ... Certificate Debtors

CD :- 1. Shree Hari Agro Products, through proprietress, Smt. Bhagyashree Suresh Hule, having address at Landewadi/Panglawadi, Ghat No. 39, Taluka - Ambeagon, Dist. Pune **And Also At:** C/603, Shraddha Sankalp CHS Ltd., Near NNP, Gen. A.K.Vaidya Marg, Dindoshi, Malad (East), Mumbai - 400087.

Whereas the said Presiding Officer, Debts Recovery Tribunal No. III Mumbai has drawn up the Recovery Certificate in Original Application No. 387 of 2011 for recovery of **Rs. 94,64,929.86/-** with interest and cost from the Certificate Debtors and a sum of **Rs. 3,54,25,075.96** (as on 21.02.2026) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of **Rs. 94,64,929.86/- along with pendent-lite and further interest @ 10% p.a. from the date of filing of application till payment and/or realization from CDs.**

Notice is hereby given that in absence of any order of postponement, the property shall be sold on **16.07.2026 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in last 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (<https://drt.auctiontiger.net/>) of M/s. e-procurement Technologies Ltd, having address at B-704-5, Wall Street-II, Opp Orient Club, Near Gujarati College, Elise Bridge, Ahmedabad - 380006, Gujarat (India), **Contact Person: Mr. Praveen Kumar Thevar (Mobile +91 9722778828). Email address - Praveen.thevar@auctiontiger.net or support@auctiontiger.net.** The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.**

For further details contact: Mr. Vikash Kumar Upadhyay, (Manager) Mobile - 7572002323

The sale will be of the property of the C.D.s above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule attached each lot/property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped, if before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

- The reserve price below which the property shall not be sold is **Rs. 15,00,00,000/- (Rupees Fifteen Lakhs only)**
- The amount by which the bid is to be increased shall be **Rs. 15,00,00,000/- (Rupees Fifteen Lakhs only)**. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to **Rs. 1,50,00,000/- (Rupees One Lakh Fifty Thousand Only)**, is payable by way of RTGS/NEFT in the Account No.: 31790101104918, IFSC Code No: UBIN0553352 of Union Bank of India.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing **R.P.No. 301 of 2016** only) containing duly filled in and blue ink signed prescribed bid form proving 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 **Rs. 1,50,00,000/- (Rupees One Lakh Fifty Thousand Only)** should be deposited with the undersigned not later than by 4:00 P.M. on 13.07.2026.
- 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 bid documents their principal authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation/attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
- 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 **13.07.2026 by 4:00 P.M.** The physical inspection of the properties may be taken between 10:00 A.M. and 05:00 P.M. on **09.07.2026** at the property site.
- 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.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.
- 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.
- In addition to the above, the successful highest bidder shall also deposit pondage fee with Recovery Officer-II, DRT-I, @ 2% upto Rs. 1,00,00,000/- and @ 1% of the excess of said amount of Rs.1,00,00,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.
- In 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.
- The property is being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part there of	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	2	3	4	5
1	Factory Premises at Gat No. 39, Landewadi, Ambeagon, Pune - 410503.	Not available	Identified Property	Not available

Given under my hand and seal on this **29th day of May, 2026.**

Sd/-
Bhavishya Kumar Aza,
Recovery Officer,
DRT-II, Mumbai.

PUBLIC NOTICE

NOTICE is hereby given to the public at large that due to the breach and default in payments by Ritika Arjun Kumar, we have issued the Letter of Termination dated 5th May, 2026 wherein we have terminated and cancelled the Agreement for Sale dated 31st March, 2022 made and executed by and between JP Infra Residency Private Limited of the First Part and Ritika Arjun Kumar of the Second Part, duly registered with the office of the Sub-Registrar of Assurances at Thane-7 under Sr. No. TNNV-11659-2022 dated 08th July 2022 by which we had agreed to sell, transfer and assign the Flat No. 1707 on the 17th Floor in Wing D in the Real Estate Project 'North Barcelona' - Wing D' admeasuring approximately 64.13 square meters equivalent to approximately 690 square feet carpet area as per RERA (said Flat) situated at land bearing Survey/Hissa Nos. 201 (part), 202(part), 314(part) of Village Ghodbunder, Taluka and District-Thane and in the Registration District and Sub-District of Thane and within the limits of Mira Bhayander Municipal Corporation (MBMC) and more particularly described in the Schedule hereunder written on the terms and conditions as contained therein.

We are now intimating to the public at large that Ritika Arjun Kumar has no right, title and/or interest of whatsoever nature under the Agreement for Sale dated 31st March, 2022 with respect to the said Flat. We hereby confirm and inform the public at large that we are the absolute owners of the said Flat

