PATANJALI®

PATANJALI FOODS LIMITED

CIN: L15140MH1986PLC038536

Registered Office: 616, Tulsiani Chambers, Nariman Point, Mumbai - 400021, Maharashtra, India
Email: secretarial@patanjalifoods.co.in **Telephone:** (+91-22) 22828172 /69061600 **Website:** www.patanjalifoods.com

PUBLIC NOTICE OF 40th ANNUAL GENERAL MEETING

NOTICE is hereby given that the 40th Annual General Meeting ("AGM") of the members of Patanjali Foods Limited ("the Company") will be held on Tuesday, September 29, 2026 at 3:00 p.m. through video conferencing ("VC") / other audio visual means ("OAVM"), in compliance with the applicable provisions of the Companies Act, 2013 and rules made thereunder read with MCA General Circular No. 03/2025 dated September 22, 2025 read with the circulars issued earlier on the subject (collectively referred to as "MCA Circulars"), have permitted Companies to conduct their AGM through video conferencing ("VC") or other audio visual means ("OAVM"), without physical presence of the members at a common venue until further notice.

The Notice convening the 40th AGM of the Company along with statement pursuant to the provisions of Section 102 of the Companies Act, 2013 ("Notice") and Integrated Annual Report of the Company for the financial year 2025-26, which inter-alia comprises of audited standalone and consolidated financial statements of the Company for the financial year ended March 31, 2026 and Report of Board of Directors and Auditors thereon ("Integrated Annual Report"), will be sent only through e-mail to the members of the Company, whose e-mail addresses are registered with the Company / Depository Participants in accordance with the MCA Circulars and SEBI Circulars. Members can join and participate in the 40th AGM through VC / OAVM facility only.

The Notice of the 40th AGM and Integrated Annual Report will be made available on the website of the Company (www.patanjalifoods.com), Stock Exchanges, where equity shares of the Company are listed i.e., BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com) and National Securities Depository Limited ("NSDL") (www.evoting.nsdl.com) in due course.

Manner of casting vote through remote e-voting and e-voting system during AGM:

a) The manner of casting of votes through remote e-voting by members holding shares in dematerialised mode, physical mode and for members who have not registered their email addresses are provided in the Notice of the 40th AGM.

b) The facility for casting votes through e-voting system at AGM will also be made available at the AGM and members attending the AGM who have not cast their votes by remote e-voting will be able to vote at the AGM through e-voting system. The manner of voting through e-voting system are provided in the Notice of the 40th AGM.

Manner of registering / updating email address:

a) Members holding shares in physical mode and who have not updated their email addresses with the Company or Registrar and Share Transfer Agent (RTA) are requested to update their email addresses by writing to RTA of the Company at investors@sarthakglobal.com with copy marked to secretarial@patanjalifoods.co.in along with the copy of the signed request letter mentioning Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self -attested scanned copy of Aadhar Card) as supporting documents. Members holding shares in dematerialized mode are requested to register / update their email addresses with the concerned Depository Participants.

b) Members holding shares in dematerialised mode and who have not registered / updated their email addresses with their Depository Participants, are requested to register / update their email address with the Depository Participants with whom they maintain their demat accounts.

c) Members are requested to carefully read all the Notes set out in the Notice of the 40th AGM and in particular, instructions to members attending the AGM through VC / OAVM, remote e-voting and e-voting at the AGM.

d) If you have any queries or issues regarding attending AGM and e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting user manual for shareholders available at download section of www.evoting.nsdl.com or call on : 022 - 4886 7000 or send a request to Ms. Prajakta Pawle at evoting@nsdl.co.in

All grievances connected with the facility for voting by electronic means may be addressed to Ms. Prajakta Pawle, NSDL, Trade World, 4th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 or send an email to evoting@nsdl.co.in or call on 022 - 4886 7000.

For Patanjali Foods Limited
Sd/-
Ramji Lal Gupta
Company Secretary

Place: Indore
Date: September 02, 2026

PUBLIC NOTICE

We, **VEERA DESAI PROJECTS PRIVATE LIMITED C.A to Owners Beach Apartment CHSL**, hereby bring to the kind notice of general public that the Environment Department, Government of Maharashtra has accorded Environmental Clearance for Proposed Redevelopment of Residential Building Project is under SRA Scheme U/Reg, 33(11) of DCPR-2034 on Plot bearing C.T.S. No. 1066 (pt), Village: Versova, J.P. Road, in K/W Ward, Andheri (w), Mumbai. by vide letter dated 26th August 2026 bearing file No. **SIA/MH/INFRA2/581335 /2026**, EC Identification No. **EC26C3801 MH5634967N**. The copy of the clearance letter is available at http://parivesh.nic.in.

Veera Desai Projects Private Limited C.A to Owners Beach Apartment CHSL.
503, Signature, Off. Veera Desai Road, Andheri West, Mumbai 400053

NOTICE

JCF Yes Trust 2022-23/13 has made an application for membership of the Omkar 1973 Tower A CHS Ltd having address at Pandurang Budhkar Marg, Worli, Mumbai-400030 with respect to Flat No. A-6102 in the building Omkar 1973, A wing, Omkar 1973 Tower A CHS Ltd, Pandurang Budhkar Marg, Worli, Mumbai-400030.

JCF Yes Trust 2022-23/13 has represented that it is the owner of the said Flat No A-6102 pursuant to the Sale Deed dated 31.07.2025 between Mirandum Realtors Pvt Ltd (seller) and JCF Yes Trust 2022-23/13 (purchaser) and Memphis Realtors Pvt Ltd (borrower / confirming party) registered with Sub-Registrar, Mumbai.

The society hereby invites claims or objections to the grant of membership in the society to JCF Yes Trust 2022-23/13, from claimants/objector or objectors, within a period of 15 (fifteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections

If no claims/objections are received within the period prescribed above, the society shall be free to grant membership of the society to JCF Yes Trust 2022-23/13.

The claims/objections, if any, received by the society shall be dealt with in the manner provided under the byelaws of the society. A copy of the registered byelaws of the society is available for inspection by the claimants/objectors, in the office of the society between 10.00 am to 4.00 pm from the date of publication of the notice till the date of expiry of its period.

For and on behalf of
Omkar 1973 Tower A CHS Ltd
Sd/-
Hon. Secretary
Place: Mumbai Date: 02.09.2026

WEST LEISURE RESORTS LIMITED

Regd. Off.: Mall Office, 2nd Floor, Metro Junction Mall of West Pioneer Properties (India) Pvt. Ltd, Netivali, Kalyan (E), Thane-421306
Tel. No.: 0251 – 2352387 E-mail Id: cs.compliance@westpioneerindia.com
CIN: L55101MH2008PLC177941 Website: www.westleisureresort.co.in

Notice is hereby given that the 18th Annual General Meeting (AGM) of the Company will be held at Club House, Metro Residency Gate, Next to Tower-A, Near Metro Junction Mall of West Pioneer Properties (India) Pvt. Ltd, Netivali, Kalyan (E) - 421306 on Monday, 28th September, 2026 at 11.00 a.m. to transact the business as set forth in the Notice of the Meeting dated 10th August, 2026.

The Company provides its members the facility to cast their votes by electronic means on all resolutions set forth in the Notice.

a. Date and time of commencement of remote e-voting 24th September, 2026 (9.00 a.m. IST)
b. Date and time of end of remote e-voting 27th September, 2026 (5.00 p.m. IST)*
*Remote e-voting shall not be allowed beyond 5.00 p.m.
c. Cut off date 21st September, 2026
d. Members holding shares on the cut-off date shall be entitled to avail facility of remote e-voting or voting through ballot paper in the AGM.
e. Members who have cast their vote by remote e-voting may attend the meeting but shall not be entitled to cast their vote again.
f. Annual Report of the Company for the F.Y. 2025-2026 along with Notice of the AGM containing procedure for remote e-voting is available at the Link http://www.westleisureresort.co.in/pdf/2026/Annual-Report-2025-26.pdf and will also be available on the websites of the NSDL at www.evoting.nsdl.com and of BSE Limited at www.bseindia.com.
g. Any person who acquires shares and becomes a member of the Company after dispatch of the Annual Report by the Company and holding shares as on the cut off date, may obtain his / her login Id and password for remote e-voting from NSDL by sending a request at evoting@nsdl.com.

Register of Members and Share Transfer Books of the Company will remain closed from 25th September, 2026 to 28th September, 2026 (Both days inclusive).

In case of any queries related to remote e-voting, members may refer the FAQs and remote e-voting user manual available at the downloads section of www.evoting.nsdl.com or call on 022 - 4886 7000 or send a request at evoting@nsdl.com. Members may also contact Mr. Sagar S. Gudhate, Assistant Vice President, at NSDL, at telephone no.: 022-4886 7000, who will also address grievances pertaining to remote e-voting.

By Order of the Board of Directors
West Leisure Resorts Limited
Sd/-
Bhaviika Jain
Company Secretary & Compliance Officer

03.09.2026

FORM B
PUBLIC ANNOUNCEMENT

(Regulation 12 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)

FOR THE ATTENTION OF THE STAKEHOLDERS OF FORBES TECHNOSYS LIMITED

S.No.	PARTICULARS	DETAILS
1.	Name of the corporate debtor	Forbes Technosys Limited
2.	Date of incorporation of corporate debtor	09-07-1991
3.	Authority under which corporate debtor is incorporated / registered	ROC, Mumbai
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	CIN: U29290MH1991PLC062425
5.	Address of the registered office and principal office (if any) of corporate debtor	Ground Floor, Torana Apartment, Sahar Road, Airport Mumbai, Andheri-(East), Mumbai - 400099
6.	Date of closure of Insolvency Resolution Process	28-08-2026
7.	Liquidation commencement date of corporate debtor	28-08-2026 (*)
8.	Name and registration number of the insolvency professional acting as liquidator	Chetan T Shah; IBBI Regn no: IBBI/IPA-001/IP-P00026/2016-17/10059
9.	Address and e-mail of the liquidator, as registered with the Board	Office No.3, Wing-A, Satyam Shopping Centre, M. G. Road, Ghatkopar, Mumbai – 400077; chetantshah@hotmail.com
10.	Address and e-mail to be used for correspondence with the liquidator	Office No.3, Wing-A, Satyam Shopping Centre, M. G. Road, Ghatkopar, Mumbai – 400077; chetantshah@hotmail.com liquidation.forbestechnosys@gmail.com

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench has ordered the commencement of liquidation of the Forbes Technosys Limited on 28-08-2026 [(*) – Liquidator appointment order received on 31-08-2026]

Date and place: 02-09-2026; Mumbai

Name and signature of liquidator
Chetan T Shah

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos.501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Virar West Branch: Office No. - 2, 1st Floor, Sandeep House, Tirupati Nagar,Opp. Royal Academy School, M.B. Estate Road, Virar - West, Thane - 401303 (MH).

E-AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on **"As is where is", "As is what is", and " Whatever there is"** with no known encumbrances Particulars of which are given below:

S. N.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1	(Loan Appl No. 12200000512/ Virar West Branch) Bijay Bhikhan Saw (Borrower) Kalawati Devi (Co-Borrowers) Ketan Vinayak Sawant (Guarantor)	13-05-2024 & ₹ 14,87,865/-	All that part & parcel of Property bearing, Sr No 9 H No 5 Flat No 101 1st Floor A Wing Samruddhi Garden Chanakya Park Station Road Samelpada Opp Ashoka Chsl, Thane, Maharashtra, 401203. **Boundaries:-** East: Flat no 104/Sanidhya Building, West: Other Property Ashoka CHS.LTD, North: Duct/Lift/Flat no 102, South : Stair Case/Shree Prasad Building	Rs. 22,23,130/-	Rs. 2,22,313/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **07-10-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on **https://bankeauctions.com**. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. **2.** Date of Opening of the Bid/Offer (Auction Date) for Property is **08-10-2026 on https://bankeauctions.com at 03:00 PM to 04:00 PM. 3.** AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'. 4.** The Demand Draft Should be made in favorof 'Aadhar Housing Finance Limited' Only. **5.** Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://bankeauctions.com.** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. **6.** The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link **https://bankeauctions.com/registration/ signup,** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C 1 INDIA PVT LTD through the website **https://bankeauctions.com. 7.** For further details contact Authorised Officer of Aadhar Housing Finance Limited, **Arun Sahebrao Patankar, Mob.: 9594095941** OR the service provider M/s C 1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26** As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. **8.** For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com. **9.** The Bid incremental amount for auction is **Rs.10,000/-. 10.** This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Mumbai
Date : 03.09.2026

(Authorised Officer)
For Aadhar Housing Finance Limited

punjab national bank ...the name you can BANK upon !

STRESSED ASSET MANAGEMENT BRANCH, MUMBAI
PNB Pragati Tower, 1st floor, Plot C–9, Block- G, Bandra Kurla Complex, Bandra (East), Mumbai – 400051. Email: zs8356@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 23.12.2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A)Sale Price (Rs. in Rupees) / B) EMD / C)Bid Increase Amount	Date and Time of e-auction	Details of the encumbrances known to the secured creditors
1	**SAMB, MUMBAI M/S Marut Creative Infra Pvt Ltd 1. Mr.Mukesh Pandey 2. Mrs Suman Tripathi**	Shop No. 4, on Ground Floor and Basement Commercial Premises, having carpet area of 1140 Sq. Ft(Area of shop is 475 sq ft and area of basement is 665 sq ft), in the building known as Om Jagdish Co-operative Hsg. Soc. Ltd., Constructed on PLot of land bearing Survey No. 198/2, Survey No. 168 (Part) Survey No. 200/5, 200/4 (Part), 201/2, 201/5, 201/6, 201/7, 202 (Part) and Survey No. 127/1, C. T. S. No. 1387/11, Eksar Village, next to MTNL House, Devidas Lane, Borivali West, Mumbai 400 103. 3 Car parking's are allotted.	A) 18.01.2020 B) Rs 2.46 Crore + Further interest and charges as applicable. C) 21.05.2026 D)Physical	A) 2,85,00,000/- B) 28,50,000/- C) 5,00,000/-	24.09.2026 11:00AM to 04:00PM	Not known

TERMS AND CONDITIONS:
The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on date and time mentioned in the above table.
4. The Authorised Officer reserves the right to accept or reject any / all bids, 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.
5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
6. For detailed term and conditions of the sale, please refer, www.pnbindia.in

Date: 02.09.2026
Place: Mumbai

For Punjab National Bank
Chief Manager, Santoshkrishna Annavarpu
Authorised Officer
PNB, Secured Creditor Contact No: 7709754098

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (54 of 2002)] and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060125737853, M/S Yadnesh Enterprises (Borrower), Anita Pramod Sawant (Co-Borrower), Pramod Vishnu Sawant (Co-Borrower)	14-May-26 Rs. 16,38,875/- Rs. Sixteen Lakh Thirty-Eight Thousand Eight Hundred Seventy-Five Only As On 13-May-26	Property Situated At- C T S No 4897/1 Survey No 19/1 And 2, Plot No- 1, Flat No 301, 3Rd Floor, Amey Apartment, Katrang, Vill- Khopoli, Dist- Raigad, Maharashtra **Admeasuring 590 Sqft.** East: House Of Tulsai, North: Open Plot, South: Datta Niwas	29-Aug-26
(Loan A/C No.) L9001060127036799, M/S Baba Enterprises Through Its Proprietor Atif Nizam Kagdi (Borrower), Jahanara Atif Kagdi (Co-Borrower), Atif Nizam Kagdi (Co-Borrower)	15-Jun-26 Rs. 11,60,265/- Rs. Eleven Lakh Sixty Thousand Two Hundred Sixty-Five Only As On 15-Jun-26	Property Situated At- Cts No 3759 3760 376, Flat No 101, Floor No. 01, Akscon Avenue, Vill- Khopoli, Th- Khalapur, Distt- Raigad, Maharashtra **Admeasuring 496.36 Sq. Ft.**	29-Aug-26
(Loan A/C No.) L9001060124908764, M/S Shree Ganesh Engineering Through It'S Proprietor Deepak Krishannath Sawant (Borrower), Deependra Deepak Sawant (Co-Borrower), Deepak Krushnanath Sawant (Co-Borrower)	15-Jun-26 Rs. 13,13,727/- Rs. Thirteen Lakh Thirteen Thousand Seven Hundred Twenty-Seven Only As On 15-Jun-26	Property Situated At - Survey No 59/2A And 2B, Shop No 3, Society Name Ridhi Sidhi , Ground Floor ,Village - Pen, District - Raigad, Maharashtra **Admeasuring 200 Sq Ft** East: Nalanda Appartment, West: Open Plot, North: Open Plot, South: Road	29-Aug-26

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is Invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Date : 02/09/2026
Place : Raigad, Maharashtra

Authorised Officer
AU Small Finance Bank Limited

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Mumbai

L&T Finance

PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is auctioning the following property on **"ÄS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION"** by way of **"PUBLIC AUCTION"** for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession taken	Earnest Money Deposit 10% or more of RP (In ₹)	Secured Debt	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Ravindranath Pappya Patta 2. Bharati Ravindranath Patta	All That Piece And Parcel Flat No. N – 1103, Admeasuirng 727 Square Feet Equivalent To 67.57 Sq. Mtrs Carpet Area, On The Eleventh Floor, Along With 1 Four-wheeler Parking Space, In The Project Known As The Downtown, Building Casa Urbano, Situated At Village Khoni, Taluka Kalyan Maharashtra 421204	H15867280 121122828	29th January 2026	Rs. 4,16,259/-	As per Demand Notice dated 12-11-2024 Total outstanding dues is Rs. 61,70,262.18/- As On Date 04/11/2024	Rs. 41,62,590/- Bid Incremental Vale:- Rs. 25,000/-	On all 17-09-2026 working day from 10.00 A.M to 5.30 P.M with prior appointment.	24-09-2026 from 11:00 A.M TO 12:00 P.M

TERMS AND CONDITIONS OF PUBLIC AUCTION

1. The E-auction Sale is being conducted online by the Authorised Officer through the website https://sarfaesi.auctiontiger.net/EPROC/ under the provisions of SARFAESI Act with the aid and through public e-E-auction mode.
2. The public E-auction will be conducted on the date and time mentioned herein above, when the secured asset/s mentioned above will be sold on **"AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION.**
3. For participating in the public 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 assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before **23-09-2026 till 6:00 P.M**
4. The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
5. The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on **24-09-2026** i.e., day of e-auction or on the next working day i.e., **25-09-2026,** which deposit will have to confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e.,75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
6. For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. **Name – Mr. Dilip Mishra, Contact No. 7575021496, & Mr. Vikas Singh, Contact No. 8669189048. L&T Finance Ltd, Brindavan, Plot no. 177, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India, Contact No. 0222-68076666** At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the E-auction without assigning any reason thereof and without any prior notice.
7. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
8. The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
9. The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT,2002.
10. The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Sd/-
Date: 03/09/2026
Place: Mumbai
Authorized Officer
For L&T Finance Limited

यूनियन बैंक ऑफ इंडिया Union Bank of India A Government of India Undertaking

UNION BANK OF INDIA (Regional Office - Mumbai Borivali)
Roop Nagar CHSL, 2nd Floor, Above Skoda Showroom,
Opp. PVR Milap Cinema, Near Namaha Hospital, S.V. Road, Kandivali West, Mumbai - 400067.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 read with Proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where Is" "As is what is" and "Whatever there is on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder: -

Sr No.	Branch	Name Of the Borrower & Descriprion Of Property	1)Reserve Price (R.P) 2) Earnest Money	a)Mode of Payment b)Extension of Bid & Bid incremental Amount.	Debt Due / Contact Person & Mobile No.	Encumbrance possession : Symbolic / Physical
1	Vasai (27051)	**1.Mrs. Babita Ajaykumar Mishra (Borrower) 2.Mr. Ayush Ajaykumar Mishra (Co-Borrower) 3.Gandharv Ajaykumar Mishra (Co-Borrower)** Flat No. 903, 9th Floor, B-Wing, Building No. 2, Sector II, AV Crystal Towar, Near Agarwal Exotica, Yashwant Smart City Township, Vasai East, Gokhivare, Vasai 401208.	Rs. 26,35,000/- / Rs. 2,63,500/-	The Amount Can Be Credited To A/c No.270511980050000 IFSC Code UBIN08270053 Or Though Dd In Favour Of Union Bank Of India. Vasai (27051) Branch	Rs. 23,55,926/- As On 31/03/2026 Plus Further Interest And Costs Theron / Mr. Aamir Shaukat (Branch Head) - 8902224096 Ms. Dharmishtha Leuva (Authorised Officer) - 9723814489	Not Known to AO Symbolic Possession
2	Palghar West (57130)	**1.Mr. Aliasgar Sadriwala (Borrower) 2.Mrs. Lubina Aliasgar Sadriwala (Borrower)** Row h 01, Karan Villa, Karan Complex, Mira Bhayander Road, Mira Road East- 401 107. Flat no. 205 on the 2nd floor OM SAI NAGAR constructed On all that piece or parcel of land bearing S.No. 79, Hissa No. 1B part & 2 Part situated at village Palghar taluka and dist. Palghar. **3.Mr. Dilip Shankar Salunkhe (Guarantor)** B-1, Ground Floor, Om Sai Nagar, Near Railway Station Palghar East- 401404	Rs. 12,48,500/- / Rs. 1,24,850/-	The Amount Can Be Credited To A/c No.571301980050000 IFSC Code UBIN0557137 Or Though Dd In Favour Of Union Bank Of India. Palghar West Branch	Rs. 20,00,600.39/-As On 31/03/2026 Plus Further Interest And Costs Theron / Mr. Abhishek Patil (Branch Head) - 8888037888 Ms. Dharmishtha Leuva (Authorised officer) - 9723814489	Not Known to AO Physical Possession
3	Tarapur Branch (30272)	**1.Mr. Videshi Prasad Rajbhar (Borrower) 2.Mr. Mukesh Prasad (Co-Borrower)** Dutta Niwas, Sn Dubey Road, Near Ng Park, Ajankya Nagar, Kokani Pada, Dahisar-400068 Flat No 105, D Wing, 1st Floor, Bldg No E1, Sector No 06, Nand Dham Complex, Village Parnali, Taluka Palghar, District Palghar. **3.Ms. Divya G Chhuchhar (Guarantor)** B-705, Meri Gold Building, Vazira Naka Borivali-400091	Rs.14,04,000/- / Rs. 1,40,400/-	The Amount Can Be Credited To A/c No.302721980050000 Ifsc Code UBIN0930270 Or Though Dd In Favour Of Union Bank Of India. Tarapur Branch	Rs.14,69,906.84/-As On 31/03/2026 Plus Further Interest And Costs Thereon / Mr. Ashish Singh (Branch Head)- 8839127220. Ms. Dharmishtha Leuva (Authorised Officer) - 9723814489	Not Known to AO Physical Possession
4	Gokhivare Branch (61380)	**1.Mr. Aliahemad Nabihussain Ansari (Borrower) 2.Mrs. Raushan Khatun (Borrower)** Flat no. 2, Ground Floor, F Wing, Reliable Township, Village Rajavali, Vasai East Tal. Vasai, Dist Palghar 401208	Rs. 14,58,000/- / Rs.1,45,800/-	The Amount Can Be Credited To A/c No.613801980050000 Ifsc Code UBIN0561380 Or Though Dd In Favour Of Union Bank Of India. Vasai Gokhivare	Rs. 12,49,940.62/- As On 31/03/2026 Plus Further Interest And Costs Thereon / Mr. Dhananjay Singh - 9709746216 (Branch Manager) Ms. Dharmishtha Leuva — 9723814489 (Authorized Officer)	Not Known to AO Physical Possession

Date and Time of Auction: 19/09/2026 between 12:00 PM to 05:00 PM with unlimited extension of 10 Minutes i. e, the end time of e-auction will be extended by 10 Minutes each time if bid is made within the last 10 minutes before closure of auction.
Date & Time of inspection of property for intending purchasers: any time During working hours from 12.00 p. m. to 5.00p.m.)
Details of encumbrances over the Property, as known to the Bank: Not Known to Bank.
EMD shall be deposited and Link/Map the EMD amount with the property ID before End time of auction as per sale notice.
It is advisable to deposit and Link/Map the EMD amount with the property ID well in advance to avoid any technical glitch. For auction related queries e-mail to sarfaesi@unionbankofindia.com or Contact: above mentioned Authorized Officers or to RO-Borivali Contact: Ms. Dharmishtha Leuva — 9723814489 (Authorized Officer) Bidders are advised to visit the Bank's Website Unionbankofindia.co.in for detailed terms and conditions of e-auction sale and other details before submitting their Bids for taking part in the e-auction. Bidder may also visit the above-mentioned service Provider.
The terms and conditions of sale shall be strictly as per the Provisions of the Security Interest Rules (Enforcement) Rules, 2002, Please refer to the link provided in https://baanknet.com
Note: This may also be treated as notice U/s. 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower's and guarantor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date. If their outstanding dues are not repaid in full.
For Registration and Login details of Bidding Rules visit https://baanknet.com.

Date: 01.09.2026
Place: Mumbai

Sd/-
Authorised Officer
Union Bank of India