



Bombay Oxygen Investments Ltd.

REGD. OFF.: 22/B, Mittal Tower, "B" Wing, Nariman Point, Mumbai - 400021. Tel.: +91-22-6610 7503-08
Email : bomox@mtnl.net.in / contact@bomox.com
Website : www.bomox.com • CIN : L65100MH1960PLC011835

Sy/Bse/127

24th July, 2025

To,
BSE Ltd.
P.J. Towers, Dalal Street,
Mumbai - 400 001
Scrip Code: 509470

Dear Sir/Madam,

Sub : Newspaper Publication – Special Window for Re-lodgment of Transfer Requests of Physical Shares of Bombay Oxygen Investments Limited
Ref : SEBI Circular No.SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025

Pursuant to SEBI Circular No.SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, please find enclosed the Notices issued to the shareholders of the Company regarding the Special Window for Re-lodgment of Transfer Requests of Physical Shares of the Company, in compliance with the abovesaid Circular.

The Notices were published in the Free Press Journal (English) and Navshakti (Marathi) on 24th July, 2025.

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

This is for your information and records.

Thanking you,

Yours faithfully,
For Bombay Oxygen Investments Limited

Vinaya Sanjay Patil
Company Secretary and Compliance Officer
A68852

Encl: as above

ICICI Bank | Regional Office: ICICI Bank Limited, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti 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 assets

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 ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-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.	Mr. Derick C Davis (Borrower) Mrs. Henna Davis (Co-Borrower) Lan No. LBNE00005390327	Flat No. 110, 1st Floor, Building to Be Named As Trishul Golden Ville, Wing A, Gut No. 87, Hissa No. 28/1, Gut No. 87, Hissa No. 2/D, Village Sonivali, Near Amitya Bliss Tal-Ambernath, Badlapur, Thane-421503, Admeasuring An Area of Admeasuring About 36.793 Sq Mtrs As Described Above + (Plus) C. B Area 2.317 Sq Mtrs + (Plus) Balcony Area 4.400 Sq Mtrs (Plus) Terrace Area 11.112 Sq Mtrs. Total Usable Area of The Flat 54.622 Sq Mtrs.	Rs. 29,37,441/- As on July 15, 2025	Rs. 22,00,000/- Rs. 2,20,000/-	August 01, 2025 From 11:00 AM To 02.00 PM	August 13, 2025 From 11:00 AM onward
2.	Mr Rishabh Patel (Borrower) Mrs. Lovely Patel (Co-Borrower) Lan No. LBLKY00005103050	Flat No. 203, 2nd Flr, A Wing, Building No. 2, Shree Mahalakshmi Park Chsl, New Survey No. 85/12, 13 and 14, Near Discover Resorts, off Karjat-Murbad Road, Village Dhantole, Maharashtra-410201. Admeasuring An Area of 29.96 Sq. Mt. Carpet Area & 3.85 Sq. Mt. Balcony Area & 3.60 Sq. Mt. Weathered Area & 4.46 Sq. Mt. Terrace Area	Rs. 24,95,010.47/- As on July 15, 2025	Rs. 15,00,000/- Rs. 1,50,000/-	August 01, 2025 From 02:00 PM To 05:00 PM	August 13, 2025 From 11:00 AM onward

The online auction will be conducted on the website (URL Link-https://disposallub.com) of our auction agency M/s NexXen Solutions Private Limited The Mortgagees/ Notices are given a last chance to pay the total dues with further interest by August 12, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 Branch on or before August 12, 2025 by 04:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before August 12, 2025 by 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 Branch on or before August 12, 2025 by 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Mumbai. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8104548031/916868529 Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Gimsarsoft Pvt Ltd 6. Hecto Prop Tech Pvt Ltd 7. Arco Emort 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.icicibank.com/n4p4s

Date : July 24, 2025
Place: Mumbai

Authorized Officer,
ICICI Bank Limited

AXIS BANK LTD. | Branch Office - Gigaplex, NPC-1, 3rd Floor, MIDC, Airoli Knowledge Park, Mugulsan Road, Airoli, Navi Mumbai - 400708. Regd. Office: Trishul, Opp. Samartheswar Temple, Law Garden, Ellisbridge, Ahmedabad - 380006.

Rule 8(1) Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorized Officer of the **Axis Bank Ltd.** (formerly known as UTI Bank Ltd.), under the Securitization and 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** on the dates mentioned below calling upon the following Borrowers/Mortgagors, to repay the amounts mentioned in the notices and as per described below within 60 days from the date of the said Notice. The Borrowers / Co-Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers /Co-Borrowers / Mortgagors and the Public in general that the undersigned has **taken Symbolic Possession** of the properties described herein below in the exercise of the powers conferred on him under Section 13(4) of the said Act read with rule 6 & 8 of the security Interest (Enforcement) Rules, 2002 on the dates mentioned below. The Borrowers / Co-Borrowers / Mortgagors in particular and the Public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the **Axis Bank Ltd.** for the amounts mentioned herein below and future interest thereon. The Borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Sr. No.	Name and Address of Borrowers/ Guarantors and Account No.	Outstanding Amount in Rs.	Date of Demand Notice	Date of Possession
1	Borrower Applicant : Shabbir Bashir Shaikh Guarantor / Co-applicant : Mr. Rajesh Shantil Sangoi Acc. No. : PHR*573*6362398	Rs. 10,06,649/- as on 12/02/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	17/02/2025	21/07/2025
Schedule of The Property : Flat No 103 1st Floor, Flower Valley Complex, Building No. 13, Type E Lilly Apartmnet, Birwadi Umroli West Palghar - 401404 Admeasuring Area - 26.39 Sq.Mtrs.				
2	Borrower Applicant : Harivansh Ganesh Yadav Guarantor / Co-applicant : Gita Harivansh Yadav Acc. No. : PHR*573*6426276	Rs. 12,94,508/- as on 17/04/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	25/04/2025	21/07/2025
Schedule of The Property : Flat No 105 1st Floor A Wing Type D1 Bldg No 5 Jay Maa Residency Phase II, Nag Naka Behind H P Petrol Pump Boisar East Palghar 401501. Admeasuring Area:- 25.51 Sq.Mtrs				
3	Borrower Applicant : Deepak Kumar Rao Guarantor / Co-applicant : Kajal Rao Acc. No. : PHR*328*8161137	Rs. 19,40,846/- as on 13/08/2024 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	21/08/2024	21/07/2025
Schedule of The Property : Flat No 504, 5th Floor, A Wing, Bldg No 4A, Paramount Enclave, Phase 2, Survey No 1023/7, Old Survey No 1023/1+2/24, Mahim Road, Palghar West-401104. Admeasuring: 27.70 Sq. Mtrs Carpet Area				
4	Borrower Applicant : Arvind Ramlakhan Vishwakarma Guarantor / Co-applicant : Geeta Arvind Vishwakarma Acc. No. : PHR*574*7889856	Rs. 21,39,310/- as on 17/04/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	22/04/2025	21/07/2025
Schedule of The Property : Flat No 405 4th Floor B Wing Nirmala Paradise Near Pokhriyal Paradise Inter Nal Road Survey No 127 Badlapur West Ambernath Thane 421503 Admeasuring Area:35.04 Sq.Mtrs.				
5	Borrower Applicant : Mukesh Sheshrao Shinde Acc. No. : PHR**23*7576117	Rs. 14,97,804/- as on 13/12/2024 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	30/12/2024	21/07/2025
Schedule of The Property : Flat No 201 2nd Flr Type I Bldg No 9 Wing A Ayush Nine Acrow Infrastructure Gut/Survey No. 392 Near Centennial Gems, Village Panchali Umroli Palghar Maharashtra- 401404. Admeasuring: 30.95_Sq. Mtrs Carpet Area				
6	Borrower Applicant : Sunita Deepak Gupta Acc. No. : PHR**23*7747981	Rs. 13,10,320/- as on 13/12/2024 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	31/12/2024	21/07/2025
Schedule of The Property : Flat No 207 A Wing 2nd Flr Bldg No 9 Type I Ayush Nine Acrow Infrastructure Survey No. 392, 393, 394/A, 394/B Village Panchali Boisar West Palghar 401404. Admeasuring: 30.95_Sq. Mtrs Carpet Area.				
7	Borrower Applicant : Shardula Kunal Bhurke Guarantor / Co-applicant : Shilpa Shushank Muddurkar Acc. No. : PHR1342*9326327	Rs. 4,72,719/- as on 15/02/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	27/02/2025	21/07/2025
Schedule of The Property : Flat No 206 2nd Floor B Wing Divya Jyoti Bldg D Chsl Divyavraj Value Homes Complex Navapur Road Survey No. 171 Of Village Pam Tembhi Boisar West Palghar 401501. Admeasuring Area : 16.09 Sq. Mtrs				
8	Borrower Applicant : Sachin F Moin Guarantor / Co-applicant : Savita Balasaheb Bhorkade Acc. No. : PHR*574*5119*53	Rs. 25,82,245/- as on 18/03/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	20/03/2025	21/07/2025
Schedule of The Property : Flat No 117 On 1st Floor Wing M Orchid M Golden Sector 1 Survey No 27 Pt Village Antrali Khoni Heduatane Kole Taluka Kalyan Thane 421204 Admeasuring Area:-35.30 Sq.Mtrs				
9	Borrower Applicant : Rupesh Vasant Kamble Guarantor / Co-applicant : Rachana Rupesh Kamble Acc. No. : PHR*327*1688464	Rs. 14,43,736/- as on 18/03/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	24/03/2025	21/07/2025
Schedule of The Property : Flat No 404, 4th Floor, Bldg No 1.A Wing Safran Hill, Off Gurukul School Survey No 48,Badlapur East Thane Thane 421503 Admeasuring Area:- 472 Sq.Ft				
10	Borrower Applicant : Mujibur Rahman Guarantor / Co-applicant : Saleha Khatun Acc. No. : PHR*574*65*8951	Rs. 14,37,959/- as on 17/04/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	25/04/2025	21/07/2025
Schedule of The Property : Flat No 303 3rd Floor A Wing Hill Side Village Mamdapur Taluka Karjat Dist Raigad 410101, Admeasuring Area:-31.88 Sq.Mtrs				
11	Borrower Applicant : Alok Kumar Singh Guarantor / Co-applicant : Priyanka Alok Singh Acc. No. : PHR*328*9765316	Rs. 17,10,919/- as on 17/04/2025 together with further interest thereon at the contractual rate plus all costs, charges and expenses till date of payment	25/04/2025	21/07/2025
Schedule of The Property : Flat No 003 Grd Flr Anant Sharveshwari Residency Type A1 Bldg No 2 Anant Sushma Complex Gat No. 546/6 Shirgaon Dhansar Satpatie Palghar West 401404. Admeasuring Area : 29.31 Sq. Mtrs.				

Date: 21/07/2025
Place : Airoli, Navi Mumbai

Authorized Officer,
Axis Bank Ltd.

BOMBAY OXYGEN INVESTMENTS LIMITED
CIN : L65100MH1960PLC011835
22/B, Mittal Tower, 210, Nariman Point, Mumbai - 400 021.
Tel.: +91-22-66107503-08, Email id:- contact@bomoxy.com | Website:- www.bomoxy.com

SPECIAL WINDOW FOR RE-LOGGMENT OF TRANSFER REQUESTS OF PHYSICAL SHARES OF BOMBAY OXYGEN INVESTMENTS LIMITED

Pursuant to SEBI Circular No.SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, all shareholders are hereby informed that a special window is being opened for a period of six months from July 07, 2025 till January 06, 2026 to facilitate re-logging of transfer requests of physical shares.

This facility is available for transfer deeds lodged prior to April 01, 2019 and which were rejected/returned/not attended to due to deficiencies in the documents/process/or otherwise.

The investors who have missed the earlier deadline of March 31, 2021 are encouraged to take advantage of this opportunity by furnishing the necessary documents to the Company's Registrar and Share Transfer Agent, MUFG Intime India Private Limited, C - 101, Embassy 247, Lal Bahadur Shastri Marg, Vikhroli West, Mumbai- 400083, Telephone: +91 8108118484, Email: csg-unit@in.mpmis.mufg.com

For Bombay Oxygen Investments Limited

Sd/-
Vinaya Sanjay Patil
Company Secretary
A68852

Place : Mumbai
Date : 23rd July, 2025

Aadhar Housing Finance Ltd.
Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

Mira Road Branch: 1st Flr. Shop No.1,2,3,4- Shiv Prasad, Indralok Phase-3,Opp Balasaheb Thackrey Garden, Bhynder East, Thane-401105, MH

Virar West Branch: Office No. - 2, 1st Floor, Sandeep House, Tirupati Nagar,Opp. Royal Academy School,M.B. Estate Road, Virar- West, Thane - 401303 (Maharashtra)

Aadhar Housing Finance Ltd.

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. 35510000205 / Mira Road Branch), Som Sanjay Hande (Borrower), Chanda Sanjay Hande (Co-Borrower)	All that part & parcel of property bearing, 205 Second Floor Om Residency, CHSL Panvel Paradise Road Akurli, Akurli Raigad MH 410206 , Boundaries: East- BSM/ Open Plot/ Open Plot, West-Flat No. 206/ A Wing/ Other Building, North- Flat No. 204, 203, Bsm/ Other Building/ Other Building, South - Road/Road	12-04-2025 ₹ 27,20,420/-	19-07-2025
2	(Loan Code No. 12200000086 / Virar West Branch), Jayant Sanjay Deshmukh (Borrower), Dhnehal Jayanta Deshmukh (Co-Borrower) Priyanka Mayekar (Guarantor)	All that part & parcel of property bearing, S.No. 11 H No. 37 Flat No 303 3rd Floor Sai Regency Holy Kids Pre School Hanuman Mandir Malang Road Adviali Dhokali, Thane, Maharashtra, 421306 Boundaries: East- Chawl, West- Unknown Building, North- Chawl, South - Int Road/Bunglow	09-01-2025 ₹ 12,29,332/-	18-07-2025

Place : Maharashtra
Date : 24-07-2025

Authorised Officer
Aadhar Housing Finance Limited

EXH. - 73

REGD.A/D/DASTI / 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, Mumbai.

R.P. No. 456/2016
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.

DATED: 17-07-2025

Bank of India, Goregaon (W) BranchCertificate Holders
V/s
Gomaji K Thorat & OrsCertificate Debtors
CD-1: Mr. Gomaji K Thorat (deceased through legal heirs)
1 (a) Mr. Chandrakant G Thorat, B-501 Shree Naman Towers,Kilachand Road, Kandivali (West), Mumbai 400 067
1 (b) Mrs. Sanmgeeta Mohandas Pal, B-501 Shree Naman Towers, Kilachand Road, Kandivali (West), Mumbai 400 067.
1 (c) Mrs. Latika Ajay Shetty, B-501 Shree Naman Towers, Kilachand Road, Kandivali (West), Mumbai 400 067.
1 (d) Mrs. Anuradha Yogesh Wanarkar, B-501 Shree Naman Towers, Kilachand Road, Kandivali (West), Mumbai 400 067
1 (e) Smt Surekha Gomji Thorat, at post Roteagaon, R.S., Taluka Vajapur, Distt. Aurangabad, Sambhaji Nagar, Maharashtra.
1 (f) Rani Alias Smriti Gomji Thorat, at post Roteagaon, R.S., Taluka Vajapur, Distt. Aurangabad, Sambhaji Nagar, Maharashtra.
CD-2: Chandrakant G Thorat, having residence at Pushpang, C.T.S. No. 1110, S.V. Road, Kandivali (West), Mumbai 400 067
CD-3: Vijay Narayan Sonawane, having residence at B-605, Blue Arch, Blue Empire Complex, Mahavir Nagar, Kandivali (West), Mumbai 400 067 and also at C/602, 6th Floor, Nightingale Society, Charkop, Hindustan Naka, Kandivali (West), Mumbai 400 067.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. III Mumbai has drawn up the Recovery Certificate in Original Application No. 200 of 2009 for recovery of **Rs.16,44,658.00** with interest from the Certificate Debtors and a sum of **Rs. 52,79,824.18 (upto the date of sale i.e. 28-08-2025)** 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. 16,44,658.00** along with pendent-lite and further interest @ 14% p.a from the date of filing of original application i.e. 08-06-2009 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 **28-08-2025 between 02:00 PM to 03:00 P.M.** (with auto extension clause in case of bid in less than 5 minutes before closing, if required) by **open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website (www.bankseuaction.com) of M/s. C-1 India Private Limited**, having address at Plot No. 68, Sector 44, Gurugram - 122003, Haryana, India, Contact Person: Mr. Bhavik Pandya (Mobile +91 8866682937). Email address - maharashtra@c1india.com & gujarat@c1india.com. (Support help Desk No. +91 8866682937 / 0124-1302000) 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: Shri Ranjit Kumar, Chief Manager, Mobile: 9867625910

- The reserve price below which the property shall not be sold is **Rs. 5,82,00,000/- (Rupees Five Crores Eighty Two Lakhs Only)**
- The amount by which the bid is to be increased shall be **Rs. 2,00,000/ (Rupees Two 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. 58,22,000/- (Rupees Fifty Eight Lakhs Twenty Two Thousand Only)**, is payable by way of RTGS / NEFT in the Account No.: 00229020000033, IFSC Code No: BKID0000022.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II Mumbai superscribing **R.P.No.456 of 2016** 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. 58,22,000/- (Rupees Fifty Eight Lakhs Twenty Two Thousand Only)** should be deposited with the undersigned not later than **by 4:00 P.M. on 25-08-2022**.
- 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 original 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 nos 4 & 5** here in above. The last date for submission of online bid is **25-08-2025 by 4:00 P.M.** The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on **20-08-2025** at the property site. For further details contact: Shri Ranjit Kumar, Chief Manager, Mobile: 9867625910
- 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 poundage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs.1,000/- **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 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 thereof	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.	All that piece and / or parcel of the land bearing Survey No.164, Hissa No.1/1- Admeasuring 1100 sq mtrs and CTS No 1110, together with bungalow constructed thereon known as Pushpang, Off S.V. Road, Kandivali (West), Mumbai 400 067.	Not available	Mortgaged property	Not available

Given under my hand and seal on this 17th day of July, 2025

S. K. Sharma
Recovery Officer
DRT-II, Mumbai

APPENDIX IV-A
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) 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 to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)** [CIN : L65922DL2005PL136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "**as is where is**", "**as is what is**" and "**whatever there is**" basis on **25.08.2025 from 05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 32,08,523/- (Rupees Thirty Two Lakh Eight Thousand Five Hundred Twenty Five only)** pending towards **Loan Account No. HHLTHN04060482**, by way of outstanding principal, arrears (including accrued late charges) and interest till **17.07.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **18.07.2025** along with legal expenses and other charges due to the Secured Creditor from **SHIVAM SINGH, MAN'S SATYAWAN CHAUGULE, SATYAWAN CHAUGULE and MANJU JAYASHAKAR SINGH**.

The Reserve Price of the Immovable Property will be **Rs. 9,63,000/- (Rupees Nine Lakh Sixty Three Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 96,300/- (Rupees Ninety Six Thousand Three Hundred only)** i.e. equivalent to 10% of the Reserve Price.

Sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

Date : 18.07.2025
Place : THANE

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 201, 2ND FLOOR, AARSHAVENUE, WING - B, SILVERWOOD, BEHIND BHARAT COLLEGE, HENDREPADA, BADLAPUR (W), THANE, MAHARASHTRA - 421503.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelp@sammaanapital.com. For bidding, log on to www.auctionfocus.in.

sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

PUBLIC NOTICE

NOTICE is hereby given to the public at large that due to the breach and default in payments by Afzar Sheikh, we had issued the Letter of Termination dated 4th July, 2025 wherein we have terminated and cancelled the Agreement for Sale dated 25th June, 2020 made and executed by and between JP Infra Realty Private Limited of the First Part, Anita Kamal Jain of the Second Part and Afzar Sheikh of the Third Part duly registered with the Office of the Sub-Registrar of Assurances at Thane - 7 under Sr. No. TNN7-5033-2020 dated 2nd July, 2020 by which we had agreed to sell, transfer and assign the Flat No. 2203 on the 22nd Floor in the Real Estate Project 'JP North Euphoria' admeasuring approximately 59.95 square meters equivalent to approximately 645 square feet carpet area as per RERA along with additional areas of approximately 12.72 square meters equivalent to approximately 137 square feet ('said Flat') situated at Land

