



# Bombay Oxygen Investments Ltd.

REGD. OFF.: 22/B, Mittal Tower, "B" Wing, Nariman Point, Mumbai - 400021. Tel.: +91-22-6610 7503-08

Email : bomoxymtnl.net.in / contact@bomox.com

Website : www.bomox.com • CIN : L65100MH1960PLC011835

Sy/Bse/98

16<sup>th</sup> July, 2026

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

Dear Sir/Madam,

**Sub : Newspaper Publication – Notice of 65<sup>th</sup> Annual General Meeting, to be held through Video Conference (VC) / Other Audio-Visual Means (OAVM)**  
**Ref : Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)**

Pursuant to Regulation 30 of the SEBI Listing Regulations, please find enclosed the copies of the Notice issued for attention of the Members in respect of information regarding the Sixty Fifth (65<sup>th</sup>) Annual General Meeting scheduled to be held on **Tuesday, 25<sup>th</sup> August, 2026** through Video Conferencing/ Other Audio Visual Means, in compliance with the General Circular Nos. 20/2020 dated 5<sup>th</sup> May, 2020, 03/2025 dated 22<sup>nd</sup> September, 2025 and other relevant circulars issued by Ministry of Corporate Affairs (“MCA Circulars”) and other applicable provisions of the Companies Act, 2013 and Rules made thereunder.

The above mentioned advertisement is published in the Free Press Journal (English) and Navshakti (Marathi) on 16<sup>th</sup> July, 2026.

The above information is also available on the website of the Company at [www.bomox.com](http://www.bomox.com).

Kindly take the same on the record.

**Yours faithfully,**

**For Bombay Oxygen Investments Limited**

**Anshika Pal**  
**Company Secretary and Compliance Officer**  
**A78049**

Encl: as above



**MUTHOOT HOUSING FINANCE COMPANY LIMITED**  
 Registered Office: TC NO.14/2074-7, Muthoot Centre, Purnam Road, Thiruvananthapuram - 695 034, CIN NO. - U65922KL2010PLC025624, Corporate Office: 12/A D1, 13th floor, Parines Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL. NO: 022-62728517, Email Id: authorised.officer@muthoot.com

**APPENDIX -IV(Rule 8(1)) Possession Notice (For Immovable Property)**

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.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 a demand notice to below mentioned Borrower/s / Guarantor/s. After completion of 60 days from date of receipt of the said notice, The Borrower/s / Guarantor/s 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 Symbolic Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

| Sr. No. | LAN / Name of Borrower / Co-Borrower/ Guarantor                                                               | Date of Demand notice | Total Os Amount (Rs.) Future Interest Applicable        | Date of Possession |
|---------|---------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------|--------------------|
| 1       | LAN No. MHFLPURNMUM000005008874 & MHFLPROMUM000005018925<br>1. Satish Shridhar Ahire, 2. Geeta Shridhar Ahire | 18-March-2026         | Rs.7,48,716.33/- & Rs.7,53,195.69/- as on 16-March-2026 | 14-July-2026       |

Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.405, ADMV. 35.87 SQ. MTRS. CARPET AREA, ON 4TH FLOOR, IN THE BUILDING KNOWN AS PRITI PLAZA, CONSTRUCTED ON LAND BEARING SURVEY NO.70 H. NO.4(P) (AS PER NEW 7/12 EXTRACT SURVEY NO.70/42), SITUATED AT REVENUE VILLAGE KULGAON, TAL. AMBERNATH, DIST. THANE, WITHIN THE AREA OF KULGAON-BADLAPUR MUNICIPAL COUNCIL AND WITHIN THE SUB-REGISTRATION DISTRICT ULHASNAGAR AND REGISTRATION DISTRICT THANE.

The Borrower/s / Guarantor/s 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 Muthoot Housing Finance Company Limited, for an above mentioned demand amount and further interest thereon.

**Place: MAHARASHTRA, Date: 16 July, 2026** **Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited**

**PIRAMAL FINANCE LTD.**  
 CIN: L65910MH1984PLC032639  
 Registered Office: Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070 – T +91 22 3802 4000

**Branch Office: 1st Floor, Pushpa Heights, Bibwewadi, Pune-411037**  
**Contact Person: 1. Piramal Finance Ltd. -022-69482444**

**E-Auction Sale Notice – Subsequent Sale**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned, for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below.

| Loan Code/ Branch/ Borrower(s) / Co-Borrower(s)/ Guarantor(s)                                                               | Demand Notice Date and Amount                                                                                | Property Address -final                                                                                                                                                                                                                                                            | Reserve Price                                                                    | Earnest Money Deposit (EMD) (10% of RP)                                         | Outstanding Amount (14-07-2026)                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Loan Code No.: 23000001334, Pune - Pimpri (Branch), Vijaykumar Jethawa (Borrower), Nisha Vijaykumar Jethawa (Co Borrower 1) | Dt: 27-12-2022, Rs. 21,58,873/-, (Rs. Twenty One Lakh Fifty Eight Thousand Eight Hundred Seventy Three Only) | All The Piece And Parcel of The Property Having An Extent:- Flat No.102, 1st Floor, Bldg-A, Vishnu Greens, Sr No. 162, 163, 164, N-radhyia Project, Moshikrinal Road Pune Fune Maharashtra-411062 Boundaries As:- North- Open Space West- Passgae East- Open Space South- Adj Flat | Rs. 27,11,430/- (Rs. Twenty Seven Lakh Eleven Thousand Four Hundred Thirty Only) | Rs. 2,71,143/- (Rs. Two Lakh Seventy One Thousand Four Hundred Forty One Paise) | Rs. 35,80,810.41/- (Rs. Thirty Five Lakh Eighty Thousand Eight Hundred Ten Only and Forty One Paise) |

**DATE OF E-AUCTION: 31-07-2026, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 30-07-2026, BEFORE 4.00 P.M.**

For detailed terms and conditions of the Sale, please refer to the link provided in [www.piramalfinance.com/e-Auction.html](http://www.piramalfinance.com/e-Auction.html) or email us on [piramal.auction@piramal.com](mailto:piramal.auction@piramal.com)

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**

The above-mentioned Borrower/Guarantor are hereby noticed to pay the sum as mentioned in section 13(2) notice in full with accrued interest till the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

The Borrowers attention is drawn towards sub-section 8(f) section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein falls for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty

**Date: July 16, 2026, Place: Pune** **Sd/- (Authorised Officer), Piramal Finance Limited**

**BOMBAY OXYGEN INVESTMENTS LIMITED**  
 CIN: L65100MH1960PLC011835  
 22/B, MITTAL TOWER, 210, NARIMAN POINT, MUMBAI - 400 021  
 Website: [www.bomox.com](http://www.bomox.com) Email: [contact@bomox.com](mailto:contact@bomox.com)

**INFORMATION REGARDING THE 65<sup>TH</sup> ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING ("VC") OTHER AUDIO VISUAL MEANS ("OAVM")**

**NOTICE** is hereby given that the **Sixty Fifth (65<sup>th</sup>) Annual General Meeting ("AGM")** of the Members of Bombay Oxygen Investments Limited ('the Company'), will be held on **Tuesday, 25<sup>th</sup> August, 2026 at 12.00 P.M.** through VC/ OAVM facility without the physical presence of the Members at a common venue, in compliance with General Circular Nos. 20/2020 dated 5<sup>th</sup> May, 2020, 03/2025 dated 22<sup>nd</sup> September, 2025 and other relevant circulars issued by Ministry of Corporate Affairs, ("MCA Circulars") and applicable provisions of the Companies Act, 2013 (the Act) and rules made thereunder, to transact business set forth in the Notice of the AGM.

In compliance with the MCA Circulars and applicable provisions of the Act and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), Notice of the 65<sup>th</sup> AGM, the Annual Report for the Financial Year 2025-26 along-with the Login ID and Password for participating in the AGM through VC/OAVM, will be sent **only through the electronic mode (by e-mail)**, within the statutory timelines, to those Members whose e-mail address(es) are registered either with the Company, Registrar & Share Transfer Agent, MUFG Intime India Private Limited ("MIPL") or with any Depository. A copy of the Notice of the 65<sup>th</sup> AGM along with the Annual Report for the Financial Year 2025-26 will also be available on the Company's website at [www.bomox.com](http://www.bomox.com), website of the BSE Limited i.e. [www.bseindia.com](http://www.bseindia.com) and on the website of MUFG Intime India Private Limited ("MIPL") at <https://instavote.linkintime.co.in>

Members who wish to obtain printed copies of above-mentioned documents can send a request on [contact@bomox.com](mailto:contact@bomox.com).

**Manner for registering/ updating e-mail address:**

Members whose email addresses and mobile numbers are not registered must follow the process mentioned below:

- For shares held in physical form the RTA is to be approached only through their website on [https://web.in.mpmf.mufig.com/helpdesk/Service\\_Request.html](https://web.in.mpmf.mufig.com/helpdesk/Service_Request.html)
- In case the shares are held in demat mode, please register/update your e-mail address with the respective Depository Participant.

**Manner of Voting at the AGM:**

Members will have an opportunity to cast their vote remotely or during the AGM on the business, as set forth in the Notice of the 65<sup>th</sup> AGM through the electronic voting system. The manner of voting remotely or during the AGM for the Members holding the shares in dematerialized mode, physical mode and for the members who have not registered their e-mail addresses will be provided in the Notice convening the AGM.

Members who need assistance before or during the AGM may refer the Frequently Asked Questions ("FAQs") and InstaVote e-Voting manual available at <https://instavote.linkintime.co.in>, under the Help section or send an email to [enotices@in.mpmf.mufig.com](mailto:enotices@in.mpmf.mufig.com) or contact on: - Tel: 022 – 4918 6000.

**Updation of the bank account details for receipt of dividend:**

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical Holding | <p><b>Update of mandate for receiving dividend directly in bank account through Electronic Clearing System or any other means in a timely manner:</b></p> <p><b>In case shares are held in physical form:</b> Investor Service Request Form ISR-1, Form ISR-2 duly filled as per the instructions stated therein along with the supporting documents, including original cancelled cheque leaf with your name as the Account holder.</p> <p>The Investor Request Forms are available at the website of our RTA at <a href="https://web.in.mpmf.mufig.com/KYC-downloads.html">https://web.in.mpmf.mufig.com/KYC-downloads.html</a></p> <p>Please refer to process detailed and proceed accordingly.</p> |
| Demat Holding    | <p>Members may please note that their bank details as furnished by the respective DPs to the Company will be considered for remittance of dividend as per the applicable regulations of the DPs and the Company will not entertain any direct request from such Members for change / addition / deletion in such bank details. Accordingly, the Members holding shares in demat form are requested to update their Electronic Bank Mandate with their respective DPs.</p> <p>Further, please note that instructions, if any, already given by Members in respect of shares held in physical form, will not be automatically applicable to the dividend paid on shares held in electronic form.</p>     |

As you are aware, as per the provisions of the Income Tax Act, 2025 read with the Finance Act, 2026, dividend paid or distributed by a company shall be taxable in the hands of shareholders. Therefore, the Company is required to deduct tax at source (TDS) at the rates applicable on the amount distributed to the shareholders, if approved in the Annual General Meeting (AGM) of the Company scheduled to be held on 25<sup>th</sup> August, 2026.

Accordingly, Form 121 under Section 393(6) of the Income Tax Act, 2025 read with Rule 211 of the Income-tax Rules, 2026 can be sent at email id [Csexemptforms2627@in.mpmf.mufig.com](mailto:Csexemptforms2627@in.mpmf.mufig.com) on or before Tuesday, 18<sup>th</sup> August, 2026 to enable the Company to determine the appropriate TDS / withholding tax rate applicable. Any communication on the tax determination/deduction received post 18<sup>th</sup> August, 2026 shall not be considered.

#### Final Dividend and Record Date:

Notice is further given that the Board of Directors of the Company at their meeting held on Wednesday, 27<sup>th</sup> May, 2026 had approved and recommended payment of the Dividend of Rs.25/- (Rupees Twenty Five only) per Equity Shares of the Company for the financial year ended 31<sup>st</sup> March, 2026 subject to the approval of the Members at the ensuing AGM of the Company. The dividend, if approved, by the Members will be paid subject to the deduction of tax at source, on or after **Friday, 28<sup>th</sup> August, 2026** to those Members whose names stand on the Register of Members or Register of Beneficial Owners of the Company, as on the Record date i.e. **Tuesday, 18<sup>th</sup> August, 2026**.

Kindly note that pursuant to Regulation 12 read with Schedule-I to the Listing Regulations, the payment of dividend shall be made only in electronic mode to all shareholders. Further, as per the SEBI Master circular for compliance with the provisions of the Listing Regulations last updated on 30<sup>th</sup> January, 2026 (the Master Circular), the shareholders holding securities in physical mode, must update their KYC details (i.e. Valid PAN, contact details, bank account details and specimen signature) against their folios.

In case of non-updation of PAN or Contact Details or Mobile Number or Bank Account Details or Specimen Signature in respect of physical folios, dividend / interest etc., shall be paid upon furnishing all the aforesaid details in entirety.

The above information is being issued for the information and benefit of all the Members of the Company and in compliance with the Circulars.

This information is also available on the Company's website at [www.bomox.com](http://www.bomox.com) and the website of the BSE Limited i.e. [www.bseindia.com](http://www.bseindia.com).

The Members may contact the Company's Registrar and Share Transfer Agent quoting the Folio Number/ DP ID and Client ID at:

**MUFG Intime India Private Limited**  
**(Unit: Bombay Oxygen Investments Limited)**  
 C-101, 1<sup>st</sup> Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West), Mumbai - 400 083  
 Tel: +91 810 811 8484  
 Website: <https://www.in.mpmf.mufig.com>

**For Bombay Oxygen Investments Limited**

**Place : Mumbai**  
**Date : 16<sup>th</sup> July, 2026**  
**Sd/- Anshika Pal**  
**Company Secretary & Compliance Officer**

**E-AUCTION SALE NOTICE**

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**  
 CIN: U67100MH2007PLC174759

**Retail Central & Regd. Office:** Edelweiss House, Off CST Road, Kalina, Mumbai 400098

**E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")**

That HDFC Bank Ltd (hereinafter referred as Original Lender/HDFC) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of EARC TRUST SC 469 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 27-03-2025 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the HDFC and all the rights, title and interests of HDFC with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

Notice of 15 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the possession of which has been taken by the Authorised Officer (AO) will be sold on 'As is where is', 'As is what is', and 'Whatever there is' basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). Earlier auction held in May 2026 failed due to want of bidders. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

**DETAILS OF SECURED ASSET PUT FOR E-AUCTION:**

| S. No. | Loan Account No./ Name of the Selling Institution | Name of Borrower/ Co-Borrower/Guarantor                                               | Trust name        | Total Outstanding Dues INR as on 14-07-2026 | Reserve Price INR | Earnest Money Deposit (EMD) in INR | Date and Time of Auction    | Type of Possession |
|--------|---------------------------------------------------|---------------------------------------------------------------------------------------|-------------------|---------------------------------------------|-------------------|------------------------------------|-----------------------------|--------------------|
| 1      | 623631989/523876444/ HDFC Bank Ltd                | 1. MR. KHARAT RAHUL MADHUKAR (BORROWER) and 2. MRS. KHARAT SHANTA RAHUL (CO-BORROWER) | EARC TRUST-SC 469 | ₹ 1,700,556,624/-                           | ₹ 8,00,000/-      | ₹ 80,000/-                         | 05-08-2026 at 12:00:00 NOON | Physical           |

**PROPERTY DESCRIPTION:** All That Piece And Parcel Of Property At Yashwant Plaza, Flat-2, Floor-Ground, Plot 2, S No 148/6/A/2, Near Gunkul School, Shirgaon, Badlapur East-421503, Area Of Flat Admeasuring Carpet Area Of 21.27 Sq. Mtrs.

**IMPORTANT INFORMATION REGARDING AUCTION PROCESS:**

- EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
- EMD Payments made through RTGS shall be to: **Name of the Account No.** EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - "EMD ACCOUNT" **Account No.** : 000405158602 ; **Name of the Bank - ICICI Bank** **IFSC Code** : IFSC ICIC0000004
- Last Date of Submission of EMD : Received 1 day prior to the date of auction"
- Place for Submission of Bids : At Retail Central Office, Mumbai (mentioned below)
- Place of Auction (Web Site for Auction) : E-Auction (<https://auction.edelweissarc.in>)
- Contact No. : 18002666540
- Date & Time of Inspection of the Property : As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

**Date: 16-07-2026, Place: MUMBAI** **Sd/- Authorised Officer, For Edelweiss Asset Reconstruction Company Limited**

**YES BANK** **YES BANK LIMITED**  
 Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055  
 Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai – 400708

**Possession Notice for Immovable Property**

Whereas, The undersigned being the authorised officer of **YES Bank Limited ("Bank")** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within **60 days** from the date of receipt of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules.

The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said property will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

**Details of the Physical Possession Notice/Borrowers/ Mortgaged Property**

| Sr. No. | Loan Account No. | Name of borrower and Co-borrowers, Guarantors                                                                                                                                                                                                                     | Description of mortgaged property (full address as per 13(2) notice)                                                                    | Total claim amount as per 13(2) notice | Date of 13(2) Notice | Date of Physical possession taken | Addl. District Magistrate Palghar /Thane/ C.J.M Court Section-14                                  |
|---------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------|-----------------------------------|---------------------------------------------------------------------------------------------------|
| 1       | Cust ID: 850109  | M/s Cosmos Business Machines Pvt Ltd (Borrower)<br>Mr. Anirudha D Telang (Co-Borrower-I & Mortgagor)<br>Mrs. Vrushali A Telang (Co-Borrower-II & Mortgagor)<br>Mr. Vivek M Birje (Co-Borrower-III & Mortgagor)<br>Mrs. Gauri V Birje (Co-Borrower-IV & Mortgagor) | Flat No.601, Samruddhi CHS Ltd, 1st Golibar Cross Road, Santacruz (East), Mumbai – 400054 owned by Mr. Vivek Birje and Mrs. Gauri Birje | Rs. 6,70,11,194.50                     | 20-12-2023           | 14-07-2026                        | Chief Judicial Magistrate at Esplanade, Mumbai Order Date- 15th Jan, 2025 In Case No- 653/SA/2024 |

**Place : Mumbai** **Date : 16.07.2026** **Sd/- (Authorized Officer) Yes Bank Limited**

**ICICI Bank** Branch Office: ICICI Bank Ltd, Ground Floor, Akkruti Centre, MIDC, Near Telephone Exchange, Opp Akkruti Star, Andheri East, Mumbai- 400093.

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**

[See proviso to Rule 9(6)]  
 Notice for sale of immovable asset(s)

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

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of 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. Janardan Tulaji Janwalkar (Borrower) Mrs. Jyoshna Janardhan Janwalkar (Co Borrowers) Loan Account No- LBLKY00005592278   | Flat No 402, 4th Floor, Wing A, "Shree Siddhi Vinayak Samarth", Opposite Sai Baba Mandir, Survey No. 92, Plot No. 1&2, Village Dhamote, Neral East, Tal- Karjat, Raigad- 410101 Admeasuring An Area Of About 36.11 Sq Mtrs [carpet Area]                                                                                                                 | Rs. 16,72,444/- As on July 10, 2026 | Rs. 12,10,000/- From Rs.1,21,000/- to 02,00 Pm | July 21, 2026 From 11.00 Am to 02.00 Pm | August 06, 2026 From 11.00 Am Onward |
| 2.      | Mr. Arul Raj (Borrower) Mrs. Padma Arulraj Kovil Pichai (Co Borrowers) Loan Account No- TBTNE00006482249 LBTNE00006584343    | Flat No. 104, 1st Floor, A Wing, Building Name "ronak Residency", S Koval Pichai (Co Borrowers) Tal- Karjat, Raigad- 410101 Admeasuring An Area of About 505 Sq Ft Builtup Area                                                                                                                                                                          | Rs. 28,24,688/- As on July 10, 2026 | Rs. 11,40,000/- From Rs.1,14,000/- to 05,00 Pm | July 21, 2026 From 02.00 Pm to 05,00 Pm | August 06, 2026 From 11.00 Am Onward |
| 3.      | Mr. Mohd Wasim (Borrower) Mrs. Sabira Khatoun Mohd Wasim (Co Borrowers) Loan Account No- TBLKY00006769677 LBLKY00006774722   | Flat No. 404, 4th Floor, "Krishna Paradise", Near Dikpal Engineering College Road, Survey No. 168/6, 9, Village Mandapur, Neral, Tal- Kojat, Raigad-410101. Admeasuring An Area of About 584 Sq Fts Builtup Area                                                                                                                                         | Rs. 26,24,017/- As on July 10, 2026 | Rs. 15,00,000/- From Rs.1,50,000/- to 02,00 Pm | July 22, 2026 From 11.00 Am to 02.00 Pm | August 06, 2026 From 11.00 Am Onward |
| 4.      | Mrs. Farzana Nooruddin Lambe (Borrower) Mr. Nooruddin Hamid Lambe (Co Borrowers) Loan Account No- TBLKY00006454189           | Flat No-304, 3rd Floor, " Krishna Plaza", Survey No-169 , Plot No-38, Maje - Mandapur, Raigad- Karjat- 410101 Admeasuring An Area Of About 25.10 Square Meters ( Carpet Area) & Balcony Area 4.28 Square Meters                                                                                                                                          | Rs. 22,95,532/- As on July 10, 2026 | Rs. 13,50,000/- From Rs.1,35,000/- to 05,00 Pm | July 22, 2026 From 02,00 Pm to 05,00 Pm | August 06, 2026 From 11.00 Am Onward |
| 5.      | Mr. Sailesh Kumar Dubey (Borrower) Mrs. Renu Sailesh Dubey (Co Borrowers) Loan Account No- LBNMU00004954591 LBNMU00004954590 | Flat No H-207, 2nd Floor / Building-Hyacinth "Iabdhii Gardens", Survey No 81, Hissa No 1.2,8.3, Village - Dahivali Tare Varedi, Taluka Karjat , District Raigad Raigad- 410201 Admeasuring An Area Of About 25.10 Square Meters ( Carpet Area) & Balcony Area 4.28 Square Meters                                                                         | Rs. 20,40,607/- As on July 10, 2026 | Rs. 11,00,000/- From Rs.1,10,000/- to 02,00 Pm | July 23, 2026 From 11.00 Am to 02,00 Pm | August 06, 2026 From 11.00 Am Onward |
| 6.      | Mr. Sandesh Gopal Pandere (Borrower) Mr. Anil Gopal Pandere (Guarantor) Loan Account No- LBNMU00005538974                    | Flat No. 06 (a-706), 7th Floor, A Wing, Phase - I, "Jwarka Valley", Motashri Nagar, Near Sai Baba Mandir Road, Near Neral East, Survey No. 68, Hissa No. 4, 6, 8, 9, Village Neral ( East), Taluka Karjat, Raigad - 410101. Admeasuring An Area Of 463.98 Sq Fts I.e. 43.12 Sq Mtr And As Per Para 35.47 Sq Mtrs Carpet I.e. Equivalent To 381.75 Sq Fts | Rs. 20,97,848/- As on July 10, 2026 | Rs. 13,70,000/- From Rs.1,37,000/- to 05,00 Pm | July 23, 2026 From 02,00 Pm to 05,00 Pm | August 06, 2026 From 11.00 Am Onward |
| 7.      | Mrs. Milka Anish Tijore (Borrower) Mr. Satish Ankush Kamble (Guarantor) Loan Account No- LBPUN00004873403                    | Flat No 104, 1st Floor, Building No.9, "Himalaya Gardens" Pashan Survey No 8/1, 8/2a/1, 9/1b, Block No.104, Village Pashane, Tal, Karjat, Maharashtra Raigad-410102. Admeasuring An Area of Area 231 Sq Ft Carpet                                                                                                                                        | Rs. 10,28,387/- As on July 10, 2026 | Rs. 6,00,000/- From Rs. 60,000/- to 02,00 Pm   | July 24, 2026 From 11.00 Am to 02,00 Pm | August 06, 2026 From 11.00 Am Onward |
| 8.      | Mr. Girish Shrivaddt Kaushik (Borrower) Mrs. Maya Girish Kaushik (Co Borrowers) Loan Account No- LBNMU00004955638            | Fla No 102, 1st Floor, C Wing, Deccan Homes, Mamdapur, Off Neral Badlapur Road, Karjat Road, Karjat East, Sr No 72, Maharashtra, Neral- 410101. Admeasuring An Area of 442 Sqfeet Carpet Area                                                                                                                                                            | Rs. 53,73,424/- As on July 10, 2026 | Rs. 12,60,000/- From Rs.1,26,000/- to 05,00 Pm | July 24, 2026 From 02,00 Pm to 05,00 Pm | August 06, 2026 From 11.00 Am Onward |

The online auction will take place on the website ([URL Link=https://BidDeal.in](http://URL Link=https://BidDeal.in)) of e-auction agency ValueTrust Capital Services Private Limited.. The Mortgagors/ noticees are given a last chance to pay the total dues with further interest till August 05, 2026 before 05:00 PM failing which, these secured assets 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 400093 on or before August 05, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before August 05, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then 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 400093 on or before August 05, 2026 before 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 with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/9833699013/9004392416.

Please note that Marketing agencies 1.ValueTrust Capital Services Private Limited, 2. Augoe Assets Management Private Limited 3. Matrex Net Pvt. Ltd, 4. Finvin Estate Deal Technologies Pvt Ltd 5. Ginarsoft Pvt Ltd 6. Hecta Pro Tech Pvt Ltd 7. Arca Emort Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nebroker Technologies Solutions Pvt Ltd. 10. Navodaya Pretech Private Limited, 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](http://www.icicibank.com/n4p4s)

**Date: July 16, 2026** **Place: Mumbai** **Authorized Officer ICICI Bank Limited**

**IN THE CITY CIVIL COURT AT DINDOSHI (BORIVALI DIVISION), GOREGAON, MUMBAI**  
**SHORT CAUSE SUIT NO 416 OF 2023**  
 Mrs. Meera Vishwanath Poojary, Aged 61 years, Occ: Homemaker Residing at 302/303 new Nikita Co-op. Housing Society, Shimpoli Telephone Exchange, Borivali (West), Mumbai – 400092  
 Vs  
 1. M/s. Hitech Hafizi Developer, 2. Mr. Mohammed Ferooz A.W. Sarang, Partner of M/s. Hitech Hafizi Developer, Having address at S/1, Second Floor, Pinnacle Business Park, Off. Mahakali Caves Road, Andheri (East) Mumbai - 400 093  
 3. MR. SIDDIQ MOHAMMAD HAFIZI Partner of M/s. Hitech Hafizi Developer, Hafizi House, Swami Vivekanand Road, Jogeshwari (West), Mumbai - 400 102.  
 4. Mr. Jitendra Tiwari, Shree Samarth, Estate Consultants, Room No.303, Durgadam Rahiwashi Chawl, Near Pranay Nagar, Shimpoli Road, Borivali (West), Mumbai -400 092.  
 5. Mr. Sharad Hasmukh Jani, 3rd Floor, Menaba Building, Navratna, Dattapada Road, Borivali (East), Mumbai -400 066.  
 6. M/s. Samarth Tsquare, Shop No.7, Ashoka Tower, Kulpwad Road, Borivali (East), Mumbai -400 066.  
**...Plaintiff**  
**...Defendant.**

Take note that this Hon'ble Court will be moved before this HHJ Shri S. S. GOSAVI presiding in Court Room No 10 on 10.08.2026 at 11.00 am/2.45pm by the above named plaintiff for the following relief:-

a) This Hon'ble Court be pleased to declare by passing the decree that the plaintiff is the sole owner of the suit property and entitled for the share, right, title and interest in the said flat No.1103, viz. being constructed on Plot bearing No. CTS No.215, of Village: Kanheri, Taluka Borivali, Mumbai Suburban District, Mumbai 400066 in the name of the building SAMARTH MENABA HEIGHTS. b) This Hon'ble Court be pleased to declare by passing the decree that the plaintiff is solely entitled to use, occupy, possess and enjoy of the suit flat No.1103, viz. in the name of the building SAMARTH MENABA HEIGHTS, being constructed on plot bearing No. CTS No.215, situated at Village: Kanheri, Taluka: Borivali, R/C Ward, Mumbai Suburban District, Mumbai 400066, and this Hon'ble Court be pleased to pass decree for by metes and bounds and the Plaintiff be handed over and put in peaceful, vacant and physical possession of the suit property as she already paid the entire amount as per the purchase agreement dated 01/03/2017, total Rs. 36,00,000/- (Rupees: Thirty Six Lakhs Only) of the suit flat No.1103, on such manner as this Hon'ble Court may deem fit and proper. c) This Hon'ble Court be pleased that pending the hearing and final disposal of this suit, this Hon'ble Court be pleased to pass a temporary injunction order thereby temporarily restraining the defendants, their servants, agents and persons claiming through them, from selling, disposing off and / or creating third party right, title and interest in the suit property in any manner whatsoever and/or parting with possession of the suit property to any third party in any manner whatsoever. d) This Hon'ble Court be pleased to appoint the Registrar and/or any competent officer of this Hon'ble Court be appointed as the Receiver of the suit property with all powers under order-



