PUBLIC NOTICE

LATE SHRI SANTOSH LAXMAN DESAI, deceased on 26/02/25 Died ntestate without nominations in the capital/property of the society to the hei vithout making a nomination was Member of the SANDHYA CO-OP HOUSING SOCIETY LTD, Jankalyan Nagar Building No.3, Lower Kharodi Malad(W), Mumbai- 400095 and holding flat no.005 building B Wing vide Share Certificate No.15 holding 5 shares from 71 to 76 in Member Register No.15 in the building of the society, vide Death Certificate Registration No. D202527902750001062 without making any nomination.

The society hereby invites claims or objections under APPENDIX - 16 [Under the Bye-law No. 34] from the heir of LATE SHRI SANTOSH LAXMAN DESAI or other claimants/ objector or objectors to the transfer of

the said shares and interest of the deceased member in the capital/ property of the society within a period of 10 days from the publication of this notice, with copies of such documents and other proofs in support of their claims/ objections for transfer of shares and interest of the deceased member in the capital/ property of the society.

We are aware that LATE SHRI SANTOSH LAXMAN DESAI survived along with his widow wife Mrs. Raini Santosh Desai & Son Ansh Santosh Desai If no claims/ objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/ property of the society in such manner as is provided under the bye-laws of the society to Mrs. Rajni Santosh Desai & Ansh Santosh Desai. The claims/ objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/

property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/ objectors, in the office of the society/ with the secretary of the society between 10.30 A. M to 7.00 P.M. from the date of publication of the notice till the date of expiry of its period. Place: Mumbai Date: 12/03/2025 S/D

For and on behalf of	KULKARNI & ASSOCIATES
SANDHYA CO-OP HOUSING SOCIETY LTD,	ADVOCATES HIGH COURT
Jankalyan Nagar Building No.3, Lower Kharodi,	11/Arunodaya, Rd 11, JVPD, Juhu
Malad(W), Mumbai- 400095	9833193822 / 9833194904
Hon Secretary	

E-AUCTION SALE NOTICE WINDALS AUTO PRIVATE LIMITED (IN LIQUIDATION) (CIN: U50101MH1990PTC056302) Registered office: Unit No.5/B, 5th Floor, Goldline Business Centre, Near Chincholi Fire Brigade, Link Road, Malad (W), Mumbai, Maharashtra, India, 400064

Sale of Corporate Debtor as a Going Concern (except assets lying at Chimbali situated at Ga No.40, Chimbali Alandi Road, Khed, Pune – 410501) by WINDALS AUTO PRIVATE LIMITED (In Liquidation) forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with Regulation 33 of Liguidation Process Regulations, offered by the Liguidator appointed by the Hon'ble NCLT, Mumbai Bench vide order dated 09.12.2024 in IA-98(MB-IV)/2024 IN C.P.(IB)/503(MB-IV)2021 under The Insolvency and Bankruptcy Code, 2016 ("Code"), The bidding shall take place through online e-auction service provider E-BKray Listing and Auction Portal at https://ibbi.baanknet.com/eauction-ibbi.

Reserve Price Initial Earnest Incremental Particulars of Asset (Amt. in INR.) Money Deposit Value (Amt. (Amt. in INR.) in INR.) OPTION A Sale of Corporate Debtor as a Going Concern in terms of clause (e) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. Date and Time of Auction: 14th April 2025 (Monday) at 03:00 P.M. to 04:00 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.) Sale of Corporate Debtor, Windals Auto INR INR INR Private Limited, as a going concern except assets (including but not 24,25,00,000/ 2,40,00,000/-10.00.000/ (Indian Rupees - (Indian (Indian necessarily Plant & Machinery/ Rupees Two Crores Rupees Ten Inventory/Scrap etc) lying at Chimbali Twenty-Four Forty- Lakhs) Lacs Only)

Crores Twenty

Five Lakhs

Only)

Important Notes:

location in terms of clause (e) of

Bankruptcy Board of India (Liquidation

Process) Regulations, 2016

regulation 32 of the Insolvency and

 Bidding in option A shall be allowed on submission of EMD
 The sale shall be on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IT IS" "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" and as such, th be without any kind of warranties and indemnities.

3. The present Sale Notice must be read along with the E-Auction Process Documents wherein details of the process and timelines for submission of eligibility documents, access to VDR, site visit, due diligence etc. are outlined. The said E-Auction Process Document will be available on the website of e-auction service provider E-BKray Listing and Auction Portal website: https://ibbi.baanknet.com/eauction-ibbi from March 12th 2025.

. Interested bidders shall participate after mandatorily reading and agreeing to the relevant submit their expression of interest by 30-03-2025 in the manner prescribed in the E-Auction Process Document.

. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/cancel/ modify/ terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.

6. As per proviso to sub-clause (f) of clause (1) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).

As per Regulation 31A(1)(h) of IBBI (Liquidation Process) Regulations, 2016, Schedule I Clause 1(12), on the closure of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days from the date of demand. Provided that any payment made beyond thirty days shall attract interest @12%pa upto ninety days. Provided that any further extension beyond ninety days shall be at the sole discretion o For the SCC/ Liquidator and such payment beyond inner days shall be subject to interest rate as may be decided and considered by the SCC or the Liquidator. However, the Liquidator, SCC shall not be under any obligation to extend the timeline beyond ninety days.

. For any queries kindly contact at the Correspondence Address being Suit No. 805, 8th Floor, Embassy Centre, Jamnalal Baiai Marg, Nariman Point, Mumbai - 400 021, or mail at Project specific email id: cirpwindals@gmail.com Date and Place: March 12th, 2025, Mumbai

CA Rajan Garg IBBI/IPA-001/IP-P-02397/2021-22/13624

NIDO HOME FINANCE LIMITED formerly known as Edelweiss Housing Finance Limited) Regd Office: Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070

E-AUCTION - STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruct rity Interest Act, 2002 and The Secur nterest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "AS II WHERE IS", AS IS WHAT IS " AND "WHATEVER THERE IS" for the recovery of amount as mentioned in appended table till the recovery of loa dues. The said property is mortgaged to Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availe

	by Borrower(s), Co borrower(s) an	id Guarantor(s). The secured creditor is having phy	sical possession of the below mentione	d Secured Asset.
Name of Borrower(s)/Co		Amount of Recovery	Reserve Price and EMD	Date & Time of
	Borrower(s)/ Guarantor(s)	Amount of Recovery		the Auction
	James Enterprises (Borrower)	Rs. 61,72,971.91/- (Rupees Sixty One Lakhs	Rs. 35,00,000/- (Rs. Thirty Five	27-03-2025 Between
	& Hussain Mohammed	Seventy Tow Thousand Nine Hundred Seventy	lakhs Only)	11.am to 12 Noon
	Beguwala (Co-Borrower)	One and Ninety One Paisa Only) as on	Earnest Money Deposit	(With 5 Minutes
	& Zainab H Beguwala	11.03.2025 + Further Interest thereon+ Legal	Rs. 3,50,000/- (Rupees Three Lakhs	
	(Co-Borrower)	Expenses FOR LAN NO LKOHSBI0000099612	Fifty Thousand Only)	Extensions)

Date & Time of the Inspection:- 17-03-2025 between 11.00 am to 3.00 pm Physical Possession date : 04.03.2025 Description of the secured Asset : All that premises, being Flat No.207, admeasuring 41.82 sq mtrs on 2nd Floor, in the Building Known as Malvani Anjani CHSL constructed on land bearing CTS No-3525/A , village Malvani,Plot No-46,RSC-6, code No-51,Malvar Valad West Mumbai-400095.

Note:- 1) The auction sale will be conducted online through the website <u>https://sarfaesi.auctiontiger.net</u> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".

The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to:

meficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDC HOME FINANCE LIMITED, IFSC code: SBIN0001593.

3) Last date for submission of online application BID form along with EMD is 26-03-2025.) For detailed terms and condition of the sale, please visit the website https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrima

Ph. +91- 6351896643/9173528727, Help Line e-mail ID: <u>Support@auctiontiger.net.</u> Mobile No. 9004359835/ 9768746624

Date: 12.03.2025

THE RELEVANCE OF BRAND LOYALTY IN MARKETING TO THE DIGITAL GENERATION

D_r Sanjeev Arora, Professor – General

Management Studies and Research, Mumbai The digital era has led to consumers being bombarded with endless choices and online distractions, triggering widespread debate on the relevance of brand loyalty in marketing to the current generation. This scenario presents unique challenges, but it also offers unprecedented opportunities for businesses to connect with their customers in meaningful ways. Though brand loyalty remains a key element of brand equity, there has been a significant decline in customer retention in the digital era due to this shift in consumer behaviour.

The key to success lies in understanding the behavioural dynamics of our audience and consistently delivering experiences that resonate with our customers across all digital mediums. As the online platform continues to evolve, we need to focus even more on building

and maintaining brand loyalty. In this Management, N. L. Dalmia Institute of ever-changing landscape of the digital age, designing a meaningful brand experience has become a real challenge. Shifting consumer expectations and the rapid changes in technology have reshaped the way brands need to interact with their audiences. Customer engagement has to be used as a strategic tool to create emotional associations that foster brand loyalty.

Customer engagement can be the game-changer in differentiating our brand from the competition in the digital era. Online communities can be tapped to create brand evangelists who promote our product to a global digital audience. The possibilities are endless, as online marketing offers almost limitless potential in driving brand lovalty through customer engagement. The secret of success lies in creating unique brand experiences that attract, engage, and excite our target audience beyond expectation.

DECODING UNION BUDGET 2025-26 AT THAKUR GLOBAL BUSINESS SCHOOL: INSIGHTS AND ANALYSIS

Thakur Global Business School, as an integral infrastructure spending, digital economy part of the TEG Alumni Cell and Industry initiatives, and investment and employment Institute Interaction Cell, organised a generation measures. The speakers also thought-provoking session on Decoding the examined the impact of budget reforms on Union Budget 2025-26 on 1st February 2025. businesses and ordinary citizens With an audience of 400+, the event began with the live telecast of the Union Budget 2025-26, followed by an interactive panel discussion moderated by Amit Pradhan, Vice-President, The London Institute of Banking and Finance.

The panel featured distinguished experts,

Aadhar Patangia, Manager, Thomas Cook

· CA Hiral Mehta, Proprietor, Hiral Mehta &

· CA Vipin Jagawat, Senior Vice-President,

· Pramod Shetty, Vice-President, Citi

· CA Archana Yadav, Entrepreneur

The event offered students and participants valuable insights into how the budget influences India's economic trajectory. By bridging the gap between industry and academia, it fostered an environment of learning and critical thinking.

Campus Reporters: Faisal Ahmed, PGDM Finance Gungun Jain, PGDM Finance

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UTTARAKHAND SAHAKARI CHINI MILLS SANGH LTD Near Railway Crossing, Badripur Road, Jogiwala, Dehradun-248001 (Uttarakhand) Telephone : 0135-2974413, Email : uksugars@gmail.com, Website : www.uttarakhandsugars.com, GST No. : 05AABFU7713K2Z1

nidď

Sd/- Authorized Office

Nido Home Finance Limited

Letter No. : 1731/PUR/01/E-Tender/2024-25

E-Tender Notice for Rate Contract Items

Online E-Tenders are invited from Manufactures / Authorized distributers (as per details given in the tender documents) for ROLLERS SHAFT, BOILER TUBE, BRASS TUBE, CHAIN & ITS SPARES, RESHELLING OF ROLLERS, PUMPS & ITS SPARES, PACKING & JOINTING, BEARING, MS & GI PIPES, GENERAL PURPOSE ELECTRODES, SPECIAL ELECTRODES, STAINLESS STEEL TUBES, SWITCH GEAR & ITS SPARES AND ZINCALUME/GALVALUME COLOR PROFILE SHEETS & RIDGE CAPS (PLAIN) to our Co-operative and Corporation sugar mills season 2025-26.

G2

Date : 11 March. 2025

The details for submission of the E-Bids is available on the E-tender portals as per Table No. 01 www.uktenders.gov.in & www.uttarakhandsugars.com. The bidders will have to deposit Per Tender fees (Non Refundable) of Rs. 2,360/- (GST Inclusive) & earnest money in the form of Demand Draft /RTGS/ NEFT in favor of Uttaranchal Co-operative Sugar Factories Federation Limited, Payable at Dehradun. Tenders without Tender Fees & Earnest money will not be accepted. The bank details are available inside the tender document.

The Federation reserves the right to cancel any or all bids/annual e-bidding process, without assigning and reason to & decision of Federation will be final & binding TABLE NO.01

SI. No.	Name of the item	Starting date Last Date & of loading of Time for E-Tender Portal Submission at 06:00 PM of e-bids		Technical & Financial bid opening at 10:30 AM & 03:00 PM	E.M.D. (in Rs.)	
1	2	3	3 4		6	
	RATE CONTRACT FOR THE SUPPLY OF DIFFERENT ITEMS TO OUR SUGAR UTTARAKHAND STATE					
1-	Rollers Shaft	11-03-2025	01-04-2025	02-04-2025	1,00,000.00	
2-	Boiler Tube	11-03-2025	01-04-2025	02-04-2025	1,20,000.00	
3-	Brass Tube	11-03-2025	01-04-2025	02-04-2025	1,20,000.00	
4-	Chain & Its Spares	11-03-2025	01-04-2025	02-04-2025	2,00,000.00	
5-	Reshelling of Rollers	11-03-2025	02-04-2025	03-04-2025	2,00,000.00	
6-	Pumps & Its Spares	11-03-2025	02-04-2025	03-04-2025	2,00,000.00	
7-	Packing & Jointing	11-03-2025	02-04-2025	03-04-2025	40,000.00	
8-	Bearing	11-03-2025	03-04-2025	04-04-2025	1,70,000.00	
9-	MS & GI Pipes	11-03-2025	03-04-2025	04-04-2025	1,40,000.00	
10-	General Purpose Electrodes	11-03-2025	03-04-2025	04-04-2025	60,000.00	
11-	Special Electrodes	11-03-2025	04-04-2025	05-04-2025	1,00,000.00	
12-	Stainless Steel Tubes	11-03-2025	04-04-2025	05-04-2025	1,00,000.00	
13-	Switchgear & Its Spares	11-03-2025	04-04-2025	05-04-2025	1,80,000.00	
14-	Zincalume / Galvalume color coated profile sheets and ridge caps (plain)	11-03-2025	04-04-2025	05-04-2025	2,60,000.00	

इस निविदा के सम्बन्ध में सभी संशोधन, स्पष्टीकरण, शुद्धिपत्र, परिशिष्ट, समय वृद्धि आदि को केवल <u>www.uktenders.gov.in</u> & www.uttarakhandsugars.com पर ही दियाँ जायेगा। निविदादाता अद्यतन जानकारी के लिए नियमित रूप से इन MANAGING DIRECTOR वेबसाइटों को पढते रहें।



Registered Office: F-2/7, Okhla Industrial Area, Phase I, New Delhi - 110 020; Tel: +91 11 41706720 Corporate Office: Plot No. 31, Institutional Area, Sector - 44, Gurugram - 122 002; (Haryana) Tel: +91 124 4643100 E mail: compliancefficer@icerp.iv.Wobsite.uvrsuuvurubba E-mail: complianceofficer@rjcorp.in; Website: www.varunbeverages.com Corporate Identity Number: L74899DL1995PLC069839

NOTICE TO THE MEMBERS FOR 30[™] ANNUAL GENERAL MEETING

This is in continuation to our earlier communication dated March 6, 2025, whereby Members of Varun Beverages Limited ("Company") were informed that in compliance with the provisions of the Companies Act, 2013 ("Act") and Rules made thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ["SEBI (LODR) Regulations"] read with previous General Circulars including no. 09/2024 dated September 19, 2024 issued by the Ministry of Corporate Affairs ("MCA Circulars"), the Board of Directors decided to convene 30th Annual General Meeting ("AGM") of the Company on Thursday, April 3, 2025 at 11:00 A.M. (IST) through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM") facility, without the physical presence of Members at a common venue, to transact the business as set out in Notice of the 30th AGM.

Notice of the 30th AGM and Annual Report of the Company for the Financial Year ended December 31, 2024 has been sent on Tuesday, March 11, 2025 through e-mail to those Members whose e-mail address were registered with the Company or Registrar and Share Transfer Agent ("RTA") or with their respective Depository Participants ("DP"), in accordance with the MCA Circulars and previous SEBI Circulars including no. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024. The same are available on Company's website (www.varunbeverages.com), Stock Exchanges website (www.bseindia.com and www.nseindia.com) and on the website of National Securities Depository Limited ("NSDL") (www.evoting.nsdl.com).

In compliance with the provisions of Section 108 of the Act read with the Companies (Management and Administration) Rules, 2014, Regulation 44 of SEBI (LODR) Regulations, Secretarial Standard - 2 issued by the Institute of Company Secretaries of India and MCA Circulars, Members are provided with the facility to cast their vote electronically through remote e-voting (prior to AGM) and e-voting (during the AGM) services provided by NSDL on all resolutions set forth in Notice of the 30th AGM.

Remote e-voting shall commence on Monday, March 31, 2025 (9:00 A.M. IST) and end on Wednesday, April 2, 2025 (5:00 P.M. IST). During this period, Members may cast their vote electronically. Thereafter, the remote e-voting module shall be disabled by NSDL for voting.

Members who have cast their vote by remote e-voting prior to the AGM may also participate in the AGM through VC/OAVM facility but shall not be entitled to cast their vote again through e-voting facility available during the AGM. Further, only those Members who have not casted their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.

Once the Member cast vote on a resolution, Member shall not be allowed to change it subsequently. Detailed instructions for remote e-voting, joining the AGM, registration of e-mail address, obtaining login details and e-voting during the AGM are provided in Notice of the 30thAGM





(Formerly known as Edelweiss Housing Finance Limited

Business Standard CAMPUS

of Windals Auto Private Limited AFA valid till 30th June 2025 Reg. Address: Flat No. 202, Wing-B, 2nd Floor, Safal Twins. Block Punjabwadi, Sion-Trombay Road,Deonar, Mumbai - 400 088 Reg. email id: fcaraiangarg@gmail.com

Amit Batra, Consultant, TCS

including:

India

Associates

IndusInd Bank

The panellists provided a holistic overview of the budget's fiscal policies, tax changes, and sector-wise effects. Key discussions focused on



Mr. Kapil Dev Taneja, failing him Mr. Neeraj Arora, Partners of M/s. Sanjay Grover & Associates, Company Secretaries, New Delhi, have been appointed as Scrutinizer by the Company to scrutinize the entire e-voting process in a fair and transparent manner.

The voting right of Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on Thursday, March 27, 2025 ("Cut-off date"). A person, whose name appears in the Register of Members or list of Beneficial Owners maintained by the Depositories as on the Cut-off date shall only be entitled to join the AGM, avail the remote e-voting and e-voting facility during the AGM. A person who is not a Member or ceases to be a Member as on the Cut-off date should treat this Notice for information purpose only.

Any person, who acquire share(s) and become Member of the Company after the date of dispatch of Notice of the 30th AGM and hold shares as on the Cut-off date, may obtain the Login ID and Password by following the instructions as mentioned in Notice of the 30th AGM or sending a request at evoting@nsdl.com. However, if a person is already registered with NSDL or Central Depository Services (India) Limited for remote e-voting, then existing User ID and Password can be used to cast their vote as per instructions provided in Notice of the 30th AGM.

If you have not registered your e-mail address with the Company/RTA/DP, you may please follow the below instructions:

Please send a request to KFin Technologies Limited, RTA at einward.ris Physical @kfintech.com or to the Company at complianceofficer@rjcorp.in providing your Holding name, folio number, scanned copy of the share certificate (front and back) and selfattested scanned copy of PAN and Aadhaar Card for registering e-mail address.

Demat Please contact your DP and register your e-mail address in your demat account, as Holding per the process advised by your DP.

SEBI has mandated furnishing of PAN, KYC details (i.e. postal address with PIN code, e-mail address, mobile number, bank account details) and nomination details by holders of securities in physical form. Any service request or complaint received from the Member will not be processed until the aforesaid details/documents are provided to RTA. Relevant details and prescribed forms in this regard are available on website of the Company at www.varunbeverages.com.

Record Date for determining entitlement of Members to the final dividend for the Financial Year ended December 31, 2024 shall be fixed by the Board of Directors of the Company. The final dividend will be paid to the Members within the prescribed statutory period and as per the mandate registered with the Company or with their respective DPs. If our Company is unable to pay the dividend to any Member directly in their bank accounts through Electronic Clearing Service or any other means, due to non-registration of the Electronic Bank Mandate, the Company shall dispatch the bankers' cheque/demand draft to such Member(s) at their registered address within the prescribed statutory period.

The result of voting shall be declared not later than 2 working days or 3 days, whichever is earlier, from the conclusion of AGM and results so declared along with the consolidated Scrutinizer's Report shall be placed on the Company's website (www.varunbeverages.com), Stock Exchanges website (www.bseindia.com and www.nseindia.com) and NSDL's website (www.evoting.nsdl.com).

In case of any query regarding e-voting, please refer Frequently Asked Questions (FAQs) and e-voting user manual for Shareholders available at the Download section at www.evoting.nsdl.com or contact Ms. Pallavi Mhatre, Senior Manager, NSDL, 4th Floor, 'A' Wing, Trade World, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai-400 013 at 022-4886 7000 / 022-2499 7000 or send a request at evoting@nsdl.com or write an e-mail to Compliance Officer of the Company at complianceofficer@rjcorp.in. ar and an babalf of

	For and on benall of [
	Varun Beverages Limited
	Sd/-
Date: March 11, 2025	Ravi Batra
Place: Gurugram	Chief Risk Officer & Group Company Secretary



ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED ("ENCORE ARC")

having Registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi - 110037 and Corporate Office at 5th Floor, Plot No. 137, Sector - 44, Gurugram - 122002 Haryana. Tel No +91,124 - 4527200 http://www.encorearc.com/

E- AUCTION CUM SALE OF PROPERTIES

Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with proviso to Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secure creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore ARC Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI ACT. 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is". As is what is", and Whatever ther is basis as per the brief particulars given hereunder as per below mentioned schedule

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor	Imm	ovable Secured Assets	Total Outstanding	Earnest Money Deposit (EMD)		Reserve Price	Type of Possession
1	(Borrower) M/s RAJ DIAGNOSTIC AND IMAGING CENTRE Mrs. Seema Sanjay Sable (Co Borrower), Mr. Sanjay Shamrao Sable (Co Borrower) Mr Saish Sanjay Sable (Co Borrower, Mrs.Punam Saish Sable (Co Borrower)	All That Property Flat no 1202, 12th Floor, Building no.B-4, Wing A, Raunak Park, Village Majiwada, Pokhran Road no.2, Opp Neelkanth Heights, Koknipada, NR.Bethany Hospital, Thane - 400610 North : Raunak Tower, South – Slum, East – Raunak Park A1, West – Raunak Paradise		Rs.53,09,109/-(Rs. Fifty Thr Lacs Nine Thousand One Hundred Nine Only) as on 11.09.2024 and further inter at contractual rate till recove and other costs, charges et	st	Beneficiary Name- EARC -BANK – 030 -Trust Account Number- 50200086900940 IFSC Code- HDFC0001720	Rs. 76,50,000/- Details of Enc Not Kr	
2	M/s. Universal Interior (Borrower) Mr. Wasim Idrees Pawaskar (Co Borrower and Mortgator) Mrs Zeba Wasim Pawaskar (Co Borrower)	Flat no.103, 1st Floor, Plot no.112 and 113, Jasmine Heritage, Sector no.11, Opp Shubham Atlantis, Koparkhairne, Navi Mumbai – 400 709, Adm 400 sq ft Owned By Mr. Wasim Idris Pawaskar Bounded Thereon, On the North: By Internal Road On The South: By Blue Valley On the East: By Progressive Crown On The West: By Internal Road		Three Only) as on 31.12.202 and further interest at contrac	ty KS.4,80,000 /- 4 ual	Beneficiary Name- EARC -BANK – 030 -Trust Account Number- 50200086900940 IFSC Code- HDFC0001720	Rs. 48,00,000/- Details of Enc Not Kr	
3	M/s KISHAN TEXTILES (Borrower) & Co- Borrower/Mortgagors - Mr.RAMKRISHNA YADGIRI JILLA and Mrs. SUJATA R JILLA	KRISHNA Built Up area , plot of land bearing Survey No. 36, Hissa No. 2		and further interest at contrac	ual 13. 1, 10,000/	Beneficiary Name-	Rs. 13,00,000/- Details of Enc	Symbolic Possession
			4, North – Plot No.10, South – Plot no.12	5.14. 3 00 010		IFSC Code-HDFC0001720		
4	Borrower(s): Khairul Abdul Gani Jabbar (Borrower) Mr. Mohamad Suhail Khan (Guarantor)	Abdul Gani Jabbar (Borrower) floor of the building known as "Mandekar House" constructed land		Seven and Ninety One Paisa		Beneficiary Name- EARC -BANK – 015 -Trust	Rs. 16,20,000/-	Physical Possession
	Mr. Padmakar Rajendra Dash (Guarantor)	Kalyan within th Tal Kalyan Dist T Residential Flat the building ki	nd property no.02001047300, situated at village le limits of Kalyan Dombivli Muncipal Corporation, hane no.101, adm.479sq ft built up on the first floor of nown as "Mandekar House" constructed land vey no.1427, Muncipal Ali no.45, House no.7 (OId	Only) as on 25.11.2024 and further interest at contractu rate till recovery and other co charges etc		Account Number- 57500000325504 IFSC Code- HDFC0001720	Rs. 15,75,000/-	Symbolic Possession
		House No.5) and property no.0201047300, situated at village Kalyan within the limits of Kalyan Dombivli Muncipal Corporation, Tal Kalyan Dist Thane					Details of Encumbrances:- Not Known	
			Brief Information Regard	ling Auction Process:				
1	Auction Date		28.03.2025		4 Last Date for submission of EMD		27.03.2025	
	Place for Submission of Bids and Place of Auction E -Auction		1					
-	3 Web-Site For Auction https://sarfaesi.auctiontiger.net							
we sai Au En • A • Fe	 A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and conditions contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e http://www.encorearc.com/. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions as stated in the Bid document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above-mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. propertyforsale.com. All payments including EMD to be made by way of NEFT / RTGS as per details mentioned above. For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. http://www.encorearc.com/. Interested bidders may contact Authorized officer of Encore ARC for any further information of the query/ inspection of assets call on Mobile No.7045728788/9712668557 or virendra.ghanwat@encorearc.com. 							
Pl	Place: Mumbai Date: 08.03.2025 SD/- Authorised Officer, Encore ARC							