



# SHIVA MILLS LIMITED

Regd.Office : 249-A, Bye-Pass Road, Mettupalayam Road, Coimbatore - 641 043, Tamilnadu, India.  
Telephone : 0422-2435555 Email : shares@shivamills.com Website : www.shivamills.com  
CIN: L17111TZ2015PLC022007 GSTRN: 33AAXCS5170R1ZC

SML/SEC/811/SE/2024-25

7.3.2025

The Manager  
Listing Department  
National Stock Exchange of India Limited  
"Exchange Plaza" C-1, Block G  
Bandra-Kurla Complex, Bandra (East)  
Mumbai 400 051

BSE Limited  
Floor 25  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai 400 001

Dear Sir,

**Sub: Advertisement in Newspaper – Notice of Transfer of Equity Shares of the Company to Investor Education and Protection fund ("IEPF") Authority - reg. Ref: Scrip Code: NSE - SHIVAMILLS; BSE - 540961**

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We are enclosing copy of Notice about transfer of equity shares in respect of which dividend (unclaimed for the last 7 years) have been transferred to Demat account of IEPF Authority, advertised in the following Newspapers:

1. Business Standard dt: 7.3.2025 in English
2. Makkal Kural dt: 7.3.2025 in Tamil

Kindly take on record the above information.

Thanking you,

Yours faithfully,

**For SHIVA MILLS LIMITED**

**M SHYAMALA  
COMPANY SECRETARY**

Encl: as above



**UNITY SMALL FINANCE BANK LIMITED**  
 Corporate Office, Centrum House, CST Road, Vidyannagari Marg, Kalina, Santacruz (E), Mumbai-400098

**PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS**

The undersigned being the Authorized Officer of Unity Small Finance Bank Ltd (the erstwhile Punjab & Maharashtra Co-Operative Bank Ltd., since amalgamated with and named as Unity Small Finance Bank Ltd in accordance with the notification issued by the Government of India dated 25.01.2022) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002), and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002, hereby give notice to public in general that the below mentioned property shall be sold by way of online e-auction for recovery of dues.

The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "WHAT EVER THERE IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Sr. No.	A/c No Name of the Borrower	Amount of Secured Debt as per Demand Notice (Amt. in Rupees)	Last Date for submission of Bid	Date & Time of Inspection	Date & time of E - Auction of Property	Reserve Price (Amt. in Rupees)	Earnest Money Deposit(Amt. in Rupees)
1.	1. Mrs.Suvarna Kishan Pawar (Borrower / Mortgagee) 2. Mr. Kishan Dashrath Pawar (Co-Borrower / Mortgagee) 3. Mr.Sanjay Ranjit Rathod (Guarantor) 4. Mr.Mukesh Ramesh Pawar (Guarantor)	Rs. 16,46,866.75 (Rupees Sixteen Lakh Forty Six Thousand Eight Hundred Sixty Six and Paise Seventy Five Only) including interest up to 29/01/2019 and further interest thereon)	08/04/2025 Till 4.00 pm	23/03/2025 11.00 am to 1.00 pm & 03/04/2025 11.00 am to 1.00 pm	11/04/2025 11.30 am to 1.00 pm (Unlimited extension of 10 minutes each)	Rs.18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only)	Rs.1,85,000/- (Rupees One Lakh Eighty Five Thousand Only)

**Description of Property :** All that part and parcel of the property bearing Shop No. 26, Ground Floor, Govind Complex, New Gangatirth C.H.S. Ltd., Survey No. 82, Hissa No. 2, Survey No. 83, Hissa No. 3/1, & Hissa No. 3/2, Village Tisgaon, Kalyan (East) - 421 306, Dist. Thane, Maharashtra, admeasuring 228 Sq. Ft., Built Up area owned by Mrs. Suvarna Kishan Pawar and Mr. Kishan Dashrath Pawar

**TERMS AND CONDITIONS OF E-AUCTION SALE**

- The property shall not be sold below the reserve price and sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHAT EVER THERE IS" and "NO RECOURSE BASIS".
- E-auction will be conducted "online" through Bank's Approved service provider M/s. Arca E Mart Pvt.Ltd at the Web Portal: [www.auctionbazaar.com](http://www.auctionbazaar.com).
- E-auction Tender Documents containing online e. auction bid form, Declaration, and General Terms and Conditions of online auction sale are available in [www.auctionbazaar.com](http://www.auctionbazaar.com).
- Bidders shall hold a valid email ID. (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID & Password by M/S. ARCAEMART PVT. LTD (Auctionbazaar.com) will be conveyed through e-mail).
- The prospective qualified bidders may avail of online training on e-Auction from M/s. ARCA EMART PVT. LTD, 7-1- 28/1A/1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016 IN. Website at [www.auctionbazaar.com](http://www.auctionbazaar.com). Helpline No +91-8370969696, +91- 9603716999 Email-ID:- [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com), [support@auctionbazaar.com](mailto:support@auctionbazaar.com) to the date of e-Auction Prior to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s. ARCAEMART PRIVATE LIMITED (Auctionbazaar.com) will be held responsible for any internet Network problem/Power failure/any other technical issues/failure etc. toward of such contingent situations the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
- Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No. 02688130002122, Name of the Bank: Yes Bank Limited, Branch: Kalanagar, Greater Mumbai, Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code, YESB0002068. Please note that the Cheque/Demand Draft shall not be accepted towards EMD.
- The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs.10,000/- (Rupees Ten Thousand Only).
- The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable.
- If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer.
- The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the e-Auction as per process.
- The particulars given by the Authorized officer are stated to the best of his/her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
- The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
- The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
- Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
- For further details, contact Ms. Anita Rupesh Koli Authorized Officer, Mobile No. 9619850485 and Mr. Anil Gangurde Mobile No. 9967742362 Local Officer of Unity Small Finance Bank Limited at above mentioned address.
- The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the immovable asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorized officer. Further, the sale certificate in the name of the purchaser(s) only and will not be issued in any other name(s).
- The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- Auction Notice can be viewed on Bank's website- <https://theunitybank.com/regulatory-disclosures.html> THIS NOTICE WILL ALSO SERVE AS STATUTORY 30 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGORS UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Mumbai Date: 07/03/2025 Authorized Officer, For Unity Small Finance Bank Limited

**NOTICE**  
**LUPIN LIMITED**  
 Regd. Office: Kalpataru Inspire, 3rd Floor, Off Western Express Highway, Santacruz (East), Mumbai- 400055

NOTICE is hereby given that the certificates for the under mentioned securities of the Company have been lost/misplaced and the holders of the said securities/applicants have applied to the Company to issue duplicate certificates. Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificates without further intimation.

Folio & Name of Holders	No. of Shares	Cert. No.	Dist. Nos.	F.V.
00017986 & Jamshed Jal Vakharia & Navaz Jamshed Vakharia	500	4845	607101 to 607600	Rs.2/-

Place: Mumbai-400001  
 Date: 07-03-2025 Name of Applicant: Jamshed Jal Vakharia

**SHIVA MILLS LIMITED**  
 Regd. Office : 249 - A, Bye - Pass Road, Mettupalayam Road, Coimbatore - 641 043. Phone : 0422-2435555.  
 Website : [www.shivamills.com](http://www.shivamills.com), e-mail : [shares@shivamills.com](mailto:shares@shivamills.com)  
 CIN : L17111T22015PLC022007

**NOTICE**  
 Sub: Transfer of Shares to IEPF Authority-Regarding  
 Teyxam Ltd- Demerged Company (formerly Annamalai Finance Ltd) and Shiva Mills Ltd - Resulting Company (formerly STYL Textile Ventures Ltd), the Unit-1 of Demerged company vested with Resulting Company, which has been approved by the Hon'ble National Company Law Tribunal, Chennai during the year 2017.

As a result of the above, for every 5 equity shares held in the Demerged Company 2 equity shares were allotted in the Resulting Company. Further, there was a capital reduction took place i.e every 5 equity shares held in demerged company was reduced to 3. All the relevant communications were sent to your address registered with the Company.

Please further take note that since no dividend was claimed on these shares for a period of more than 7 years, the said shares and dividend are liable to be transferred to Investor Education Protection Fund (IEPF) as stipulated under the relevant provisions of the Companies Act, 2013 and IEPF Rules. The dividend has been already transferred to the IEPF Authority and the details are available on the website of the Company and it is necessary to transfer the shares also to the IEPF Authority. In this regard, we would like to intimate that the Company has not been served with any restraint orders nor is it aware of any order passed by any Court/ Tribunal or Statutory Authority restraining the transfer of shares and accordingly the company will proceed to transfer the shares to IEPF Authority as per applicable law, unless any subsisting court order restraining transfer of the shares concerned duly certified is delivered to the Company within 21 days from the date of this notice. Also please take note that once, shares are transferred to IEPF Authority, the transferred dividend and shares may be claimed with IEPF Authority.

For Shiva Mills Limited  
**M SHYAMALA**  
 Company Secretary  
 Coimbatore  
 07.03.2025

**GOVERNMENT OF TAMIL NADU**  
**FINANCE DEPARTMENT,**  
**CHENNAI-9**

**Auction of 4 year, 5 Years 6 Months, 10 year and 30 Year Tamil Nadu Government Stock (Securities)**

- Government of Tamil Nadu has offered to sell by auction the dated securities for an amount of **Rs.2000 crore with Four year tenure, Rs.1000 crore with Five Years Six Months tenure, Rs.1000 crore with Ten year tenure and Rs.1000 crore with Thirty year tenure** for an aggregate amount of **Rs. 5000 crore**. Securities will be issued for a minimum nominal amount of Rs.10,000/- and multiples of Rs.10,000/- thereafter. Auction which will be yield based under multiple price format will be conducted by Reserve Bank of India at Mumbai Office (Fort) on **March 11, 2025**.
- The Government Stock up to 10% of the notified amount of the sale will be allotted to eligible individuals and institutions subject to a maximum limit of 1% of its notified amount for a single bid as per the Revised Scheme for Non-competitive Bidding facility in the Auctions of State Government Securities of the General Notification (Annexure II). Under the scheme, an investor can submit a single bid only through a bank or a Primary Dealer.
- Interested persons may submit bids in electronic format on the Reserve Bank of India Core Banking Solution (E-Kuber) System as stated below on **March 11, 2025**.
  - The competitive bids shall be submitted electronically on the Reserve Bank of India Core Banking Solution (E-Kuber) System between **10.30 A.M. and 11.30 A.M.**
  - The non-competitive bids shall be submitted electronically on the Reserve Bank of India Core Banking Solution (E-Kuber) System between **10.30 A.M. and 11.00 A.M.**
- The yield percent per annum expected by the bidder should be expressed up to two decimal points. An investor can submit more than one competitive bid at different rates in electronic format on the Reserve Bank of India Core Banking Solution (E-Kuber) System. However, the aggregate amount of bids submitted by a person should not exceed the notified amount.
- The result of auction will be displayed by Reserve Bank of India on its website on **March 11, 2025**. Successful bidders should deposit the price amount of Stock covered by their bids by means of a Bankers' Cheque or Demand Draft payable at Reserve Bank of India, Mumbai (Fort) or Chennai on **March 12, 2025**, before the close of banking hours.
- The Government Stock will bear interest at the rate determined by Reserve Bank of India at the auction and interest will be paid half yearly on **September 12 and March 12**. The Stock will be governed by the provisions of the Government Securities Act, 2006 and Government Securities Regulations, 2007.
- The stocks will qualify for ready forward facility.
- For other details please see the notifications of Government of Tamil Nadu Specific Notification No.s **787(L)/W&M-II/2025, 788(L)/W&M-II/2025, 789(L)/W&M-II/2025 and 790(L)/W&M-II/2025** dated **March 06, 2025**.

**T.Udhyachandran**  
 Principal Secretary to Government,  
 Finance Department, Chennai-9.  
 DIPR/ 244 /DISPLAY/2025

**RECOVERY OFFICER**  
**MAHARASHTRA CO-OPRATIVES SOCIETIES ACT 1960, Act 156, Rule 1961, Rule 107**

**ATTACHED TO SANGLI VAIBHAV CO. OP. CR. SO. LTD -143, Khetan Chambers, Ground Floor, Office No.2, Modi Street, Fort, Mumbai - 400001. Phon No. 022-22694996/97 I Email - sanglivaibhav@gmail.com**

**FORM "Z"**  
 (See sub-rule [(11)(d-1)] of rule 107)

**SYMBOLIC POSSESSION NOTICE FOR IMMOVABLE PROPERTY**

Whereas the undersigned being the Special Recovery officer attached to Sangli Vaibhav Co-Operative Credit Society Limited Mumbai under the Maharashtra Co-operative Societies Rules, 1961, issued a demand notice date 02/08/2023 calling upon the judgment debtor Santosh Vitthal Ugale to repay an amount mentioned in the notice being **Rs.1,11,71,425/- (Rupees One Crore Eleven Lakh Seventy-one Thousand Four Hundred Twenty-five Only)** within a period of 15 (fifteen) days from the date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issued a notice before attachment dated 14/10/2023 and attached the property described herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him/her under rule 107 [(11)(d-1)] of the Maharashtra Co-Operative Societies Rules, 1961, on this 17/12/2024.

The judgment debtor in particulars 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 Sangli Vaibhav Co-Operative Credit Society Limited Mumbai for an amount **Rs.1,11,71,425/- (Rupees One Crore Eleven Lakh Seventy-one Thousand Four Hundred Twenty-five Only)** and interest thereon.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
**RESIDENTIAL PREMISES- B Wing, Room No.702,**  
 Ajinky Durga chs Ltd. F. P. No. 347, Nanada Patakar Road, Vileparle (E) Mumbai 40057

**SD/-**  
**MR. B.K. SONAWANE**  
 Recovery Officer, under Maharashtra Co-operative Societies Act, 1960, Rules 196 under Rule 107[(11)(d-1)], attached to Sangli Vaibhav Co. Operative Credit Society Limited, Mumbai, having its registered office at, 143, Khetan Chambers, Ground Floor, Office No.2, Modi Street, Fort, Mumbai, Maharashtra, Pin Code 400001, Phone No.022-22694996/97.

**STAMP**

Date: 17/12/2024  
 Place: Vileparle. **SD/-**  
 Adv. Prerak Hora

**PUBLIC NOTICE**

Notice is hereby given to the public at large that we are investigating the title in respect of a residential premises more particularly described in the Schedule hereunder written ("the said Premises") as our Clients are desirous of acquiring the same from Mrs. Amreen Sayed Akl, a non-resident Indian. All or any person(s) having any right, title, interest, claim, demand and/or objections against/upon/in respect of/ to the said Premises by way of sale, exchange, lease, license, trust, lien, maintenance, possession, attachment, mortgage, charge, gift, lis pendens or otherwise of any nature whatsoever and in whatsoever manner, is hereby requested to give written notice of the same to Advocate Prerak Hora having address at 105, A/2, Ganga Vihar, Podar Road, Santacruz West, Mumbai 400054, Maharashtra, along with certified true copies of documents in support of such right, title, interest, claim, demand and/or objections within 14 (Fourteen) days from the date of publication of this Notice, failing which it will be presumed that no such right, title, interest, claim, demand and/or objection exists and even if the same exists in law or otherwise, it shall be deemed that the claimant has relinquished such right, title, interest, claim, demand and/or objection and/or waived any right to exercise such claim, demand or objection and any such claim or objection shall not be binding on our Client.

**THE SCHEDULE**  
**(DESCRIPTION OF THE SAID PREMISES)**  
 Residential flat being Flat No. 6-E admeasuring 550 sq. ft. (carpet area), together with Share Certificate No. 4 dated 25th April 1987 bearing 5 shares bearing the nos. 146 to 150 (both inclusive), situated on the Sixth Floor in the building 'Dhaval Ganga' in Dhaval Ganga C.H.S. Ltd. at 1, Carer Road, Bandra West, Mumbai 400050, bearing C.T.S. No. 291/A in Village Andola together with Garage No. 11 admeasuring 200 sq. ft. (carpet area).

Place: Mumbai  
 Dated: 07-03-2025 **SD/-**  
 Adv. Prerak Hora

**YES BANK YES BANK LIMITED**  
 Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai 400055  
 Branch : 19th Floor, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No.31, Thane Belapur Road, Airoli, Navi Mumbai 400708

**1st E-AUCTION SALE NOTICE**

**SALE NOTICE UNDER SARFAESI ACT, 2002 (Hereinafter Referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereinafter referred to as Rules).**

Pursuant to Notice U/S 13(2) and 13(4) of the above Act, the possession of the below mentioned property was taken on behalf of YES BANK Ltd., by Authorized officer of the Bank.

Whereas the Authorized officer of the Bank has decided to sell the property described herein below on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHAT EVER THERE IS BASIS" and "NO RECOURSE BASIS" (including encumbrances, if any), under rules 8 & 9 of the said Act, through Public Auction (E-Auction).

Sr.	Name of Borrower/ Co Borrower/Mortgagee/ Guarantor (s)/ security provider/s	Description of Property	Date of Physical Possession	Date of Demand Notice & o/s Amount as per 13(2) notice	Last Date for submission of Bid Date of E-Auction	Reserve Price (Rs)	Earnest Money Deposit (Rs.)
1.	1. Abubakar Manihar (Borrower And Mortgagee) 2. Mohammed Usman Manihar (Co-Borrower And Mortgagee) 3. Anisha Manihar (Co-Borrower) All at : Flat No. 502, A Wing, Avirahi Heights, Jankalyan Nagar, Malad West, Off Marve Road, Mumbai 400095 Sr. No. 1 & 2 Also At:- Gala No. 9, Ahmed Nagar, M. G. Road, Hindustan Naka, Kandivli West, Mumbai 400 067	Flat No. 502, 5th Floor, Admeasuring 699 Sq. Ft. Carpet A Wing, Avirahi Heights Along With Still/ Basement/ Podium Car Parking Space No. 68. Constructed On All That Piece And Parcels of Land Bearing Cts No. 35 O / A / B / C And 337/A/B/C/D Of Village Malvani, Situated At Jankalyan Nagar, Off Marve Road, Malad (West), Tal. Borivli, Mumbai 400095	17.01.2025	19-06-2023 Rs. 1,08,43,324.36 (One Crore Eight Lakh Forty Three Thousand Three Hundred Twenty Four and Thirty Six Paise Only)	15.04.2025 Till 4 pm 16.04.2025 Time 11 am to 2 pm	Rs. 1,42,79,000/- (Rupees One Core Forty Two Lakhs Twenty Nine Thousand Only)	Rs. 14,27,900/- (Rupees Fourteen Lakhs Twenty Seven Thousand Nine Hundred Only)
2.	1. Anil D Jadhav (Borrower And Mortgagee) 2. Asmita Anil Jadhav (Co-Borrower And Mortgagee) Both Add. : 373, Lucky House, 3rd Floor, Room No. 38, S B S Road, Fort Mumbai, Mumbai 400001	Flat No. A/104, Are Admesuring 26.66 Sq. Mtrs. Carpet. 1st Floor, Wing A, Mera Ghar, At Nighu, Nighu, Tal. & Dist. Thane 400612	15.01.2025	18.07.2023 Rs.30,15,782.02/- (Rupees Thirty Lakh Fifteen Thousand Seven Hundred Eighty Two and Two Paise Only)	15.04.2025 Till 4 pm 16.04.2025 Time 11 am to 2 pm	Rs. 17,34,000/- (Rupees Seventeen Lakh Thirty Four Thousand Only)	Rs. 1,73,400/- (Rs. One Lakh Seventy Three Thousand Four Hundred Only)
3.	1. Kailas Kashiram Shinde (Borrower & Mortgagee) 2. Ratika Kashiram Shinde (Co-Borrower) Both Add. Parvati Bai Apartment, 2/210, C Wing, Mhatre Gate, Matoshi, Building, Ganesh Nagar, Diva East, Thane- 400612	Flat No 203, 2nd Floor, A-Wing, Orchid, Rameshwar Park, Village Dawale Khardipada, Off Shiroad, Thane West-400612	22.01.2025	29-08-2022 Rs.27,96,940.56 (Rs. Twenty Seven Lakh Ninety Six Thousand Nine Hundred Forty and Paise Fifty Six Only)	15.04.2025 Till 4 pm 16.04.2025 Time 11 am to 2 pm	Rs. 34,26,000/- (Rs. Thirty Four Lakh Twenty Six Thousand Only)	Rs. 3,42,600/- (Rs. Three Lakh Twenty Six Hundred Only)

**Terms and Conditions:**

- The Auction sale will be "Online E-Auction/ Bidding through Banks approved service provider M/s E-Procurement Technologies Ltd, Auction Tigger ,Ahmedabad Contact Persons Mr. Ram Sharma on (M) +91 8000223297(Rampasad@auctiontigger.net, website <https://sarfaesi.auctiontigger.net>
- Bidders are advised to go through the Bid Forms, Tender Document, detailed terms and conditions of auction sale before submitting their bids and taking part in the E-Auction sale proceedings.
- Bids shall be submitted through online/Offline procedure in the prescribed formats with relevant details.
- Earnest Money Deposit (EMD) shall be deposited through Demand Draft payable at Mumbai /RTGS/NEFT/FUND TRANSFER to credit of following account before submitting the bids:-

Details	
Name of Bank & Branch	YES BANK LTD WORLI
Name of Beneficiary	RB (A) AUCTION EMD COLLECTION AC
Account No.	000189900002710
IFSC Code	YESB0000001

- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of **Rs.25,000/-**. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
- Inspection of the aforesaid property can be done on **12-Mar-25 & 20-Mar-25** from 11:00 am to 2:00 pm by the interested parties/ tenderer after seeking prior appointment with AO. The AO has the right to reject any tender/tenders (for either of the property) without assigning any reasons therefor.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property> -- Secured Creditor's website i.e. [www.yesbank.in](http://www.yesbank.in).

- In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD. For Sr.no. 1 you may reach out to Meet Oza on 8850548499 or meet.oza@yesbank.in, Ashish Chaturvedi on 9820244392 or ashish.chaturvedi@yesbank.in. For Sr. Nos.2 and 3, please contact Amit Yeram on amit.yeram@yesbank.in # 9096840924, Jitendra Vyas on 9920388223 or jitendra.vyas@yesbank.in. Additionally, you may also get in touch with Officials of M/s. e-Procurement Technologies Limited (Auction Tigger) Ahmedabad specifically Mr. Ram Sharma on (M) +91 8000223297 or (Rampasad@auctiontigger.net).
- As contemplated U/s. 13 (8) of the aforesaid Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date of Publication of Notice for the public auction/Tendered/ Private Treaty for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

**SALE NOTICE TO BORROWER/ CO-BORROWER /MORTGAGOR / SECURITY PROVIDER**  
 The above shall be treated as Notice of 30-Days Under Sec.9(1) of security interest (Enforcement Rules), 2002.

Date: 07.03.2025  
 Place: Mumbai Authorized Officer For YES Bank Limited

**AXIS FINANCE LIMITED**  
 (CIN U6921MH1999PLC212675)  
 Axis House, C-2, Media International Centre, Park Road, Bandra West, Mumbai - 400 050

**E-Auction Sale Notice**

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 provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Guarantor/s and Mortgagee/s, that the below described immovable properties mortgaged / charged to Secured Creditors, the physical possession of which has been taken by the Authorized Officer of Axis Finance Limited, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHAT EVER THERE IS" and "WITHOUT RECOURSE BASIS", on 26th March, 2025 for recovery of Rs. 78,89,11,311.49 (Rupees Seventy-Eight Crores Eighty-Nine Lacs Eleven Thousand Three Hundred Eleven Only) due as on 22nd November, 2023 with further interest w.e.f. 23rd November, 2023 at the contractual rates due and payable to AXIS BANK LIMITED and Rs. 14,70,74,209 (Rupees Fourteen Crores Seventy Lacs Seventy Four Thousand Two Hundred and Nine Only) due as on 20th November, 2023 with further interest w.e.f. 21st November, 2023 at the contractual rates due and payable to AXIS FINANCE LIMITED respectively along with default/penal interest and other charges etc., till final payment/realization from the Borrower / Mortgagee/s / Guarantor/s i.e. M/s. Soham Estates (Borrower & Mortgagee), Mr. Chaitanya Nandlal Parakh (Partner & Guarantor), Mr. Ranjeev Vedprakash Malik (Partner & Guarantor), Mr. Sanjiv Vedprakash Malik (Partner & Guarantor) and M/s. Soham Real Estate Development Company Private Limited (Corporate Guarantor). The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

**SCHEDULE - I**

All that undivided share in all that piece and parcel of land bearing Survey No. 240/2(p), 240/3, 240/6, 240/7, 240/9, 240/10(p), 240/11(p), 242/1/2(p), 242/1/3 Opp. Saraswati School, Off. Ghodbunder Road, lying, being and situated within the Village limits of Kavesar, Taluka Thane & District Thane in Registration and Sub - Registration District of Thane having an aggregate area of 9940 sq. mtrs bounded as follows:  
 On the East by: Tower 4 Jaccaranda  
 On the West by: Sukur Residency and TMC Reservation  
 On the North by: Podium  
 On the South by: 40 mtrs wide Road  
 Together with all such constructions, buildings and appurtenances built thereupon or to be built thereupon in the structure known as Tower - V - Di vita in the Project Soham Tropical Lagoon.

Name of Borrower/ Mortgagee	Description of Property /s	Date & Time of e-Auction	Auction Sale Details:		Date & Time for Bid Submission	
			Reserve Price:			
M/s Soham Estates	As per SCHEDULE - I	Date: 26.03.2025 Time: From: 11.00 a.m. To: 12.00 noon with unlimited extensions of 5 minutes each	RP (Rs. In Figures)	RP (Rs. In Words)	On: 24.03.2025 Before: 4:00 pm	
			36.70 Crs	Rupees Thirty-Six Crores Seventy-Lacs Only		
			* Price below which the Flat /property/s will not be sold			Date of Inspection of the Property: With prior appointment only 1:00 pm to 3:30 pm.
			Earnest Money Deposit (EMD):			
EMD (10% of RP) (Rs. In Figures)			EMD (10% of RP) (Rs. In Words)	Contact Person Details & Mob. Nos. :- Mr. Ankit Surana Mob no - 7719959399 (Email - ankit.surana@axisfinance.in) Mr. Swapnil Tiwari (Mob no: 9820083208) (Email - swapnil.tiwari@axisfinance.in)		
3.67 Crs			Rupees Three Crores Sixty Seven Lacs Only.			
Bid Increment Amount: Rs. 10,00,000/- (Rupees Ten Lacs Only).						

For detailed terms and conditions of sale, please refer to the link provided in the following websites i.e. <https://sarfaesi.auctiontigger.net/IEPROC/> and <https://www.axisfinance.in> and <https://www.axisbank.com/auction-notices>.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

This may also be treated as notice under rule 8(6) and rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, guarantor/s and mortgagee/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Date: 06th March, 2025  
 Place: Mumbai Authorized Officer Axis Finance Limited

**Bank of Maharashtra**  
 Office Address :Shop No. 101,102,201, Inara Business Lending, Powerhouse Link Road, Aarogya Mandir, Ratnagiri - 415639  
 Email: [zmratanagiri@mahabank.co.in](mailto:zmratanagiri@mahabank.co.in)  
[legal\\_rat@mahabank.co.in](mailto:legal_rat@mahabank.co.in)

**(Appendix IV) POSSESSION NOTICE (Under Rule 8(1))**

WHEREAS

The undersigned being the Authorized Officer of the Bank of Maharashtra, Ratnagiri Zone, under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Sec. 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 16.12.2024 calling upon Mr. Santosh Sitaram Haldankar (Borrower/Mortgagee), Mr. Deepak Shankar Patil (Guarantor), Mrs. Diksha Santosh Haldankar(Guarantor), Mr. Sudhakar Pandurang Haldankar (Guarantor) to repay amount aggregating ₹ 7,99,900.27/- (Rupees Seven Lakh Ninety Nine Thousand Nine Hundred and Twenty Seven Paise Only) plus further applicable interest thereon w.e.f. 16.12.2024 plus cost and expenses as mentioned in the demand notice within 60 days from the date of receipt of the said Notice. The Borrowers having failed to repay the amount, Notice is hereby given to the Borrowers, Co-borrower, Guarantor and the Public in general that the undersigned has taken symbolic possession of the properties described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 5th March 2025

The Borrower in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Maharashtra, Jaigad for ₹ 7,99,900.27/- (Rupees Seven Lakh Ninety Nine Thousand Nine Hundred and Twenty Seven Paise Only) plus further applicable interest thereon w.e.f. 16.12.2024 plus cost and expenses.

The Borrowers' 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.

**DESCRIPTION OF THE IMMOVABLE PROPERTIES**

All those pieces and parcels of land situate being lying at village mouje vated in the registration district Ratnagiri admeasuring 0.03.00 HR and bearing Survey no 136, Hissa no 2/2A 10, bounded as, On or Towards North: Property of Mr. Khanlikar  
 On or Towards East: Property of Mr. Chandrakant Adav  
 On or Towards South: Property of Mr. Jain  
 On or Towards West: Property of Mr. Jangam  
 Together with buildings and structures constructed / to be constructed and all the fixtures annexed thereon.

Date: 05/03/2025 **SD/-**  
 Authorized Officer, Bank of Maharashtra



