



July 18, 2025

Department of Corporate Services  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400 001.

BSE Scrip Code : 500460

ISINCODE : INE304A01026

Dear Sirs,

**Sub: Submission of Newspaper Publication of Notice of 87<sup>th</sup> Annual General Meeting, E-voting Information, Book Closure & Record Date for Dividend.**

In terms of Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith newspaper cuttings for publication of the Notice of 87<sup>th</sup> Annual General Meeting, E-voting Information, Book Closure & Record Date for Dividend, in The Free Press Journal (English) and Navshakti (Marathi), on July 18, 2025.

Kindly take the above on your record

Yours faithfully,

For **Mukand Limited**

Rajendra Sawant  
Company Secretary

Encl : As above

**KESAR TERMINALS & INFRASTRUCTURE LIMITED**  
 Regd. Office: Oriental House, 7 Jamshedji Tata Road, Churchgate, Mumbai 400 020.  
 Email: headoffice@kesarinfra.com, Website: www.kesarinfra.com  
 Phone: (+91-22) 22042396/ 22851737 Fax: (+91-22) 22876162  
 CIN: L45203MH2008PLC178061

**NOTICE**  
**TRANSFER OF EQUITY SHARES TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF) AUTHORITY**

NOTICE is hereby given that pursuant to the provisions of section 124(5) of the Companies Act, 2013 ("the Act") read with the Investor Education and Protection Fund (IEPF) Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("the Rules"), as amended, the final dividend for the financial year 2017-18, which remained unclaimed for the period of seven years will be credited to IEPF on 3rd November, 2025. The corresponding shares on which dividend remained unclaimed for seven consecutive years will also be transferred as per procedure set out in the Rules.

Individual communication has already been sent to concerned shareholders whose shares are liable to be transferred to IEPF. As per aforesaid rules, the full details of such shareholders are uploaded on the website of the Company viz. [www.kesarinfra.com](http://www.kesarinfra.com). Kindly note that all future benefits, dividend arising on such shares would also be credited to IEPF. In this connection, please note the following:

i) If the equity shares are held in physical form: Duplicate share certificate will be issued & transferred to IEPF. The Original Share certificate in your name(s) and held by you, will stand automatically cancelled.

ii) If the equity shares are held in demat mode: your demat account will be debited for the shares liable to be transferred to IEPF.

Please note that due date for claiming dividend for the financial year 2017-2018 is **3rd November, 2025**. In case no valid claim in respect of unclaimed dividend is received from the shareholders by the said due date, the Company shall, with view to complying with the requirement set out in the rules, transfer the shares to IEPF Authority without any further notice. Please also note that no claim shall lie against the Company in respect of unclaimed dividend amount and shares transferred to IEPF. The concerned members can however claim their shares from IEPF Authority in accordance with the procedure and on submission of such documents as specified under the rules.

For any queries on the above matters, the shareholders are requested to contact the Company's Registrar & Share Transfer Agent viz., MUFCS Intime India Pvt Ltd, C-101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai-400 083. Tel: +918108116767 email: [mt.helpdesk@in.mpmis.mufg.com](mailto:mt.helpdesk@in.mpmis.mufg.com) Web: [www.in.mpmis.mufg.com](http://www.in.mpmis.mufg.com)

For Kesar Terminals & Infrastructure Limited  
 Sd/-  
 Archana Mungunti  
 Company Secretary  
 Membership No.: A31071

**IN THE DEBTS RECOVERY TRIBUNAL NO.2**  
 Mtnl Bhavan, 3rd Floor Strand Road, Appollo Bandar, Colaba Market Colaba, Mumbai-400005.  
 Original Application No. Case No. OA/385/2021

**Union Bank of India** .....Applicant  
**Versus**  
**Anil Raghunath Sawant** .....Defendants

**Defendant - 1) Anil Raghunath Sawant**, Flat No.B-502, Varad Vinayak Tower Co-operative HSL, Plot No.49, Sector 10, Kamotho Navi Mumbai - 410 209.

Whereas OA/385/2021 was listed before Hon ble Presiding Officer on 01/02/2022.

Whereas this Hon'ble Tribunal is pleased to issue summons/Notice on the said application under Section 19(4) of the Act. (OA) filed against you for recovery of debts of **Rs. 14,96,464.80/- (Rupees Fourteen Lakh Ninety-Six Thousand Four Hundred and Sixty-Four Paise Eighty Only)**.

Whereas the service of summons could not be affected in ordinary manner and whereas the Application for Substituted service has been allowed by this Hon'ble Tribunal.

In accordance with Sub-Section (4) of Section 19 of the Act you the defendants are directed as under:-

(i) To Show cause within 30 (thirty) days of the service of summons as to why relief prayed for should not be granted;

(ii) To Disclose particulars of properties or assets other than properties and asset specified by the applicant under Serial Number 3A of the Original Application;

(iii) You are restrained from dealing with or disposing if secured assets of such other assets and properties disclosed under serial number 3A original application, pending hearing and disposal of the application for attachment of the properties

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other asset and properties specified or disclosed under serial number 3A of the original application without the prior approval of the tribunal

(v) You shall be liable to account for the sale proceeds realised by sale of secured asset or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institutions holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before DRT-2 on 19/08/2025 at 11.00 am failing which the application, shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this 15<sup>th</sup> day of May 2025.

Sd/-  
 Registrar  
 DRT-II, Mumbai

**IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO.1**  
 (Ministry of Finance)  
 3rd Floor, Telephone Bhavan, Strand Road Colaba, Mumbai - 400 005

**T. ORIGINAL APPLICATION NO. 228 OF 2023**

**EXHIBIT No. 11**  
**...APPLICANT**

**The South Indian Bank Ltd.**  
**V/S**  
**M/s Reena Tinaaz Pvt. Ltd.** .....DEFENDANTS

**Notice in transferred case**

Take notice that the case OA(D)-No-565/2020 between the above parties pending in the DRT-III, Mumbai has been transferred to this Tribunal as per change of Jurisdiction notified vide Government of India Gazette Notification No. S.O.4719(E) dated 04.10.2022 and the said case is registered as T.O.A. 228 of 2023 on this file of this Tribunal.

Therefore, both the parties are hereby required to appear before the Registrar/Hon'ble Presiding Officer, DRT-2, Mumbai, either in person or through Advocate duly instructed on 17/11/2025 at 11.00 a.m., to take appropriate steps in the matter so as to expedite its hearing & disposal, failing which appropriate orders will be passed in the matter.

Given under my hand and the seal of this Tribunal on this 17<sup>th</sup> day of May, 2025.

Sd/-  
 Registrar  
 DRT-II, Mumbai

**SEAL**

To,

- M/S. REENA TINAAZ PRIVATE LIMITED (Def't No. 1)**  
 A Private Limited Company, Indian Inhabitant of having its Office at: A-601-604, 6th Floor, Dynasty Business Park, 151, Andheri - Kurla Road, Near J. B. Nagar Metro Station, Andheri (East), Mumbai - 400 059;
- MR. SHAILESH B. PANCHAL (Def't. No. 3)**  
 Director as well as Guarantor of M/s. Reena Tinaaz Pvt. Ltd., An adult, Indian Inhabitant of, having his Office at: A-601-604, 6th Floor, Dynasty Business Park, 151, Andheri - Kurla Road, Near J. B. Nagar Metro Station, Andheri (East), Mumbai - 400 059;  
 And having his Residential address at: 301, Sai Anish CHSL, Village Road, Opp. Sathoshi Mata Mandir, Bandup (West), Mumbai - 400 078;  
 And having his another Residential address at: Flat No. 606, Mahavir Nagar, Tower No. 5 CHSL, Khadk Pada, Kalyan (West), Thane-421 301;
- MR. MANGESHANANT JOSHI (Def't. No-4)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. Proprietor of M/s. Trioplast, An adult, Indian Inhabitant of, having his Address at: Unit No. 202/A, 2nd Floor, Tejpal Industrial Building No. 2, Co-operative Premises Society Ltd., Plot No. 3, S. No. 90, Andheri Kurla Road, Sakinaka, Mumbai - 400 072;  
 And having his Residential address at: Flat No. 38, 3rd Floor, "Madhav Darshan", Jivan Vikas Hospital, Koldongri, Sahar Road, Mumbai - 400 068;
- MR. KUMARPAL T. PANCHAL (Def't. No-7)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Address at: Flat No. 603, "A" Wing, Ramniwas, Opp. Janki Niwas, Rani Sati Marg, Malad (East), Mumbai - 400 097;
- MRS. BHARGAVI K. PANCHAL (Def't. No.8)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Address at: Flat No. 603, "A" Wing, Ramniwas, Opp. Janki Niwas, Rani Sati Marg, Malad (East), Mumbai - 400 097;
- MR. AAKASH SURESH PANCHAL (Def't. No-9)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Address at: Flat No. 1503, 15th Floor, "B" Wing, Lourd CHSL, Swastik Park, Near Nahur Station, Village Road, Bhandup (West), Mumbai-400 078;
- MR. SAGAR SURESH PANCHAL (Def't. No-10)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Address at: Flat No. 1503, 15th Floor, "B" Wing, Lourd CHSL, Swastik Park, Near Nahur Station, Village Road, Bhandup (West), Mumbai-400 078;
- MR. PADMAKAR B MORE (Def't. No.-11)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Address at: Flat No. 102, D-2, Sunder Srusti Project, Vadgaon Budruk, Taluk Haveli, Dist. Pune - 411 037; And having his another Residential address at: 202, Bhagwat Apartment, Kakartale Mahad, Raigad-402 301;
- MRS. GEETANJALI P. MORE (Def't. No-12)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Address at: Flat No. 102, D-2, Sunder Srusti Project, Vadgaon Budruk, Taluk Haveli, Dist. Pune - 411 037; And having his another Residential address at: 202, Bhagwat Apartment, Kakartale Mahad, Raigad-402 301;
- MR. HITESH L. PANDYA (Def't. No-19)**  
 Guarantor of M/s. Reena Tinaaz Pvt. Ltd. An adult, Indian Inhabitant of, having his Residential address at: Flat No. 1701, Acropolis CHSL, Plot No. 28, Sector, 6, Palm Beach Road, Nerul, Navi Mumbai - 400 206;
- M/S. ROSHANI TRADING COMPANY (Def't. No-20)**  
 (M/s. Kohinoor Dyeing & Printing Works) Corporate Guarantor of M/s. Reena Tinaaz Private Limited  
 Represented through its partners  
 i. Mr. Amrithal Rannal Doodhia, ii. Mr. Ashok Amrithal Doodhia  
 iii. Mr. Bipin Amrithal Doodhia  
 Indian Inhabitant of, having its address at: House No. 543, 544, 545, 546, Village - Gauripada, Dharamkar Naka, Off. Thane Bhiwandi Road, Bhiwandi, Dist. Thane - 421 302;
- THE ORIENTAL BANK OF COMMERCE (Def't. No-28)**  
 Having its Branch Office at: 1B - 1C, Laxmi Residency, Wagle Industrial Estate, Near Cheknaka, Thane (West) - 400 604;  
 known as "Midcorporate Branch"

**MUKAND LIMITED**  
 (CIN: L9999MH1937PLC002726)  
 Registered Office: Bajaj Bhawan, Jammalal Bajaj Marg, 226, Nariman Point, Mumbai - 400 021, Tel: 022-61216666, E-mail: [investors@mukand.com](mailto:investors@mukand.com), Website: [www.mukand.com](http://www.mukand.com)

**NOTICE OF 87<sup>th</sup> ANNUAL GENERAL MEETING, E-VOTING INFORMATION & RECORD DATE FOR DIVIDEND**

**To the Members,**  
 NOTICE is hereby given that the 87<sup>th</sup> Annual General Meeting ("AGM") of the Members of Mukand Limited is scheduled to be held on **Friday, August 08, 2025, at 11.30 a.m., at Kamalnayan Bajaj Hall, Bajaj Bhawan, Jammalal Bajaj Marg, 226, Nariman Point, Mumbai - 400 021.**

In compliance with provision of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations, 2015"), read with MCA circulars and SEBI circulars issued in this connection, the Company has sent the Notice of AGM along with Annual Report for the financial year 2024-25, on July 16, 2025 through electronic mode to all the members whose email IDs are registered with the Company/ Depository Participant(s). The above documents are also available for download on the Company's website, at [www.mukand.com](http://www.mukand.com), website of the Stock Exchanges i.e. BSE and NSE at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively, and the website of voting agency KFin Technologies Limited at <https://evoting.kfintech.com>.

Pursuant to provisions of the Companies Act, 2013 and the SEBI Listing Regulations, 2015, the Company is providing facility for voting by electronic means for the business as set out in the Notice of 87<sup>th</sup> AGM to the Equity Shareholders of the Company through electronic platform of KFin Technologies Limited ("KFinTech") through its portal <https://evoting.kfintech.com>.

The detailed procedure/instructions for Remote E-voting and E-voting at AGM are contained in the Notice of 87<sup>th</sup> AGM. The members holding equity shares in physical or dematerialized form, as on the Cut-off Date i.e., Friday, August 01, 2025 (end of day), may cast their vote electronically on the business as set out in the Notice of 87<sup>th</sup> AGM.

In this regard, the members are hereby further notified that:-

- The remote e-voting facility shall commence at 9.00 a.m. (IST) on August 05, 2025 and ends at 5.00 p.m. (IST) on August 07, 2025.
- Any person who has acquired equity shares of the Company after the dispatch of Notice of 87<sup>th</sup> AGM and holding shares as on Cut-off Date i.e., Friday, August 01, 2025 (end of day) for e-voting may contact KFinTech via email at [inward.ris@kfintech.com](mailto:inward.ris@kfintech.com) to obtain the login ID and password.
- The remote e-voting shall not be allowed after 5:00 p.m. on August 07, 2025.
- The members who have cast their vote by remote e-voting may also attend and participate in the AGM, but shall not be entitled to vote again at the meeting.
- In case of any queries or grievances in connection with the e-voting or AGM, the shareholders may refer to the Frequently Asked Questions (FAQ's) section/e-voting user manual for Shareholders available at the download section on <https://evoting.kfintech.com> or contact the following persons :-

<b>KFin Technologies Limited</b> Unit - Mukand Limited Karvy Selenium Tower B, Plot 31-32 Gachibowli Financial District, Nanakramguda, Hyderabad - 500032 Email id: <a href="mailto:inward.ris@kfintech.com">inward.ris@kfintech.com</a> Tel. No. : 1800-309-4001	<b>Mukand Limited</b> Corporate Secretarial Department 3 <sup>rd</sup> Floor, Bajaj Bhawan, 226 Nariman Point, Mumbai - 400021 Email id: <a href="mailto:investors@mukand.com">investors@mukand.com</a> Tel. No. : 022-61216666
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The members who have not registered their email addresses and mobile numbers, are requested to get themselves registered with KFinTech, by clicking the link [https://ris.kfintech.com/email\\_registration/](https://ris.kfintech.com/email_registration/) to receive electronic copies of the Annual Report for financial year 2024-25.

**Date of closure of Register of Members and Share Transfer Register:**  
 Pursuant to section 91 of the Companies Act, 2013, Register of Members and Share Transfer Register of the Company will remain close from July 26, 2025 to August 08, 2025 (both days inclusive) for the purpose of AGM.

**Record date for dividends (Equity and 8% Cumulative Redeemable Preference Shares):** The Company has fixed record date of Friday, July 25, 2025 for the purpose of taking record of eligible members for purpose of dividends.

For Mukand Limited  
 Sd/-  
 Rajendra Sawant  
 Company Secretary  
 Mumbai, July 17, 2025

**JANA SMALL FINANCE BANK**  
 (A Scheduled Commercial Bank) Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

**NOTICE OF SALE THROUGH PRIVATE TREATY**  
**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)**

The undersigned as Authorized Officer of Jana Small Finance Bank Limited has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized Officer of Jana Small Finance Bank Limited, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Hence please be informed that if the total outstanding dues in the aforesaid loan account are not paid within **Fifteen (15) Days** from the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below.

Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

**Standard terms & conditions for sale of property through Private Treaty are as under:**

- Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
- The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
- In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest within the stipulated time.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- The Bank reserves the right to reject any offer of purchase without assigning any reason.
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	45799420002004	1) Anil Satyawan Kadam, 2) Savita Satyawan Kadam, 3) Satyawan Limbraj Kadam	Rs.6,40,896.10 (Rupees Six Lacs Forty Thousand Eight Hundred and Ninety Six and Ten Paise Only) as of 07.11.2022	Rs.2,80,000/- (Rupees Two Laks Eighty Thousand Only)

**Details of Secured Assets:** All that piece and parcel of the Plot No.119, Area Admeasuring 46.54 sq.mt, Gat No.16/2B/2A, 2B/1B/1, 2B/1B/2, Gulvanchi, Gopinath Nagar 4, Tal. North side Solapur, Dist. Solapur-413201 and within the Jurisdiction of Solapur Municipal Corporation. **Bounded on:** East: Plot No.208, West: 6.10 mtrs Layout Road, North: Plot No.120, South: Plot No.119.

The aforesaid Borrower/ Co-Borrower attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of Borrower assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.

**Correspondence Address:** Mr. Ranjan Naik (Mob. No.836291653), email: [ranjan.naik@janabank.com](mailto:ranjan.naik@janabank.com). Jana Small Finance Bank Limited, (formerly known as M/s. Janalakshmi Financial Services Pvt. Ltd.), having office at Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037.

Date: 18.07.2025, Place: Pune  
 Sd/- Authorized Officer, Jana Small Finance Bank Limited

**CAPRI GLOBAL HOUSING FINANCE LIMITED**  
 Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
 Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

**APPENDIX - IV-A [See proviso to rule 8 (6) and 9 (1)]**  
**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

Sr. No.	1. BORROWER(S) NAME	2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF SUBMISSION OF EMD	2. LAST DATE OF SUBMISSION OF EMD	1. RESERVE PRICE	2. EMD OF THE PROPERTY	3. INCREMENTAL VALUE
1.	1. Mr. Gangadhar Vijay Pardi ("Borrower") 2. Mrs. Dipali Gangadhar Pardi (Co-borrower)	Rs. 21,55,016/- (Rupees Twenty One Lacs Fifty Five Thousand and Sixteen Only) as on 24.12.2024 along with applicable future interest.	All Piece and Parcel of property being Plot No. 40, area admeasuring 1574.12 Sq. Ft. (146.24 Sq. Mt.), Gram Panchayat House No. 48/1/40, Mouja & Grampanchayat Kandri, PH No. 15 A, Kh. No. 48/1, Teh. Parshwani, Dist. Nagpur, Maharashtra - 441401. Bounded as follows: North: Plot No. 41, South: Plot No. 39, East: Open Area, West: 7.5 Mts. Layout Road	06.08.2025 (Between 3:00 P.M. to 4:00 P.M.)	04.08.2025	Rs. 17,00,000/- (Rupees Seventeen Lacs Only). EARNST MONEY DEPOSIT: Rs. 1,70,000/- (Rupees One Lacs Seventy Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 2,80,000/- (Rupees Two Laks Eighty Thousand Only)	

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website.

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact No. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: [ramprasada@auctiontiger.net](mailto:ramprasada@auctiontiger.net).
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 05-August-2025.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle , Wagale Estate , Road No. 22,Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 latest by 03:00 PM on 05-August-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. \_\_\_\_\_ (as mentioned above) for property of "Borrower Name."
- After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Capri Global Housing Finance Limited, Regional Office No. 7th Floor, Above new passport office, Dosti Pinnacle , Wagale Estate , Road No. 22, Thane - 400604 or No. 031-302, Third floor, 927, Sanas Memories, F.C.Road, Shivaji Nagar, Pune, Maharashtra-411004 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date by more than 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Movable item (if any) lying in the property is not offer with this sale.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited or Mr. Sumesh Sahebrao Mobile No. 968947497.
- This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

**Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.**

PLACE : MAHARASHTRA  
 DATE : 18 - JULY-2025  
 Sd/- (Authorised Officer)  
 Capri Global Housing Finance Limited

**Bank of India**  
 Add:-Bank of India Building, First Floor, 70-80, Mahatma Gandhi Road, Fort, Mumbai - 400 001  
 Tel: 022-22624845

**E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

E-auction sale notice for sale of Immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis", "as is what is basis" and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset.

The sale will be done by the undersigned through e-auction platform provided hereunder.

Sr. No.	Branch Name / Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. in lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	Mumbai Main Binny Shipping Ltd Amt./O/S : 4365.00 Lakhs + Interest + Cost of expenses/charges	EQM of Flat no. 101, (1A as per document) 1 <sup>st</sup> Floor in the building known as Sea View Apartment in Rinkle Co-operative HSG. SOC. Ltd. On Plot bearing CTS No. 1011B & 1013 Village Bandra situated at St. Baptist Road, Bandra West, Mumbai-400050 in the name of Mr. Nirmal Verma Built up area-576.00 sq. ft. Carpet Area-480.00 sq. ft. (on the basis of Physical possession)	480.30	48.03	Mob No 9699026593 (Avinash Pethkar)
		EQM of Flat no. 102, (1B as per document) 1 <sup>st</sup> Floor in the building known as Sea View Apartment in Rinkle Co-operative HSG. SOC. Ltd. On Plot bearing CTS No. 1011B & 1013 Village Bandra situated at St. Baptist Road, Bandra West, Mumbai-400050 in the name of Mr. V B Verma Built up area-780.00 sq. ft. Carpet Area-650.00 sq. ft. (on the basis of Physical possession)			

The auction sale will be "online E-auction / Bidding through website - <https://ebkray.in/> / <https://BAANKNET.com> on 26.08.2025 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.

Bidder may visit <https://ebkray.in/> / <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- Step 1:** Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://ebkray.in/> / <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
- Step 2:** e-KYC Verification to be done by the Bidder/Purchaser.
- Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- Step 1 to Step 3** should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://ebkray.in/> / <https://BAANKNET.com> for registration and bidding guidelines.
- Helpline Details / Contact Person Details of eBkray / BAANKNET:**

eBkray Helpdesk Number			
Name	E-mail ID	Landline No.	Mobile No.
Helpdesk	<a href="mailto:support.ebkray@psballiance.com">support.ebkray@psballiance.com</a>		8291220220

- Last date of EMD and KYC submission will be up to 25.08.2025 (subject to website availability).
- The intending purchasers can inspect the property on 22.08.2025 between 11.00 am and 03.00 pm.
- The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" WHATEVER THERE IS CONDITION".
- Properties from Sr No 1 & 2 are under physical possession and from Sr No. 3 - 15 are under physical possession.
- The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.50,000/- (Rupees Fifty thousand only) in respect of property listed at Sr No1 to 15.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim right in respect of property/amount.
- Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.
- Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
- Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/litigation if any pending before any court /tribunal are arisen thereof.
- The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.,
- The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process.
- The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice or assigning any reasons.
- Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- The sale certificate will be issued in the name of successful bidder only.
- This notice is also applicable to borrower / guarantors and public in general.

PLACE: MUMBAI  
 DATE: 17.07.2025  
 Sd/-

