



April 30, 2026

To,
Corporate Relationship Department
BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street, Mumbai - 400 001

Scrip Code: 512068

Dear Sir,

Sub.: Intimation of Newspaper Publication with respect to Notice of 01/2026-27 Extra Ordinary General Meeting and e-voting instructions.

With respect to the captioned subject, please find enclosed copy of advertisement with respect to Notice of 01/2026-27 Extra-Ordinary General Meeting of the Company to be held on Thursday, May 21, 2026 at 11.30 A.M through Video Conference (VC) along with the e-voting Instructions, pursuant to Regulation 30 & 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, published in following newspapers:

1. The Free Press Journal dated April 30, 2026 and;
2. Navshakti dated April 30, 2026.

Kindly take the above on record and oblige.

Yours faithfully,

For **Deccan Gold Mines Limited**

Subramaniam Sundram
Company Secretary & Compliance Officer

Motilal Oswal Home Finance Limited PUBLIC NOTICE FOR E-AUCTION CUM SALE

Regd. Office: Motilal Oswal Tower, Rahimulillah Sayani Road, Opp. Parul ST Depot, Prabhadevi, Mumbai - 400 025. C.S. 8291898989
Website: www.motilaloswal.com. Email: hq@motilaloswal.com

E-Auction Sale Notice of 15 Days of Immovable Assets (under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswal.com as per the details given below:

Date and time of E-Auction Date: 22-05-2026 11:00 Pm to 02:00 Pm (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit: 21-05-2026			
Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of EMD
LAN: LXVIR00316-170041623 Branch: Virar Borrower: Omprakash Ramashayr Nagar Co-Borrower: Sheela Omprakash Nagar	20-07-2021 For Rs: 1370288/- (Rupees) Thirteen Lakh Seventy Thousand Two Hundred & Eighty Eight Only	Flat No. - 304, 3Rd Floor, Survey No. - 1, Shiv Aaradhana Apartment, Chandrapada, Juchandra Road, Naigaon(East), Taluka - Vasai, District - Palghar, Naigaon East, Maharashtra - 401208	Reserve Price: Rs. 450000/- (Rupees Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Rupees Forty Five Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: credauction.com of our e-Auction Service Provider, M/s. CREDRESOLUTION INDIA PVT LTD for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Rakesh Manohar Kandare 9967337288 & Vishal Raut 8879292921**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 9137100020, E-mail ID: balram@credresolv.com

Place : Maharashtra / Date : 30.04.2026

Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited)

DECCAN GOLD MINES LIMITED

CIN: L51900MH1984PLC034662

Registered Office: 501, Akruti Trade Centre, Road No. 7, MIDC, Andheri (East), Mumbai 400093
Email: info@deccangoldmines.com, Website: <https://deccangoldmines.com/>

Notice (01/2026-27) of Extra Ordinary General Meeting

Notice is hereby given that:

1. In compliance with the provisions of the Companies Act, 2013 and the General Circulars issued by the Ministry of Corporate Affairs ("MCA"), the 01/2026-27 Extra-Ordinary General Meeting (EGM) of Deccan Gold Mines Limited ("the Company") will be held through Video Conferencing (VC) or Other Audio-Visual Means (OAVM) on Thursday, May 21, 2026 at 11:30 a.m. (IST) to transact the Special Business as set out in the Notice dated April 24, 2026 convening the 01/2026-27 EGM.

2. The Ministry of Corporate Affairs, vide its General Circular No. 03/2025 dated September 22, 2025 along with such other Previous circulars issued by MCA, the Securities and Exchange Board of India ("SEBI") vide its Circular bearing Ref. No. SEBI/HO/CFD/CFD-POD-2/PIR/2024/133 dated October 07, 2024 along with previous Circulars issued by SEBI and other applicable laws and regulations has allowed companies to conduct the General Meeting through Video Conferencing (VC) or Other Audio-Visual Means (OAVM). In accordance with the applicable provisions and the MCA Circulars and SEBI Circulars, the EGM of the Company shall be conducted through VC/OAVM facility.

The said MCA Circular & SEBI Circular has granted relaxations to the Companies, with respect to printing and dispatching of physical copies of Notice of the EGM to Shareholders. Accordingly, the Company has sent soft copy of the Notice convening the EGM to the shareholders whose e-mail IDs are registered with the Company / Registrar and Share Transfer Agent / Depository Participant as on the Cut-Off Date i.e. April 24, 2026. Those shareholders whose e-mail IDs are not updated with the Company / Registrar and Share Transfer Agent / Depository Participant can avail soft copy of the Notice of the EGM by raising a request to the Company at info@deccangoldmines.com, the Notice of the EGM will also be made available on the Company's website i.e. <https://deccangoldmines.com/>, website of the Stock Exchange viz. BSE Limited at www.bseindia.com and website of MUFG Intime India Private Limited at <https://intimevoting.linkintime.co.in>

3. In terms of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the Listing Regulations and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, the Company is pleased to offer to its members the facility of "remote e-voting" provided by MUFG Intime India Private Limited to enable them to cast their vote by electronic means on the resolutions as set out in the said Notice.

4. The details pursuant to provisions of the Companies Act, 2013 and the Rules framed thereunder are given below:

- the business as set out in the Notice of the EGM dated April 24, 2026 may be transacted by electronic means;
- the date and time of commencement of remote e-voting through electronic means: **Monday, April 18, 2026 at 09.00 A.M. (IST);**
- the date and time of end of remote e-voting through electronic means: **Wednesday, April 20, 2026 at 05.00 P.M. (IST);**
- the Cut-Off date for determining the eligibility to vote by remote e-voting or e-voting at the time of the EGM is **Thursday, May 14, 2026;**
- any person, who acquires shares of the Company and becomes member of the Company after dispatch of the Notice of EGM and holding shares as of the Cut-Off Date i.e. **May 14, 2026** may refer to the remote e-Voting instructions in the Notes attached to the Notice convening the EGM to obtain the login ID and password;
- Members may note that:
 - the remote e-Voting module shall be disabled by MUFG Intime at 5:00 P.M. (IST) on May 20, 2026 and once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently;
 - Since the 01/2026-27 EGM will be convened through VC / OAVM, the facility for voting through physical ballot paper will not be made available, however members may cast their vote through e-Voting platform which will be made available at the time of the EGM;
 - the members who have cast their vote by remote e-Voting prior to the EGM may also attend the EGM through VC / OAVM but shall not cast their vote again;
 - a person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the Cut-Off Date only shall be entitled to avail facility of remote e-Voting as well as e-Voting at the time of EGM;

g. For the process and manner of remote e-Voting, members may refer the Frequently Asked Questions (FAQs) and InstaVote e-Voting manual available at <https://instavote.linkintime.co.in> under 'Help' Section or send an email to the contact person whose details are as under:

- Name : Nishad Patil
- Designation : (Client Relations - Associate) MUFG Intime India Pvt. Ltd
- Address : C-101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083.
- e-Mail ID : investor.helpdesk@in.mpmg.mufg.com
- Phone Number : 91-22-49186000 & Fax: 91-22-49186060

5. Members who are holding shares in physical form whose e-Mail addresses are not registered with the Company can cast their vote through remote e-Voting or through the e-Voting at the time of the meeting in manner and by following the instructions as mentioned in the Notes section of the Notice dated April 24, 2026 convening the 01/2026-27 EGM.

6. Members are advised to register / update their e-Mail address with their DP's in case of shares held in electronic form and to the Company and / or its RTA in case of shares held in physical form for receiving all communications, including Annual Report, Notices, Circulars etc. by e-Mail from the Company in future.

By and order of the board
For DECCAN GOLD MINES LIMITED

Sd/-
Subramaniam Sundaram
Whole-time Director
Company Secretary & Compliance Officer
DIN: 06389138

Place : Mumbai
Date : April 29, 2026

PIRAMAL FINANCE LIMITED (Formerly Piramal Capital and Housing Finance Ltd)

Regd. Office: 4th Floor, Unit No. 4A-03 to 08, Lake City Mall, Sector No. 05, Village Majivade, Kapurbavdi Junction, Thane (West), Pin code - 400007.

POSSESSION NOTICE (For Immovable Property as per Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix-IV)

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED. (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(Loan Code No. XPLN0000045D5) Thane - Dombivli Branch), Pappu Ramji Solanki (Borrower), Jasvanti Solanki (Co-Borrower)	All the Part & Parcel of Property- Shanti Sadan (7th Floor, Block No.703, Survey No.171 Tikka No.8, Kolbad Road Near Sant Anthoni Bakery Kolbad Jogjia Market Thane West 400601.	19/12/2025 for Rs. 1,84,805/- Rupees One Lakh Sixty Four Thousand Eight Hundred And Paise Zero Only	27-04-2026
2.	(Loan Code No. XPLN0000098A1) / Mumbai - Mira Bhandar Branch), Sachin Baburo Jadhav (Borrower) Purva Jadhav (Co-Borrower)	All the Part & Parcel of Property- Flat No.603, 6th Floor, Co-Wing, Building No.01, Shree Ganesh Tower, Near Gurudutt Nagar & Nirabai Sankul, S No.127, 129, H No.6, 7/3 & Other, Phool Pada, Virar East - 401305.	29/12/2025 for Rs. 1,44,421/- Rupees One Lakh Forty Four Thousand Four Hundred Twenty One And Paise Zero Only	25-04-2026
3.	(Loan Code No. HLSA0005C41D) / Mumbai - Vasai West Branch), Sachin Baburo Jadhav (Borrower) Purva Jadhav (Co-Borrower)	All the Part & Parcel of Property- Flat No.603, 6th Floor, Co-Wing, Building No.01, Shree Ganesh Tower, Near Gurudutt Nagar & Nirabai Sankul, S No.127, 129, H No.6, 7/3 & Other, Phool Pada, Virar East - 401305.	29/12/2025 for Rs. 24,51,088/- Rupees Twenty Four Lakh Fifty One Thousand Eight Hundred And Paise Zero Only.	25-04-2026
4.	(Loan Code No. HLSA0005C41DU) / Mumbai - Vasai West Branch), Sachin Baburo Jadhav (Borrower) Purva Jadhav (Co-Borrower)	All the Part & Parcel of Property- Flat No.603, 6th Floor, Co-Wing, Building No.01, Shree Ganesh Tower, Near Gurudutt Nagar & Nirabai Sankul, S No.127, 129, H No.6, 7/3 & Other, Phool Pada, Virar East - 401305.	29/12/2025 for Rs. 1,85,433/- Rupees One Lakh Eighty Five Thousand Four Hundred Thirty Three And Paise Zero Only	25-04-2026
5.	(Loan Code No. 01300007873) / Navi Mumbai - Belapur CBD Branch), Shashiraj Kanunakar Shetty (Borrower)	All the Part & Parcel of Property- Duplex Apartment No. V11 A & V11 B, Mohli Meadows Resorts, Kondvade Next To Tmc, Mohli, Karjat West, Thane-410201	27/12/2025 for Rs. 1,80,50,179.58/- Rupees One Crore Eighty Lakh Fifty Nine Thousand One Hundred Seventy Nine And Paise Fifty Six Only.	25-04-2026
6.	(Loan Code No. HLSA0001A872) / Mumbai - Boisar Branch), Chandan Jha (Borrower) Sheal Kumar Jha (Co-Borrower)	All the Part & Parcel of Property- A 106, 1st Floor, A Wing, Jupiter Complex Building No.02, Belgaon Gut No.115, 116 And 118, Behind Tala Village, Boisar Charliar Road, Dist- Thane, Maharashtra- 401501	28/05/2024 for Rs. 14,67,368/- Rupees Fourteen Lakh Sixty Seven Thousand Three Hundred Sixty Eight And Paise Zero Only.	28-04-2026
7.	(Loan Code No. PRFELLN00012AD1) / Goregaon Branch), Subhash Raghuver Dulgach (Borrower) Geeta Subhash Dulgach (Co-Borrower)	All the Part & Parcel of Property- Flat No.203, Admeasuring To 36.12 Sq.mtrs, Carpet Area, on Second Floor, Building No.1, The Said Building Shall Be Known As Malotshi Heights, Situated on Non Agricultural Land Bearing Survey No.3622/a, Area Admeasuring 17,00.00 R. Sq.mtrs., Assessed of Rs.170 of Village Juchandra, Taluka Vasai, Dist. Palghar Within The Local Limit of Vasai Virar City Municipal Corporation, District Palghar, And Within The Jurisdiction of Sub-Registrar Vasai, Dist. Thane (Palghar)	05/12/2025 for Rs. 1,22,178/- Rupees One Lakh Twenty Two Thousand One Hundred Seventy Six And Paise Zero Only.	28-04-2026
8.	(Loan Code No. HLSA0005C7E0) / Mumbai - Bandra Branch), Subhash Raghuver Dulgach (Borrower) Geeta Subhash Dulgach (Co-Borrower)	All the Part & Parcel of Property- Flat No.203, Admeasuring To 36.12 Sq.mtrs, Carpet Area, on Second Floor, Building No.1, The Said Building Shall Be Known As Malotshi Heights, Situated on Non Agricultural Land Bearing Survey No.3622/a, Area Admeasuring 17,00.00 R. Sq.mtrs., Assessed of Rs.170 of Village Juchandra, Taluka Vasai, Dist. Palghar Within The Local Limit of Vasai Virar City Municipal Corporation, District Palghar, And Within The Jurisdiction of Sub-Registrar Vasai, Dist. Thane (Palghar)	05/12/2025 for Rs. 21,39,949/- Rupees Twenty One Lakh Thirty Nine Thousand Nine Hundred Forty Nine Paise And Zero Only.	28-04-2026

Date : April 30, 2026
Place: Maharashtra

Sd/- (Authorised Officer),
PIRAMAL FINANCE LIMITED

ICICI Bank Corporate / Branch Office: ICICI Bank Tower, Bandra Kurla Complex, Bandra East, Mumbai- 400 051.
Regd. Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara- 390 007

SHOW CAUSE NOTICE IN TERMS OF RESERVE BANK OF INDIA DIRECTIONS ON TREATMENT OF WILFUL DEFAULTERS AND LARGE DEFAULTERS ("RBI Directions")

Tikamdas Jewellers Private Limited (Borrower)
1st Floor, Shop No 2, Part 2, Mathuradas Mill Compound, Harishchandra L. Nagaonkar Marg, Delisle Road, Lower Panel, Mumbai-400013, Maharashtra.

Mr. Chirag Pahuja (Director/ Personal Guarantor/ Mortgagor)
Flat No 1302, 13th Floor, White Rose, Perry Road, Bandra West, Mumbai- 400050, Maharashtra, India.

Mr. Rishabh Pahuja (Director/ Personal Guarantor/ Mortgagor)
Flat No 1302, 13th Floor, White Rose, Perry Road, Bandra West, Mumbai-400050, Maharashtra, India.

M/s Tikamdas Jewellers Private Limited ("Borrower/TPL"), has availed various Credit facility aggregating ₹ 210.0 million ("Facilities") from ICICI Bank Limited ("Bank") and failed to meet its repayment obligations resulting, the account was classified as Non-Performing ("NPA") Asset on September 18, 2024.

Based on the following findings, Committee for Identification of Wilful Defaulters ("Identification Committee"), at its meeting held on January 22, 2026, directed to issue a show cause notice to you, calling upon you to submit your written submissions as to why you should not be classified as 'wilful defaulter' in terms of the RBI Directions:

- For the period from October 2023 to September 30, 2024, a potential diversion of funds of Rs. 38.0 million is observed.
- For the period from October 2023 to September 30, 2024, siphoning of an aggregate amount of Rs.6.2 million is observed.
- It appears that the Company disposed off the current and movable fixed assets of the company and routed the funds outside the banking channel/ adjusted through other modes.
- The Guarantors have disposed off their owned property being Flat No. 23, 5th Floor, Mudeshwari CHSL, Carter Road, Khar (West), Mumbai 400 052, proposed to be provided for securing the credit facility sanctioned by the Bank.

Accordingly, a notice dated April 06, 2026, was issued to you calling upon you to submit a written response within 21 days from the date of receipt of the said notice, as to why you should not be declared as Wilful Defaulter as per the RBI Directions, which has returned undelivered.

Through this publication, you are requested to take efforts to collect the show cause notice from the undersigned and submit your representation within 21 days of this publication in terms of the RBI Direction. In case no response is received within 21 days from the date of this publication, the Identification Committee shall be at liberty to presume that you have nothing to submit and shall proceed further in the matter.

This notice is issued to you without prejudice to the rights and remedies available to the Bank under law and/or contract or both.

For more details, you can contact Mr. Jignesh Shelani of ICICI Bank Limited at 7574821846 or write to jignesh.shelani@icici.bank.in

Sd/-
Authorized Officer
ICICI Bank Limited

Date: April 30, 2026
Place: Mumbai

SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI

No. SRA/ENG/3C(1)/P/R/Pachhadgalli SRA CHS (prop)/ Byculla/E/2026/19260 Date: 29.04.2026

PUBLIC NOTICE

It is hereby informed that the plot area of Pachhadgalli SRA CHS (prop) is to be declared 'Slum Rehabilitation Area', under section 3C (1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and details of same are as follows:

Owner as per Property Card					
Sr. No.	C.S. No.	Area (Sq.mt)	Holding Right	Holder	Imia owner / other rights
(1)	(2)	(3)	(4)	(5)	(6)
1	1840	15102.34		A- Municipal Corporation of Greater Mumbai (Lessor)	
				X - The Municipal Commissioner for Greater Bombay (Holder)	
				D-Mr. Subrati son of Khairulal Khan (Holder) 34 + 14.60 Shares	
				G- Hassan Abdul Rahim (Holder) 16.50 Share	
				H- Shri Abdul Rahim (Holder)	
Total		15383.26			

The Area to be declare & Boundaries of the Property as below:

Buyculla Division, Mumbai City

Sr. No.	C.S. No.	Area as per property card (Sq.mtr.)	Area to be declare as "Slum Rehabilitation Area" (Sq.mtr.)	Consolidated Boundaries			
				East	West	North	South
1	2	3	4	5	6	7	8
1	1840	15102.34	871.10		Road, C.S. No. 26/1840 Pt, 26/1840, 25/1840	C.S. No. 1840 Pt	C.S. No. 26/1840 Pt, 1840 Pt
2	26/1840	280.92	233.05				
Total		15383.26	1104.15				

By this public notice, it is hereby informed that Land owner or if anyone who claims to have any right, title or interest (if any) in the said property is having any claim/objection in respect of the said declaration of the aforesaid property as 'Slum Rehabilitation Area', may submit his/her written objection to Slum Rehabilitation Authority within a period of 30 days from the date of publication of this Notice.

Sd/-
(Dr. Mahendra Kalyankar)
Chief Executive Officer

Place : Bandra (E), Mumbai
Date : 29 April, 2026

Administrative Building, Prof. Anant Kanekar Marg, Bandra (E), Mumbai - 400 051.
Tel.: 022 - 2656 5800 / 6912 5800, Fax: 022 - 2659 0457, Email: info@sra.gov.in

Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited)

Regd. Office: 3rd Floor, Wallace Tower 139-140/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057. Tel: 022- 6849 2450, Fax: 022- 6741 2313
CIN: U67190MH2007PLC189303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

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 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website: www.phoenixarc.co.in as per the details given below:

Date and time of E-Auction - 21-05-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)			
Last date of EMD Deposit : 20-05-2026			
Borrower(s) /Co-Borrower (s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXVIR00116-170026784 Branch: Virar Borrower: Nitin Sanjay Sukla Co-Borrower: Santia Bangsopal Tiwari	15-12-2020 For Rs: 1774941/- (Rupees) Seventeen Lakh Seventy Four Thousand Nine Hundred & Forty Nine Only	Flat No - 208, Building No - 6, Sai Jeev Dhara, 2nd Floor, S No - 80/211, Kather Village, Opposite Padmini Complex, Bhiwandi, Thane, Maharashtra - 421302	Reserve Price: Rs. 500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LKXAL00316-170033259 Branch: Kalyan Borrower: Sunil Sakharan Patil Co-Borrower: Reshma Sunil Patil	04-05-2019 For Rs: 905475/- (Rupees) Nine Lakh Five Thousand Four Hundred & Seventy Five Only	Flat No 001 Ground Flr. Shree Ganesh Plaza House No. 15 Village Kote Dombivli 1 421202 Thane Maharashtra	Reserve Price: Rs. 300000/- (Three Lakh Only) EMD: Rs. 30000/- (Thirty Thousand Only)
LAN: LXVIR00115-160011190 Branch: Virar Borrower: Durgesh Basantlala Pandey Co-Borrower: Art Durgesh Pandey	28-05-2018 For Rs: 1921819/- (Rupees) Nineteen Lakh Twenty One Thousand Eight Hundred & Nineteen Only	Flat No. 407, 4th Flr. Sai Manthan Apt. Achole Road, S.No. 5, Hissa No. 3/1 Regal Heights 400667 Mumbai (Suburban) Mumbai City Maharashtra	Reserve Price: Rs.400000/- (Four Lakh Only) EMD: Rs. 40000/- (Forty Thousand Only)
LAN: LXVIR00315-160005784 Branch: Virar Borrower: Sanjay Bhulan Singh Co-Borrower: Shashikala Sanjay Singh	07-06-2024 For Rs: 1844972/- (Rupees) Eighteen Lakh Forty Four Thousand Nine Hundred & Seventy Two Only	Flat No. 105 1st Floor B-Wing Prathamesh Apt. Village Dandpada No. Boisar Stn. Boisar Thane Maharashtra 401501	Reserve Price: Rs. 360000/- (Three Lakh Sixty Thousand Only) EMD: Rs. 36000/- (Thirty Six Thousand Only)
LAN: LXVAS00316-170042396 Branch: Vasai Borrower: Banshal Fulchand Patel / Co-Borrower: Suryamani Banshal Patel	23-07-2019 For Rs: 1192541/- (Rupees) Eleven Lakh Ninety Two Thousand Five Hundred & Sixty Four Only	Flat No. 3/202, S.No.198 3rd Floor, Ideal City, Blgd No 03, Type A, A2, S, Unnoli (E), Palghar, Thane, Maharashtra - 401203	Reserve Price: Rs. 500000/- (Five Lakh Only) EMD: Rs. 50000/- (Fifty Thousand Only)
LAN: LXPAL00316-170025501 Branch: Palghar Borrower: Kevin Wilson Kodiyan Co-Borrower: Lissy Wilson Kodiyan	13-12-2017 For Rs: 2646807/- (Rupees) Twenty Six Lakh Forty Six Thousand Eight Hundred & Seven Only	Flat No.301, Adm. 65.05 Sq.Mtrs Built Up, Situate On The 3rd Floor Of Building Known As "Riza Apartment" Situate On The Land Bearing No.21/1(Part) At Village Pashthal, Tal. Dist. Palghar.	Reserve Price: Rs.352000/- (Three Lakh Fifty Two Thousand Only) EMD: Rs. 35200/- (Thirty Five Thousand Two Hundred Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA SMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chandrasekhar Shiram Kumbhar 9372704932, Harshad Vishwanath Mhatre 9930565654, Johnson Basil Fernandes 8454040487, Sateesh Iyengar 9838011159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com

2. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN/CARD, Bank Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or post-poned the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favor as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall maintain an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra / Date : 30.04.2026

Sd/-, Authorized Officer,
Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)

DEMAND NOTICE

Whereas the Authorized Officer of Asset Reconstruction Company (India) Limited (acting in capacity as Trustee for the below mentioned Trusts) (hereinafter referred to as "ARCI") is incorporated under the companies Act, 1956 and registered as an Asset Reconstruction Company with the Reserve Bank of India of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "SARFAESI Act") and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from Jana Small Finance Bank, the Original Lenders and whereas ARCI, has acquired the financial assets relating to the loan accounts mentioned herein below and whereas ARCI, being the secured creditor under the SARFAESI Act and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

LAN No / Name of Original Lender/ Demand Notice Date/ Name of the Trust	Borrower/ Co-Borrower Name	Total Outstanding in INR as per Demand Notice Date
LAN: 45709830001272 Original Lender: Jana Small Finance Bank Date of Demand Notice: 23.04.2026 Name of the Trust: Arcil-Trust-2026-005	1) Irfan Kayum Shaikh, 2) Asamat Abdul Kayum Shaikh	Rs. 3,60,597.8 (Rupees Three Lakh Six Hundred Fifty Thousand Five Hundred Ninety Seven and Eight Paise Only)

Description of the Property: Property Details: All that piece and parcel situated at Village Lohagan Tal. Haveli, Dist. Pune, Survey No.259/1A/1, having Plot No.2A, Admeasuring Area 800 Sq. Ft. i.e. 74.34 Sq.mtr. (having Measurement 20 Fx 40 Ft) within Local & Limits of Pune Corporation & Jurisdiction of Sub-Registrar Haveli Pune. Boundaries as below: Boundaries on or towards: Towards East by Property belonging Sarika Pravin Kude, Towards West by: Remaining Land of Survey No. Tawars South by: 10 Ft wide Road, Towards North by: Property of Mr Shrinivas Moghans.

Notice, is therefore given to the Borrowers/Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower/ Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower/ Co-Borrower, ARCI, shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by Arcll at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act.

Take note that in terms of S-13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Sd/- Authorised Officer
Asset Reconstruction Company (India) Limited
(In capacity as Trustee)

Place: Pune
Date: 29.04.2026

ASSET RECONSTRUCTION COMPANY (INDIA) LTD.
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W), Mumbai-400028.

CIN No.: U65999MH2002PLC134884; Website: www.arcli.co.in; Tel: +91 2266581300

यूनियन बैंक Union Bank of India

कपूरबावडी ब्रांच, लाल बाहुदर शास्त्री मार्ग, ओल्ड बॉम्बे अग्रा रोड, कपूरबावडी, थाने 400001. Email: [ubn0532011@](mailto:ubn0532011@unionbankofindia.com)

