


**AAVAS FINANCIERS LIMITED**  
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



**APPENDIX-IV-A [See proviso to rule 8(6)] 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) of the Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED**, the same shall be referred herein after as **AFL**. The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AFL** viz. Secured Creditor.  
It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontnger.net>

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) <b>LNBSR00617-180072847</b> <b>RAKESH KAMALAKAR TARE, MRS. SWATI TARE</b>	Rs. 17,35,069.00/- DUES AS ON 23 AUG 2025	6 AUG 22 Rs. 969759/- DUES AS ON 3 AUG 22	17 MAY 23	HOUSE NO 495/A, MURBE, MADHALA PADA, TUFAN PADA, MURBE, BOISAR WEST, PALGHAR, MAHARASHTRA. <b>ADM.77.5 SQ. FT.</b>	Rs. 1250850/-	Rs. 125085/-	11.00 AM TO 01.00 PM 27 SEP 2025	ON OR BEFORE 26 SEP 2025	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR-401501, MAHARASHTRA-INDIA	PUSHPENDR A MEENA – 9875896876 PROPERTY VISIT DATE 25 SEP 2025

**The terms and conditions of e-auction sale:-**  
(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of **RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, current account No.00548470000107** AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 **IFSC Code: HDFC0000054**, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the **UTR/Ref no/DD No of the RTGS/NEFT/DD** on the following email on the following email **IDS i.e. auction@aavas.in** (3.) All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontnger.net> & <https://aavas.in/sarfaesi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of [aaas.in](mailto:aaas.in) and [ramprasad@auctiontnger.net](mailto:ramprasad@auctiontnger.net), Contact No. 8000023297  
**Please Note:-** This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.  
**Place : JAIPUR Date : 26-08-2025**

**Authorised Officer Aavas Financiers Limited**



**BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.**  
(MULTI-STATE SCHEDULED BANK)  
Central Office : "Marutagiri", Plot No. 13/9A, Sonawala Road, Goregaon (East), Mumbai-400063. Tel. : 61890085 / 61890134 / 61890083.

**AUCTION NOTICE**

**AUCTION SALE OF IMMOVABLE PROPERTY/IES**  
Sealed Offers/Tenders are invited from the public/intending bidders for purchasing the following immovable property/ies on "as is where is basis and as is what is basis" under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of Security Interest Enforcement Rules 2002.


Sr. No	NAME OF THE MORTGAGOR / BORROWERS & BRANCH	OUTSTANDING AMOUNT AS PER DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT AMOUNT (Over & Above Highest Bid Amount)	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF SUBMISSION OF TENDERS / OFFERS	DATE AND TIME OF OPENING THE TENDERS
1	Mr. Hitesh Gordhandas Patel, Proprietor of M/s. Print Tech <b>Joint/Co-borrower:</b> Mrs. Dimple Hitesh Patel [Jogeshwari Branch] <b>[4th Auction Notice]</b>	Demand Notice Date : 28.06.2021 <b>Loan Account No.003933350000049:</b> Rs.13,86,572/- as on 26.06.2021 together with further interest @9.90% per annum + penal interest @ 2% per annum thereon with effect from 27.06.2021. <b>Loan Account No.003933320000023:</b> Rs.4,70,997/- as on 27.06.2021 together with further interest @11.90% per annum + penal interest @ 2% per annum thereon with effect from 28.06.2021. <b>Loan Account No.0039333510000226:</b> Rs.37,48,589/- as on 22.06.2021 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 23.06.2021. <b>Loan Account No.003913100000100:</b> Rs.62,49,664.98/- as on 31.05.2021 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.06.2021. <b>Loan Account No. 003934010000022:</b> Rs.4,14,781/- as on 31.05.2021 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.06.2021. <b>(Less amount paid if any thereafter)</b>	Unit No. 215, admeasuring 332 sq. ft. carpet area (37.03 sq. meters built-up area), situated on the Second Floor of "Vasupuiya Estate Premises Co-operative Society Ltd.", constructed on piece and parcel of land bearing Survey No. 161(part), C.T.S. No. 1A/165, Plot No.B-9, situate, lying and being at Village Pahadi, within the Registration District and Sub District of Mumbai City and Mumbai Suburban, Laxmi Nagar, Goregaon (West), Mumbai-400 104	i. Rs. 63,00,000/- ii. Rs. 6,30,000/- iii. Rs.1,00,000/-	i. 29.08.2025 from 11.00 a.m. to 05.00 p.m. ii. 10.09.2025 upto 05.00 p.m.	11.09.2025 at 11.00 a.m.
2	Mr. Shabir Ansari Ali (also known as Sabir Hussain Ali), Prop. of M/s.Ansari Garments [Bandra East Branch] <b>[1st Auction Notice]</b>	Demand Notice Date : 05.02.2018 <b>Loan Account No.001313100000324:</b> Rs.19,82,012/- as on 31.01.2018 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.02.2018. <b>(Less amount paid if any thereafter)</b>	Flat No.401, admeasuring 450 sq.ft.built-up area (351 sq.ft. carpet area) on the 4th Floor of Laxmi Apartment, Laxmi Chhaya Co-operative Housing Society Ltd., situated at Gala Nagar, Revenue Village Achole, Nallasopara (East), Taluka Vasai, District Palghar - 401 209 bearing Old Survey No.142, New Survey No.191, 192 & 199, Hissa No.15 within the limit of Nallasopara Nagar Palika and within the area of Panchayat Samiti Vasai and Zilla Parishad Thane Taluka and Registration Sub District	i. Rs. 21,00,000/- ii. Rs. 2,10,000/- iii. Rs.50,000/-	i. 11.09.2025 from 11.00 a.m. to 05.00 p.m. ii. 29.09.2025 upto 05.00 p.m.	30.09.2025 at 11.00 a.m.
3	Mr. Raja Chandrabhushan Chauhan [Vasai West Branch] <b>[1st Auction Notice]</b>	Demand Notice Date : 29.09.2021 <b>Loan Account No.0024333300000200:</b> Rs.14,89,833/- as on 25.09.2021 together with further interest @9.90% per annum + penal interest @ 2% per annum thereon with effect from 26.09.2021. <b>(Less amount paid if any thereafter)</b>	Flat No.103 admeasuring 35.79 sq. meters carpet area situated on the First Floor at A Wing of Building Type G No.13 known as "Rajhans Enclave" in complex known as "Vrindavan Nagari" constructed on land bearing Survey No.27 Hissa No. 1/A1,B,1/C, 1/1A, 3.5A, 5B, 6, 7, 33 Hissaa No.1 to 19, 34 at Village Pantembhi, Taluka and in the registration Sub District and District Palghar Vrindavan Nagari, Boisar (West), District Palghar -401501	i. Rs. 21,19,000/- ii. Rs. 2,11,900/- iii. Rs.50,000/-	i. 11.09.2025 from 11.00 a.m. to 05.00 p.m. ii. 29.09.2025 upto 05.00 p.m.	30.09.2025 at 1.00 p.m.
4	Mr. Anil Dattaram Pujare [Vasai West Branch] <b>[1st Auction Notice]</b>	Demand Notice Date : 29.09.2021 <b>Loan Account No.0024333300000307:</b> Rs.20,64,661.55/- as on 18.09.2021 together with further interest @9.90% per annum + penal interest @ 2% per annum thereon with effect from 19.09.2021. <b>(Less amount paid if any thereafter)</b>	Flat No. D/201 admeasuring 61.95 sq.meters situated on the Second Floor at 'D' Wing Building No.2 known as "Siddhivinayak Complex" constructed on land bearing Survey No.137 at village Padaghe, Taluka in the registration Sub District and District Palghar, Near Sarpada Cricket Ground, Padgha Road, Village Padgha, Umroli (East), District Palghar -401 404	i. Rs. 29,34,000/- ii. Rs. 2,93,400/- iii. Rs.50,000/-	i. 16.09.2025 from 11.00 a.m. to 05.00 p.m. ii. 01.10.2025 upto 05.00 p.m.	03.10.2025 at 11.00 a.m.
5	Mrs. Saniya Shabir Khan, Proprietress of M/s. Routes Realty Joint/Co-Borrower : Mr. Shabir Shafiulla Khan [Kalwa Branch] <b>[1st Auction Notice]</b>	Demand Notice Date : 01.11.2022 <b>Loan Account No.0047335500000016:</b> Rs.11,73,527.29/- as on 01.10.2022 together with further interest @11.11% per annum + penal interest @ 2% per annum thereon with effect from 02.10.2022. <b>Loan Account No.0047335500000023:</b> Rs.2,99,811.40/- as on 01.10.2022 together with further interest @11.11% per annum + penal interest @ 2% per annum thereon with effect from 02.10.2022. <b>Loan Account No.0047335500000047:</b> Rs.5,09,192/- as on 30.09.2022 together with further interest @11.11% per annum + penal interest @ 2% per annum thereon with effect from 01.10.2022. <b>(Less amount paid if any thereafter)</b>	Shop No. 5, admeasuring 102 sq. ft. carpet area plus 33 sq. ft. loft situated on the Ground Floor of Building known as "Pragati Heights" constructed on land bearing 12.5% GES Plots No. 82,83,84,85 & 86 at Sector 34 in village Kamothe, Taluka Panvel, District Raigad, Kamothe, Navi Mumbai - 410 209	i. Rs. 18,70,000/- ii. Rs. 1,87,000/- iii. Rs.50,000/-	i. 16.09.2025 from 11.00 a.m. to 05.00 p.m. ii. 01.10.2025 upto 05.00 p.m.	03.10.2025 at 01.00 p.m.

**Terms and Conditions of the Bharat Co-operative Bank (Mumbai) Ltd – Auction Sale:-**  
1) Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.  
2) Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.  
3) The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of "Bharat Co-operative Bank (Mumbai) Ltd." [Envelope containing the Bids / offer should superscribed as Bid for "Flat / Shop No./Unit \_\_\_\_\_"].  
4) Place of Submission and opening of Tenders/Offers : Bharat Co-operative Bank (Mumbai) Ltd., Central Office – Recovery & Legal Department, Marutagiri, Plot No.13/9A, Sonawala Road, Goregaon (East), Mumbai – 400 063.  
5) Outstanding Builder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder / purchaser above should complete all the transfer formalities & the Bank will not be responsible in any manner whatsoever, in this regard.  
6) In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding. **The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. Bidders are, therefore advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.**  
7) The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason thereof.  
8) Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid /offers to realize a good value.  
9) The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of the opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.  
10) If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall stand forfeited.  
11) In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned without any interest to the unsuccessful bidders.  
12) The Principal Borrower / Joint-Borrower / Guarantor / Mortgagor is hereby informed in their own interest to take away all the movables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor / Mortgagor to enable us to handover the vacant and peaceful possession of said assets to the successful bidders on receipt of entire sale amount, which please take note.  
**Note:-1) This is also a 15/30 days notice as the case may be to the Borrower / Joint-Borrower / Guarantor / Mortgagor of the above loan accounts under Rule 8(6) of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on abovementioned date if your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc. 3) Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors u/s.13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply.**

**Sd/-  
AUTHORISED OFFICER  
BHARAT CO-OPERATIVE BANK (MUMBAI) LTD**

**Date : 26.08.2025  
Place: Mumbai**

**बैंक ऑफ़ इंडिया**  
**Bank of India BOI**  
*Relationships Beyond Banking*



**WADALA WEST BRANCH**  
328,Katrak road,wadala West,Mumbai-400031

**By Courier/Registered Post A/D**

**To,**  
**Mr.Mateen Abdul Majid Qureshi**  
Room No.406, Matunga Labour Camp, A- Wing, Mamata Bldg. Ambedkar Nagar,Matunga, Mumbai-400019, Maharashtra.  
Flat No.203,2nd floor, Building No g, Wing G- 2 at Konnark Heavens Gat/Hissa No.5/4,5/55/6,5/7,5/8 Village Chindran, Tal. Panvel District Raigad-410206 Maharashtra. A/C No: 005275110000205  
**Sir,**  
**NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002**  
At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of Rs. 20,70,000/- . We give hereunder details of various credit facilities granted by us and the outstanding dues thereunder as on the date of this notice:-

Nature of facility	Sanction limit	Outstanding dues
(a)Star Home Loan(7511/205)	Rs. 20,70,000/-	Rs. 2,30,025+ interest w.e.f.29/05/2023
<b>Total</b>	<b>Rs. 20,70,000/-</b>	<b>Rs. 2,30,025+ interest w.e.f.29/05/2023</b>

2. The aforesaid credit facilities granted by the Bank are secured by the following assets/securities (particulars of properties/assets charged to Bank):-  
Flat No.203,2nd floor, Building No g,Wing G- 2 at Konnark Heavens Gat/Hissa No.5/4,5/55/6,5/7,5/8 Village Chindran, Tal. Panvel District Raigad-41026, Maharashtra..  
3. As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as Non-Performing Asset with effect from 29/05/2023 in accordance with the directions/guidelines issued by the Reserve Bank of India.  
4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of Rs. 2,30,025 + interest w.e.f 29/05/2023 (contractual dues upto the date of notice) with further interest thereon @ 11.20 %p.a. compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.  
5. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.  
6. The amounts realised from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realisation and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.  
7. If the said dues are not fully recovered from the proceeds realised in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunal/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.  
8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.  
9. The undersigned is a duly authorised officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.  
10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

**Yours faithfully,  
NAME: Anshuman Roy  
DESIGNATION: Chief Manager  
AUTHORISED OFFICER**

cc:  
Mr. Abdul Majid Qureshi  
Flat No.305, 3rd floor,Lakshmi Bldg. Matunga, Jasmin Mill Road,Matunga-400019.

**यूनियन बैंक ऑफ़ इंडिया**  

**Union Bank of India**

भारत सरकार का कृतम्भ A Government of India Undertaking

**Stressed Asset Management Branch, Mumbai**, Ground Floor, 104, Bharat House, M.S. Marg, Fort, Mumbai-400001 E-mail: [sanvmumbai@unionbankofindia.bank](mailto:sanvmumbai@unionbankofindia.bank)


**NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6-(2)&8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**

**To:**  
**1. M/s. Vijay Patoda Agro Pvt. Ltd. (BORROWER),** At – 703, Building No. G-1, Poonam Nagar, Mahakali Caves Rd., Andheri East, Near Xavier's School, Mumbai – 400001 & **Also At** – 805, B-Wing, Green Towers, Gilbert Hill Road, Near Bhavans College, Andheri West, Mumbai. & **Also At** – Chumbli Phata, At post – Patoda, Tq. Patoda, District – Beed, Maharashtra – 414204. & **Also At** – Survey No. 327, Manjar Shumba Road, Patoda, Beed – 414204. & **Also At**– Chumbali Phata, Tambarajuri, Patoda, Beed - 414204.  
**2. Mr. Ramkrushna Marotirao Bangar (Guarantor & Mortgagor)** At – Patoda, Taluka Patoda, District – Beed, Maharashtra – 414204. & **Also At** – D-1, 201, New MHADA, Shree Swami Samarth Nagar, Lokhandwala Complex, Andheri West, Mumbai - 400053.  
**3. Mrs. Satyabhama Ramkrishna Bangar (Guarantor),** Wife Of Mr. Ramkrishna Bangar, At – Bhayala, Patoda, Taluka Patoda, District – Beed, Maharashtra - 414204.  
**4. M/s. Patoda Taluka Dudh Vyavsaik Sahkari Sansthans Dudh Upadak & Purvatha Sangh Ltd. (Corporate Guarantor)** At – Bhayala, Patoda Village and Taluka, Dist Beed, Maharashtra-414204. & **Also At** - Dr. R.G. Rao Villa, Ground Floor, Next to Blaize Church, Ceasar Road, Andheri, Mumbai- 400058.  
Dear Sir/Madam,  
**SUB: SALE OF PROPERTY/IES SCHEDULED BELOW BELONGING TO RESPECTIVE OWNER/S FOR REALIZATION OF AMOUNT DUE TO BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**  
Union Bank of India, Stressed Asset Management Branch, Mumbai, the secured creditor, caused a demand notice dated **28-03-2025** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken physical possession of the secured assets under Section 13(4) of the Act read with Rule 6 / 8 of Security Interest (Enforcement) Rules, 2002 on **30-07-2025**.  
Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.  
Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13 (8) of the Act.

Sr. No.	Description	Owned By
1.	All part, piece & parcel of Non-agriculture Land measuring 1 H 68 R (Land admeasuring 1H 28 R + 0 H 40 R) in Gut No. 784, Village Tambarajuri, Tq. Patoda, Dist. Beed, Maharashtra in the name of Mr. Ramkrushna Marotirao Bangar. Boundaries – <b>East</b> – Baban Marotao Shinde, <b>West</b> – Trimbak Ambadas Shinde, <b>South</b> – Gadekar & others, <b>North</b> – Beed Nagar Road.	<b>Mr. Ramkrushna Marotirao Bangar</b>

**Yours Faithfully  
SIDHARTHA S. MHADE  
CHIEF MANAGER  
AUTHORISED OFFICER**

**Place : Mumbai  
Date : 12.08.2025**


**HINDUSTAN FOODS LIMITED**  
A Vanity Case Group Company  
**A Government Recognised Two Star Export House**  
**Registered Office:** Office No.3, Level-2, Centrium, Phoenix Market City, 15, Lal Bahadur Shastri Road, Kurla (West), Mumbai 400070, Maharashtra  
E-mail: [business@thevanitycase.com](mailto:business@thevanitycase.com) Website: [www.hindustanfoodslimited.com](http://www.hindustanfoodslimited.com) Tel. No. + 91-22-6980 1700/01, CIN: L15139MH1984PLC316003

**NOTICE OF 40<sup>TH</sup> ANNUAL GENERAL MEETING AND E-VOTING INFORMATION**  
**Notice is hereby given that:**  
1. The 40<sup>th</sup> Annual General Meeting ("AGM") of the Members of the Hindustan Foods Limited ("the Company") will be held on **Tuesday, September 23, 2025 at 11.30 a.m. through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM")**, in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and the Rules notified there under and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with all applicable Circulars issued by the Ministry of Corporate Affairs ("MCA") and the Securities and Exchange Board of India ("SEBI") to transact the business set out in the Notice dated August 8, 2025 convening the AGM.  
2. In compliance with the Act, Rules and Circulars framed thereunder, the Company has sent the Notice of the 40<sup>th</sup> AGM along with the Annual Report for the Financial Year 2024-25 on Monday, August 25, 2025, through electronic mode only to those Members whose e-mail addresses are registered with the Company or Registrar & Share Transfer Agent ("RTA") and Depositories. The requirement for sending physical copies of Annual Report has been dispensed with vide MCA and SEBI Circulars.  
3. A letter containing the weblink of the Annual Report for the Financial Year 2024-25 is being sent at the registered address of the Shareholders whose e-mail addresses are not registered with the Company/ RTA/Depository Participant(s).  
4. The Annual Report, *inter alia*, containing the Notice and Explanatory Statement of the 40<sup>th</sup> AGM is available on the Company's website at [www.hindustanfoodslimited.com](http://www.hindustanfoodslimited.com), on the website of Stock Exchanges at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and also on the website of Company's RTA, MUFG InTime India Private Limited ("MUFG InTime") at [www.in.mpmms.mufg.com](http://www.in.mpmms.mufg.com)  
5. The instructions for joining the 40<sup>th</sup> AGM are provided in the Notice of the 40<sup>th</sup> AGM. Members participating through the VC/OAVM facility shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.  
6. Pursuant to the provisions of Section 91 of the Act read with Rule 10 of the Companies (Management and Administration) Rules, 2014 as amended and Regulation 42 of Listing Regulations, the Register of Members and the Share Transfer books of the Company will remain closed from **Friday, the September 19, 2025 to Tuesday, the September 23, 2025** (both days inclusive) for the purpose of the AGM.  
7. The Company has appointed Mr Amit Surase, Practicing Company Secretary, to act as the Scrutiniser, to scrutinise the entire E-voting process in a fair and transparent manner. The results of E-voting shall be declared not later than two working days from conclusion of the AGM. The results declared along with the Scrutinisers Report shall be communicated to the Stock Exchanges and will be placed on the website of the Company at [www.hindustanfoodslimited.com](http://www.hindustanfoodslimited.com) and on the website of Company's RTA, MUFG InTime at [www.in.mpmms.mufg.com](http://www.in.mpmms.mufg.com)  
**Voting by electronic means**  
In compliance with the provisions of Section 108 of the Act, Rule 20 of the Companies (Management and Administration) rules, 2014, as amended, the Secretarial Standard on General Meeting ("SS-2") issued by the Institute of Company Secretaries of India ("ICSI") and Regulation 44 of the Listing Regulations, the Company is providing its Members, holding Shares either in physical form or in dematerialized form, as on the **cut-off date i.e. Friday, September 12, 2025**, the facility to exercise to cast their vote electronically on the businesses as set out in the Notice of the AGM through electronic voting system of the MUFG InTime either through Remote E-Voting or E-Voting during the AGM. The detailed instructions on Remote E-Voting are given in the Notice of the 40<sup>th</sup> AGM. The Members are requested to note the following:  
1. The Remote E-Voting facility would be available during the following period:

Commencement	Saturday, September 20, 2025 at 9.00 a.m. (IST)
Conclusion	Monday, September 22, 2025 at 5.00 p.m. (IST)

The Remote E-Voting module shall be disabled by the MUFG InTime after the aforesaid date and time for E-voting;  
2. Any person, who acquires Shares of the Company and becomes a Member of the Company after dispatch of the Notice of the AGM and is holding Shares as of the **cut-off date i.e. Friday, September 12, 2025**, may obtain the login ID and password by sending a request at [investorrelations@thevanitycase.com](mailto:investorrelations@thevanitycase.com) or to [enotices@in.mpmms.mufg.com](mailto:enotices@in.mpmms.mufg.com). However, if the person is already registered with the MUFG InTime for E-voting then the existing user id and password can be used for casting vote;  
3. The Members who have cast their vote by Remote E-Voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again during the AGM;  
4. In case of any queries, Members may refer to the Frequently Asked Questions (FAQs) and InstaVote E-voting manual available at <https://instavote.linkintime.co.in>, under Help section or send an e-mail to [enotices@in.mpmms.mufg.com](mailto:enotices@in.mpmms.mufg.com) or contact on:- Tel: 022 – 49186000 or may contact Mr Bankim Purohit, Company Secretary, e-mail: [investorrelations@thevanitycase.com](mailto:investorrelations@thevanitycase.com); Phone: 022-69801700; Address: Office No.3, Level-2, Centrium, Phoenix Market City, 15, LBS Road, Kurla (West), Mumbai 400 070, Maharashtra, India.

**Registration of e-mail address**  
In case the Shareholder's e-mail address is already registered with the Company/ its RTA/Depositories, log in details for E-voting are being sent on the registered e-mail address.  
In case the Shareholder has not registered his/her/their e-mail address with the Company/ its RTA/ Depositories the following instructions to be followed:  
(i) Kindly log in to the website of our RTA, at [www.linkintime.co.in](http://www.linkintime.co.in) under Investor Services > E-mail Registration - fill in the details, upload the required documents and submit.  
(ii) In the case of Shares held in Demat mode: The Shareholder may please contact the Depository Participant ("DP") and register the e-mail address in the demat account as per the process followed and advised by the DP.

**For Hindustan Foods Limited  
Sd/-  
Bankim Purohit  
Company Secretary and Legal Head  
Membership No: A21865**

**Date : August 25, 2025  
Place : Mumbai**