DURLAX® DURLAX TOP SURFACE LIMITED

CIN No. L74999MH2010PLC202712 UNIT NO 1601 16TH FLOOR SYNERGY BUSINESS PARK PREMISES COOP SOCIETY LTD, BHD VIRWANI INDUSTRIAL ESTATE SAHAKARWADI OFF VISHWESHWAR NAGAR ROAD, Goregaon East, Mumbai, Goregaon East, Maharashtra, India, 400063

Website: www.durlax.com Email: info@durlaxindia.com Contact: 022-61560000 NOTICE OF 15th ANNUAL GENERAL MEETING TO BE HELD OVER VIDEO CONFERENCE, E-VOTING, RECORD DATE AND OTHER INFORMATION

NOTICE is hereby given that the 15th Annual General Meeting (AGM) of the members o DURLAX TOP SURFACE LIMITED (Company) will be held on Thursday, the 25th day of September, 2025 at 12:30 P.M. (IST), Pursuant to circular no. 10/2022 dated Decembe 28, 2022 in furtherance of its earlier circular no. 02/2021 dated January 13, 2021 read together with circulars dated April 8, 2020, April 13, 2020, May 5, 2020 and May 5, 2022 lectively referred to as "MCA Circulars") issued by the Ministry of Corporate Affairs the AGM is being held through Video Conference (VC)/ Other Audio Visual Means (OAVM) facility being provided by National Securities Depositories Limited (NSDL), to transac the business set out in the notice of AGM.

The instructions for joining at the AGM electronically is provided in the Notice of AGM Pursuant to the MCA Circulars mentioned above and SEBI Circular SEBI/HO/CED CMD2/CIR/P/2022/62 dated 13th May, 2022, read with Circular SEBI/HO/CFD/CMD2 CIR/P/2021/11 dated January 15, 2021 and Circular SEBI/HO/CFD/CMD1/CIR/P/2020 79 dated May 12, 2020; members may kindly note that the AGM Notice for the year ended 31st March, 2025 is being sent electronically, only to such members whose E-mail Id is registered with the Company's Registrar / Depository Participant (DP). members who have not registered their E mail Id may kindly register with their DP or RTA Bigshare Services https://www.bigshareonline.com/

Notice is also given under Section 91 of the Companies Act, 2013 read with Rule 10 of the Companies (Management and Administration) Rules 2014 that the Register of Members and Share Transfer Books of the Company shall remain closed from Friday, 19" September, 2025 to Thursday, 25" September, 2024 (both days inclusive) for the

purpose of the AGM The Company will provide its Members, facility of remote e-voting, through electronic voting services provided by NSDL for casting votes on all the business items as set out in the Notice of AGM. Members holding shares and recorded in register of members or in the register of beneficial owners maintained by depositories as on the cut off date i.e Thursday, September 18, 2025, shall be entitled to e-voting. The remote e-voting shall commence on Monday, September 22, 2025 at 09.00 a.m. (IST) and end on Wednesday September 24, 2025 at 05,00 p.m. (IST). The e-voting will be disabled thereafter, Any person who acquires shares of the Company and becomes member after dispatch of the AGM Notice and holding shares as on cutoff date may obtain the user ID and password by sending request to evoting@nsdl.co.in. or if already registered with NSDL for e voting then existing user ID and password can be used for casting vote.

Facility for e voting will also be provided at the AGM to only those members who attended the AGM through VC/QAVM and have not cast their vote. The notice of the AGM and Annual Report is also available at the website of the Company https://durlax.com. investor/ under annual report section, at the website of Stock Exchange www.nseindia.com and at the website of NSDL at www.evoting.nsdl.com . In case of an queries relating to e-voting, members may refer the Frequently Asked Questions (FAQs for Shareholders and e-voting user manual for' Shareholders available at the downloa section of www evoting usdl com, or call on toll free no : 1800 1020 990 and 18002244 30 or send a request to NSDL at evoting@nsdl.co.in.

For Durlax Top Surface Limited Komal Birla

Company Secretary

bounded as follows: East Open Garden, West: Internal Road, South: D/E wing, North: A/b wing

AAA TECHNOLOGIES LIMITED

CIN: L72100MH2000PLC128949 Registered Office: 278-280, F Wing, Solaris 1, Saki Vihar Road, Opp L&T Gate No. 6, Powai, Andheri East Mumbai-400072 gies.co.in Email: cs@aaa

Tel: +91-22-2857 3815/16 NOTICE OF 25TH ANNUAL GENERAL MEETING

Notice is hereby given that the Twenty Fifth (25th) Annual General Meeting of the AAA Technologic Limited (the "company") will be held on Friday, 26" September, 2025 at 11.00 a.m. (IST) through video conferencing ("vc") facility or other audio-visual means ("oavm") to transact the Business, as set out it the Notice conveying the AGM. The Company will send the Annual Report along with the Notice Conveying AGM on Wednesday, 03rd September, 2025, through electronic mode to the embers whose email addresses are registered with the Company and/or Depositories as on Frida 29th August, 2025.

Pursuant to General Circular Nos.14/2020 dated 8th April 2020, No. 17/2020 dated 13th April 2020, No. 20/2020 dated 5th May 2020, No. 02/2021 dated 13th January 2021, No. 21/2021 dated 14th Decembe 2021 and No. 10/2022 dated 28th December 2022, No.09/2024 dated 19th September, 2024 respective collectively referred to as "MCA Circulars") issued by the Ministry of Corporate Affairs ("MCA") and i compliance with the provisions of Listing Regulations, 2015 the 25° Annual General Meeting ("AGM" of the Company is being held through VC / OAVM Facility which does not require physical presence of nembers at a common venue. The proceedings of the AGM will be deemed to be conducted at the Registered Office of the Company i.e. at 278-280, F Wing, Solaris 1, Saki Vihar Road, Opp L&T Gate No. 6, Powai, Andheri East, Mumbai-400072, which shall be the deemed Venue of the AGM.

n compliance with MCA Circulars and SEBI Circular, Notice of the Meeting along with the Ann Report for FY 2024-25 is being sent only through electronic mode to those Members whose ema addresses are registered with the Company and/or Depositories. Members may note that the Notice and Annual Report for FY 2024-25 will also be available on the website of the Company, i.e. www.aaatechnologies.co.in, website of the Stock Exchanges i.e. National Stock Exchange of India

imited at www.nseindia.com and BSE limited at www.bse.com. Notice is also given under Section 91 of the Act read with Regulation 42 of Listing Regulations, that the Register of Members and the Share Transfer Book of the Company will remain closed from Saturday 20th September, 2025 to Friday, 26th September, 2025 (both days inclusive).

ursuant to the provisions of Section 108 and other applicable provisions of the Act and Rule 20 of th Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the Listing Regulations, the Company has fixed Friday, 19th September, 2025 as the Cut-off Date to determit the eligibility to vote by remote e-voting.

Voting rights shall be reckoned on the paid-up value of shares registered in the name of the Memb beneficial owner (in case of electronic shareholding) as on the cut-off date, i.e., Friday, 19th Septembe 2025. A person who is not a Member as on the cut-off date should treat this Notice for informati

The Remote e-voting period begins on Tuesday, September 23, 2025 at 09.00 a.m. (IST) and ends or Thursday, September 25, 2025 at 05.00 p.m. (IST). The remote e-voting will not be allowed beyond the aforesaid date and time and the e-voting module shall be disabled upon expiry of the aforesaid period Shareholders/ Members, who will be present in the Annual General Meeting through InstaMeet facilit and have not casted their vote on the Resolutions through remote e-Voting and are otherwise no barred from doing so, shall be eligible to vote through e-Voting facility during the meeting. Shareholders Members who have voted through Remote e-Voting prior to the Annual General Meeting will be eligible to attend/ participate in the Annual General Meeting through InstaMeet. However, they will not b eligible to vote again during the meeting.

In case shareholders/ members holding securities in Demat mode have any technical issues related login through Depository i.e. NSDL/ CDSL, they may contact the respective helpdesk given below: ndividual Shareholders holding securities in Demat mode with NSDL Members facing any technic ssue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at 022

Individual Shareholders holding securities in Demat mode with CDSL Members facing any technic issue in login can contact CDSL helpdesk by sending a request at helpdesk evoting@cdslindia.com or contact CDSL helpdesk by sending a request at helpdesk evoting@cdslindia.com or contact at toll free no. 1800 21 09911 or call at 022-62343626**FOR AAA TECHNOLOGIES LIMITED**

Sagar Manoj Shal Company Secretary and Compliance Officer

/ Rs.7.85.099/

Rs.9.43.275/-

as on 11 08 2021

Rs.86,100/-

SURAJ PRODUCTS LIMITED

CIN-L26942OR1991PLC002865 Regd. Off: Vill: Barpali, PO: Kesarmal, Rajgangpur, Dist-Sundargarh, Odisha-77001

Email id: suproduct@gmail.com, Website: www.surajproducts.com NOTICE OF AGM, BOOK CLOSURE, E-VOTING DETAIL AND DIVIDEND held on Friday, the 26th day of September, 2025 at 4:00 PM at the Registered Offic the Company situated at Vill: Barpali, Po-Kesramal, Rajgangpur, Dist-Sundargart disha-77017 to transact the business set out in the Notice of 34th Annual Gener-eeting. The same is available on the website of the Company viz. www.surajproducts.com

and on the website of NSDL www.evoting.nsdl.com. n compliance with the MCA and SEBI Circulars, Notice of 34th AGM and Annual Repor are being sent through electronic mode only to such members whose e-mail addresses a are being sent inrough electronic mode only to such memoers whose e-mail addresses are registered with their respective Depository Participants (DPs) or the Company's Registrar and Share Transfer Agent (RTA) viz. M/s. MCS Share Transfer Agent Limited. In compliance with the SEBI Circular, no physical copies of AGM documents will be sent to any members. Pursuant to section 91 of the Companies Act, 2013 and Regulation 42 of the Listing Regulations, the Register of Members shall be closed from Saturday, 20th September, 2025 to Friday, 26th September, 2025 (both days inclusive) for the purpose of the AGM 2025 to Friday, 25th September, 2025 (both days inclusive) for the purpose of the AGM and payment of dividend for the financial year 2024-25 if declared by the members at AGM. In compliance with Section 108 of the Companies Act, 2013, read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has provided e-voting facility to its members to cast their votes electronically, on all the resolutions set forth in the Notice of the 34th AGM. The Company has provided the persidence of NSDI for providing Evident facility. has engaged the service of NSDL for providing E-voting facility.

member are hereby informed that The cut-off date for determining the eligibility to vote through electronic means shall be

The cut-off date for determining the eligibility to vote through electronic means shall be Friday 19th September, 2025.

The remote e-voling shall commence Tuesday 23rd September, 2025 (9:00 AM) and shall end on Thursday 25th September, 2025 (5:00 PM). The remote e-Voling module shall be disabled by NSDL for voting thereafter.

The members who have cast their vote by remote e-voting prior to the meeting may also attend the meeting but shall not be entitled to cast their vote again during the AGM.

Mr. L.N.Panda, Company secretary, Rourkela has been appointed as the scrutinizer for the e-voting process. The results declared along with the Scrutinizer's Report shall be on the Company's website www.surajproducts.com and also be communicated to Stock Exchanges.

Exchanges. In case of queries or grievances pertaining to e-voting procedure, members may refe the FAQ and e-voting manual available at www.evoting.nsdl.com or write an email to

evoting@nsdl.co.in pard of Directors of Suraj Products Limited at their meeting held on 17th May 2025 inte Board of Directors of Suraj Products Limited at their meeting neid on 1 /th May 2025 inter alia, has recommended the payment of Final Dividend @ 2.10/-per equity share having face value of Rs. 10/- each for the FY 2024-25 subject to the approval of the shareholders at the 34th AGM of Suraj Products Limited. The dividend, as declared by the Board will be paid to shareholders holding equity shares of the Company, either in electronic or in Physical form as on Friday, 19th September 2025,i.e,Record Date. Dividend payments are subject to tax eduction at source, and the Company will be required to deduct tax at source (TDS) at the

peduction at source, and the Company will be required to beduct tax at source (TDS) at the prescribed rates. To enable the Company to determine the appropriate TDS rate, members are requested to submit the relevant documents as specified in the Notice of the AGM.

• Manner of registering/ updating e-mail addresses and Bank Details:

• Members holding shares in dematerialized mode and who have not registered their e-mail addresses are requested to register their e-mail addresses and mobile numbers with their respective DPs to enable the CompanyIRTA to mail the Annual Report in future.

• Members holdings shares in physical mode who have not undated their e-mail.

Members holdings shares in physical mode, who have not updated their e-ma addresses and Bank details with the Company/ RTA are requested to update the addresses and Bank details with the Company/ R1A are requested to update thete-mail addresses & Bank details by writing to the Company/ RTA at companysecretary@ surajproducts.com or at mcssta@rediffmail.com along with the scanned signed copy of the request letter providing their e-mail address, mobile number along with self-attested copies of PAN, proof of address and share certificate(s) to enable the Company/RTA to mail the Annual Report in future.

Post updating of email ids, members holding shares as on the cut-off date may reques Company/ RTA for a copy of the Annual Report for the F.Y. 2024-25. By order of the Board

Thane- 400607

Date: September 02, 2025 Place: Barpali

Sd/-A.N.Khatua Company Secretary & compliance Membership No- ACS21776

PUBLIC NOTICE

NOTICE is hereby given that my client M/S. BLUELADDER BUILDCON LLF are the absolute legal owner and absolutely seized & possessed off or otherwise well and sufficiently entitled of ALL THAT piece and parcel of N**on** Agriculture Plots of Land bearing Plot No. 103-105 of Daulat Naga Scheme, bearing Survey No. 177 (Part) corresponding to City Survey (CTS) No. 2602, 2602/1 to 3, totally admeasuring 716.70 Sq. Mtrs. as per the Property Register Cards and admeasuring 756.70 Sq. Mtrs. or thereabout as per Physical Survey plus set-back area admeasuring 17.20 Sq. Mtrs. together with structure as standing thereon as known as "HARI SMRUTI" as occupied by the several Monthly Tenants/Occupants as well as City Survey (CTS) No. 2603, admeasuring 167.90 Sq. Mtrs. as per the Property Register Card of Revenue Village Eksar, Taluka Borivali Mumbai Suburban District of Mumbai City, as situated at Junction of Road No. 1 & 8 of Daulat Nagar, Borivali East, Mumbai - 400066, Maharashtra State, (hereinafter referred to as the "Said Property"), more particularly described in the **SCHEDULE** hereunder written. Further, as due to passing of Years the structure of the said tenanted premises/building are getting old, weak and dilapidated, therefore, my client has decided to redevelop the said property according to the provision of Development Control, Promotion and Regulation for Greater Mumbai - 2034 and/or other provisions of MCGM, as applicable by

demolishing of the structure of the building known as "HARI SMRUTI".

Any person or persons having any claim, right, title or interest against the saic property or any part thereof by way of sale, mortgage (equitable or otherwise) exchanging, transfer, inheritance, lease, easements, tenancy, lien, lis pendence, license, gift, development rights, assignment, appointment equest, trust, maintenance, possession, encumbrance or any attachmen charge under any statutory laws or otherwise howsoever are requested to make the same known in writing along with the supporting documents or an evidence to the undersigned at the address given below, within 14 (Fourteen days from the date of publication hereof, failing which the property will be declared as free from all encumbrances without reference to any such claims and the same if any will be deemed to have been waived or abandoned.
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Non-Agriculture Plots of Land bearing Plot No. 103-105 of Daulat Nagar Scheme, bearing Survey No. 177 (Part) corresponding to City Survey (CTS) No. 2602, 2602/1 to 3, totally admeasuring 716.70 Sq. Mtrs. as per the Property Register Cards and admeasuring 756.70 Sq. Mtrs. or thereabout as per Physical Survey plus set-back area admeasuring 17.20 Sq. Mtrs. together with structure as standing thereon as known as "HARI SMRUTI" as occupied by the severa Monthly Tenants/Occupants as well as City Survey (CTS) No. 2603 admeasuring 167.90 Sq. Mtrs. as per the Property Register Card of Revenue Village Eksar, Taluka Borivali, Mumbai Suburban District of Mumbai City, as situated at Junction of Road No. 1 & 8 of Daulat Nagar Borivali East, Mumbai - 400066, within the limit and jurisdiction of R/Central Ward of Brihanmumbai Municipal Corporation, Maharashtra

Plot No. 146-148 (C.T.S No. 2604 & 2605), Daulat Nagar Road No. 8, Plot No. 107 (C.T.S No. 2601), On the West On the North

State, which is bounded as follows:

On the South : Daulat Nagar Road No. 1.
hbai, Dated This 3rd day of September, 2025
Sd/-MR. VISHAL GEDIA

Advocate, High Court Office No. 07. Ground Floor, Hathiwala Mansion, Junction of Road No. 1 & 3, Daulat Nagar, Borivali East, Mumbai – 400066

Place: Mumbai

Date: 02nd September, 2025

4505-VIRAR

4412-THANE

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru- 560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues

Oi	the bank will be field of ASIS will ENE IS BASIS and ASIS WITAT IS BASIS of the date as prescribed as here dider.						
SI. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR		
1	4416210180000007 / 4416-KALYAN	1) Mr. Bharatkumar Malaji Dewasi, 2) Mrs. Shankarlal Deva Singh Malaji Dewasing Both are residing at House No. 948/0, Room No. 304, 3rd Floor Bhndari Compound Narpoli, Bhiwandi, Thane, Maharashtra - 421305.	11.10.2021 / Rs.18,07,853/- as on 30.09.2021	03.04.2025	Rs.12,39,000/- / Rs.1,23,900/-	1	
						1	

Description of the Immovable Property: All that piece and parcel of property being Flat No. 203, on 2nd Floor, Building No. 29, area admeasuring - 31.29 sq. mtrs. In the building known as "Maitri Park" constructed in respect of the Survey No. 114(Part), lying being situated at village-Kalher, Taluka-Bhiwandi, District - Thane within the limits of Registration and Sub-District Thane. 4505210130000060 1) Mr. Inderlal Bhurdas Vaishnav, 2) Mrs. Purnima Indarlal Vaishnav, both are resding at 10.01.2022 24.03.2025 Rs.10.88.000/

/ Rs.18.53.615/-B 507, Charko Aditya Chs. Ltd. Plot No. 4 Rsc 6a, Behind Police Station Charkop Sector No. 4505-VIRAR 2, Mumbai Kandivali West, Maharashtra - 400067 as on 06.12.2021 Description of the Immovable Property: All that piece and parcel of Flat No. 304 on third floor, C Wing admeasuring 443 sg. ft. ie. 49.40 sg. mt. in the building known as "Mar Gold" and complex known as "Meher Park" on the land bearing survey no. 134/part/II lying being and situated at village Palghar, Taluka Palghar and dist. Palghar which i

4411210130000139 06.06.2022 1) Kunjan Atmaram Bhagat, 2) Nilima Kunjan Bhagat, both are residing at Room No. 04, 29.04.2025 Rs.7,50,000/-Jhiuaji Charat Chawl, Harigram Panvel, Raigad, Maharashtra - 4102006 and also at / Rs.11.54.164/ 4411-KOPARKHAIRNE | Mu.Jarur tal.Ghatanji Jarur, Rajurwadi Ghatanji Yavatmal, Maharashtra-445301. Rs.75.000/ as on 26.05.2022

Description of the Immovable Property: All that Piece and parcel of Residential property being Flat no.16, on Ground Floor, area admeasuring 310 Sq.mtrs in the buildin known as "Ganesh Nagar", constructed on the house no 524 situated at village-Gulsunde Taluka Panvel, District-Raigad, Group Grampanchayat Gulsunde. Boundries East: Open Space, West: Open Space, South: Road, North: Open Space.

1) Nitin Gulab Benake, 2) Gulab Govind Benake, 3) Madhuri Nitin Benake, All are 4411218860000004 27.03.2023 11.01.2025 Rs.11.29.000/ 4411210180000006 residing at Near Ozhar Temple, Hirave Bk., Narayangaon, Pune- 410504 and House No. 0150/0034 Saidham Apartment, Mishra Chawl, Panyel, Raigarh - 400701.1) & 3) also at Rs.18,80,495.52 Rs.1,12,900/-Rangoli Boutique NX at Shop No. 3, Ground Floor, Datta Prasad CHS, Shivaji Road, Old 4411-KOPARKHAIRNE as on 21.02.2023 Panyel, Raigad- 410206

Description of the Immovable Property: Flat No. 304, 3rd Floor, B Wing, (admeasuring 345 Sq.Ft.), House no. 0150 (GHA-GHA-0054-0004-0304), Survey No. 145 Saidham Apartment, Samartha Nagar, Ghansoli Village Road, Plot No. 64, Building Unit No. 1, At Ghansoli, Navi Mumbai,

No.01, Ground Floor, Uday Nagar, Sakinaka, Andheri, Mumbai- 400072.

Description of the Immovable Property: All that piece and parcel of Flat No. 202, on the Ground Floor, on Second Floor, A-Wing, admeasuring an area 385 Sq. Fts, in the building known as Poonam Apartment, constructed on the land bearing S.No. 233 Plot No. 1, (Old Survey No. 67/2) Plot No. 20, having total area 409.5 Sq., Fts., lying bein and situated at village, Salwad, Taluka and District Palghar; which was owned by you. In addition to it all the immovable properties and moveable properties owned by th orrower and co-borrowers as detailed in the aforesaid loan account 1) Sanjay Bapu Sarode, 2) Sindhu Sanjay Sarode, both are residing at Balaji Tower Flat 4412210080000009 06.06.2022 11.04.2025 Rs.5.19.000/ no 404, B wing At post Varap Gaon Kalyan Murbad Road Varap, Thane Maharashtra-421301

and also at Ward no.5 Mharal Pada At Post Varap, Near Mayureshwar Beer Shop, Rs.51,900/-Opp. Tharwani Project, Thane Maharashtra-421301.2) also at Bhaiya Saheb Ambedkar as on Nagar, nr. Hanuman Mandir Ulhasnagar, Thane, Maharashtra - 421002. 26.05.2022 Description of the Immovable Property: All that Piece and parcel of Residential property being Gala no.3 area admeasuring 163 sq fts builts up, in C wing of the buildin

(nown as "AANADIBAI COMPLEX" constructed on LAND bearing Survey No.122, Hissa no.2 situated at Village - Kamba, Taluka & District - Thane. Boundaries : East - As pe he technical report. West-As per the technicak report, South-As per the technicak report, North-As per the technicak report 1) Mr. Santosh Tulshi Katar, 2) Mrs. Nirmala Santosh Katar, Both are residing at Residing 30.09.2021 28.03.2025 Rs.15.94,000 / Rs 22 18 780/at: Flat No 201, Building No. A-6, Sector No. 9, Gharonda, Thane, Maharashtra 400701, as on 22.09.2021 Rs 1 59 400/

4416-KALYAN Description of the Immovable Property: All that piece and parcel of property Flat No. 701, on 7th Floor, area admeasuring 31.46 Sq. Mtrs. In the building No. 5, in th Housing Project known as "Maple City" constructed on S. No. 143/4A, S. No. 141 & S. No. 144/2 S. No. 144/1A situated at village Badlapur, Taluka - Ambarnath, Dist, Thans within the limits of Kulgaon Badlapur Municipal Council.

26.03.2025 1)Rs.8,33,000/ 4505210130000041 1) Vaibhay Vasant Parulekar (Proprietor- M/s Bhalchandra Facility Management) 07.12.2022 4505210130000039 2) Aparna Vaibhav Parulekar, both are residing at Flat No. 702, Building No 4, 7 Floor, / Rs.83,300/-Shanti Garden, Chs Ltd, Mira Road E Thane -401107 and also at Flat No. 109, 110, 1st Rs.60.33.552.67 4505-VIRAR Rs.11,33,000 Floor, under Krishna Niwas, Tarapur, Palghar, Ulhasnagar Municipal Corporation as on 20.09.2022 / Rs.1.13.300.

Description of the Immovable Property: 1) All that piece and parcel of FLAT No. 109, 1st floor, area about - 650 sq.ft. under Krishna Niwas, constructed on the land bearing CTS NO. 911 admeasuring area 285.1 sq.mtrs 2) CTS no. 913 admeasuring 85.04. sq.mtrs and 3) CTS No. 914 admeasuring 19.22 sq.mtrs, 4) CTS No. 915 admeasuring 416.59 sq.mtrs, total area 805.95 sq.mtrs lying being and situated at village Tarapur, taluka and district - Palghar Ulhasnagar Municipal Corporation. The aforesaid mortgag property is owned by Vaibhav Parulekar and Aparna Vaibhav Parulekar.

Description of the Immovable Property: 2) All that piece and parcel of FLAT No. 110, 1st floor, area about 700 sq.ft under Krishna Niwas, constructed on the land bearing CTS NO. 911 admeasuring area 285.1 sq.mtrs 2) CTS no. 913 admeasuring 85.04. sq.mtrs and 3) CTS No. 914 admeasuring 19.22 sq.mtrs, 4) CTS No. 915 admeasurin 416.59 sq.mtrs, total area 805.95 sq.mtrs lying being and situated at village Tarapur, taluka and district - Palghar, Ulhasnagar Municipal Corporation. The aforesaid mortgag property is owned by Vaibhav Parulekar and Aparna Vaibhav Parulekar.

91	4402210100000002	1) Fooppandiyan Selia Mevai 3/0 Seliatileval, 2) Meenai Foopandi vv/0 Foopandi,	25.10.2023	17.01.2025	KS. 10, 10,000
	1	3) P Mareeshwaram S/o Poopandi, All are residing at Shantaram Nagar R No.17 on Sai	1		1
	4462-KAMOTHE	Appartment Vitava Thane-400605. 1) also at New Laxmi Art, House No. 382, Gala No. 11,	Rs.		Rs.1,61,600/
		Floor Bldg No. A-2, Jayram Complex Kalwargao, Bhiwandi , Thane, Maharashtra-421302. And	18,74,323.96		
		also at 31, Mangalam, Kadaladi Taluk, Kadaladi, Ramanathapuraam, Tamil Nadu-623 703.	as on		
		2) & 3) also at 1/307, Mela Theru, Kadlai, Kadaladi, Ramanathapuram, Tamil Nadu - 623703.	19.10.2023		
	Description of the Imm	ovable Property: All that piece and parcel of F.S.I rights of construction of Proposed Gala admed	suring about 2155	sq.ft built up ar	ea equivalent t
	200 28 sq mtr. Ir thereat	pouts bearing Propsed Gala No. 209 on second floor of building No. R-9 at "Pritesh Complex", Val.	constructed on land	bearing S No	71 H No 1/4 a

village Val, Taluka BHiwandi District Thane Sub Division and Sub Registration Office BHiwandi and Division and District Thane and Zilla Parishad Thane owned by Pooppandiyan 4416210180000003 25.02.2025 Rs.17.08.000 1) Mr. Shewak Udhavdas Wadhwa, 2) Mrs. Anjali Shewak Wadhwa, both are residing at 04.08.2022 Flat No. 302, Regency Galaxy, Gandhi Road, Ulhasnagar 5, Ulhasnagar, Thane - 421005 Rs.37.71.577.91

	4416-Kalyan	······································	as on 11.07.2022		Rs.1,70,800/-
	Description of the Imm	ovable Property: Flat No. 302, on 3rd Floor, area admeasuring - 556 sq. feet (Built up Area), in the	e building known as "	Regency Galax	xy", constructe
ı	on - C.D. hold land of por	ion of U. No. 68 of Sheet No. 66, bearing Part of C.T.S. No. 26874, Khata No. New Serial No.: 53/2′	111 of Ward No. 53, si	tuated at Village	e - Ulhasnagar
ı	5 Taluka - Hlhaenagar D	istrict - Thane Maharashtra within the limits of Ulhaspagar Municipal Cornoration			

11	4416210080000002	1) Mr. Mohd Farahim Khan, 2) Mrs. Anwar Jahan Khan, both are residing at Flat No. 4,	03.02.2020	22.02.2025	Rs.8,98,000/-
١٠٠١	1	MH.No. 962/19, Shoeb Apartment, New Gauripada, Survey No. 43/15, 43/16, 44/2, 45/1,	/ Rs. 5,20,487.00		1
	4416-KALYAN	Plot No. 10, Village Narpoli, Bhiwandi, Dist: Thane, Maharashtra-421308.	as on 23.12.2019		Rs.89,800/-
l					

	Description of the Imm Survey No. 43/15, 43/16	ovable Property: All piece and parcel of residential Flat bearing Flat No. 4, on first floor, bearing N. 44/2, 45/1, Plot No. 10, Village Narpoli, Bhiwandi, Dist: Thane. Bounded as under: East: Gully, Wes	MH.No. 962/19, Sho st: Passage, South:	eb Apartment, Road, North: L	New Gauripada, ayout Raod	assigning any reason. 6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccess Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD at the same shall have to deposit 25% of the sale price, adjusting the EMD at the same shall have to deposit 25% of the sale price, adjusting the EMD at the same shall have to deposit 25% of the sale price.
1	& 4505210130000021 & 4505210130000019	1) Dharamchand Chagalal Hingad S/o: Chagan Lal Ji, 2) Lakshmi Dharmchandra Hingad D/o Lalu Chavan, both are residing at Flat No. 106, 1st Floor, B Wing, Rishab Complex, B P Road, Goddev Naka, Bhayander E, Thane, Maharashtra - 401107. 1) also at Jetpura, Rajsamand, Jetpura, Rajasthan - 313327. 2) also at Lohagaon LT 1, Lohagaon, Vijayapura, Karnataka - 586104	06.10.2022 / Rs. 35,97,580.71 as on 17.09.2022		Rs.37,300/- 3)Rs.3,69,000/-	acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidded the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of 7. The publication is subject to the force major clause. 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service properties and the contingent situations bidders are requested to make all necessary as the same properties.

l) Description of the Immovable Property: All that Residential premises bearing Flat No. 205, Second Floor, admeasuring area 419 Sq. Ft. i.e. 38.94 Sq. Mtrs. Built-up in the ouilding named as "Sai Dham Apartment" which is constructed on land bearing S. No. 48 (Old S. No. 73/2), Hissa No. 2, Plot No. 15, Situated at Village Boisar, Tal. & Dist. Palchar or there about and shown in the building plan. 2) Description of the Immovable Property: All that Residential premises bearing Flat No. 206, Second Floor, admeasuring area 312.45 Sq. Ft. i.e. 29.03 Sq. Mtrs. Built-up in

the Building named as "Sai Dham Apartment" which is constructed on land bearing S. No. 48 (Old S. No. 73/2), Hissa No. 2, Plot No. 15, Situated at Village Boisar, Tal. & Dist. Palghar or there about and shown in the building plan.

3) Description of the Immovable Property: All that Residential premises bearing Flat No. 207, Second Floor, admeasuring area 312.45 Sq. Ft. i.e. 29.03 Sq. Mtrs. Built-up in the Building named as "Sai Dham Apartment" which is constructed on land bearing S. No. 48 (Old S. No. 73/2), Hissa No. 2, Plot No. 15, Situated at Village Boisar, Tal. & Dist. Palghar or there about and shown in the building plan

3	4412210090000023	1) M/S Baburao Haribhau Thorve & CO, Residing at N-973, APMV Market, Fruit Sec.	25.11.2022	07.12.2024	Rs.71,57,000/-			
١	1	Sector-19, Turbhe, Navi Mumbai - 400705. 2) Mr. Prashant Ulhas Thorve, 3) Mrs. Asha	/ Rs.		/			
١	4412-THANE	Prashant Thorve, both are residing at Maharaj Building, 1st Floor, Room No. 9, 45/49,	38,19,593.68		Rs.7,15,700/-			
١		Bora-Bazar Street, Bhatia Baug, Opp. G.P.O., Fort, Mumbai - 400001.	as on 23.11.2022		ı			
ĺ	Description of the Immovable Property: All the premises of small Fruit Gala No. 973 in APMC Fruit Market, Block N, adm. 28.125 Sq. Mtrs. i.e 300 Sq. ft. consisting of 200 Sq. Ft.							
١	or thereabout on Ground	Floor & 100 Sq. Ft. on the 1st Floor of the Building situated on land known as Plot No. 3 and 7, Sector 1	9, Vashi Node, Navi N	Numbai out of C	ut No. 796 lying,			

being and situated at Village Turbhe, Taluka and District Thane are bounded by : North : Gala No. N-978; South : Gala No. N-968; East : Gala No. N-974; West : Gala No. N-972. 1) Rajendra Dattatrava Vvas. 2) Kavita Rajendra Vvas. both are residing at Flat No. 05 4416210150000002 & 04.07.2022 Rs.9,83,000/-Ground Floor, Building No. 1, Mauli Park, Talav Road, Near Dwarka School, Kalyan East, 4416210130000067 Thane - 421306 and also at 1/5, Ma Santposhi Colony, Shankar Pawshe Road, Hanuman Rs.14.52,288.06 Rs.98.300/-4416-KALYAN Nagar, Katemanivali, Kalyan, Thane - 421306. 1) also at C/o. Puranik Builders Ltd, Puraniks as on 02.07.2022

Description of the Immovable Property: All the piece & parcel of FLAT No. 05, on Ground Floor, in Building No. 1 of MAULI PARK, situated at Survey No. 5, Hissa No. 1, at village- Nandivali tarfe Ambarnath, Taluka- Kalyan, Dist- Thane. Land bounded by East- Building of Dunda Ganu & others, West- Open Land of Narayan govind & other North-Open land of Shanivar Damu & others, South-Open land of Harichandra Kathod.

One, Kanchan Pushpa Complex, Opp. Suraj Water Park, Kavesar, Ghodbandar Road,

4412210090000001 20.01.2025 Rs.23.55.000/ 1) Shahabuddin Full Mohmmad Ansari, 2) Mrs. Noorjahan Shahabuddin Ansari, both 04.07.2022 Rs. 21.97.846.24 are residing at Room No. 382, Nadi Naka, Mahada Colony, Wada Road, Bhiwandi, Thane-4412-THANE Rs.2,35,500/as on 07.06.2022 Description of the Immovable Property: Unit No. 207/2, admeasuring about 1680 Sq. Ft., Behind Garden, Near Dilli Darbar Dhaba, Off, Nashik Road, bearing Survey No

24/2. Bhiwandi At Village Sawandhe, Thane - 421302. 4505210120000025 1) Mr. Dharmach Raha Vaday, 2) Mrs. Chanda Davi Dharmach Vaday, both are reciding at 11.10.2021 20.01.2025 Re. 10.72.2020

6	 Flat No. 101, 1st Floor, boisar, Tal. Palgharboisar, Tal. Palghar Thane, Maharashtra 401501 and also at Room No. 2, Dandi Pada, Yadhav Chawl, Sai Nagar, Shigaon, Maharashtra - 401501.	/ Rs.22,19,810.00 as on 29.09.2021	Rs.10,73,000/- / Rs.1,07,300/-
	ovable Property: All that piece and parcel of property being Flat no. 12, 2nd Floor, Area admeasurir di Nagar m Shri Ramkrupa Housing Society Ltd, constructed on Survey No. 7, Plot No. D, situated a		

4411210130000516 1) Minita Manohar Khapane, 2) Divakar Dattatray Mugutrao, both are residing at Room 10.12.2024 Rs.13,00,000/-27.03.2023

	Description of the Immo	Description of the Immovable Property: Flat No. 002 admeasuring 400 Sq.Fts. Built up area i.e. 37.17 Sq.Mtrs. On ground floor of "Sudama Srushti" consisting of Ground + 5							
		Nangarfale, Wadi, Near Datta Mandir, Prabhanvalli, Taluka- Lanja, Dist- Ratnagiri- 416701 and also at May Print Solution, 1 Safiraj Sadan, Plot No. 36, Near vashi Railway Station, Sanpada (E) Navi Mumbai - 400705	as on 21.02.2023						
-		No. 002, Sudama Shrushii Cooperative Housing Society Ltd. (Apartment), Ground Floor, Nandivali Tekdi, Bamndev Road, Dombivali East, Thane, Maharashtra - 421201. 1) also at	21,21,148.84		Rs.1,30,000/-				

(Five) upper floors (with lift) situated at Nandiyali. Dombiyali East and standing on land totally admeasuring 2500 Sq. Mtrs. out of which 250 Sq. Mtrs. have been allotted for development bearing Survey No. 74, Hissa No. 1 Part, Village Nandivali Tarfe Panchanand in the Registration Dist. Thane, Sub District Kalyan within the limit of Klayan Dombivali Municipal Corporation, Tal. Kalyan, Dist. Thane

18	4505210130000084	1) Shakuntala Harishankar Shree Jaiswal, 2) Ramniwas Ramsaram Jaiswal, both are	06.06.2022	23.09.2024	Rs.4,55,000/-	ı
	/	residing at Room no 306, Sai Nayan Apt. Ostwal Nagar, Tulinj Baba Sankul, Nalasopara,	1		. /	ı
	4505-VIRAR	Palghar, Maharashtra - 401209.	Rs.12,93,409.00		Rs.45,500/-	ı
			as on 02.05.2022		1	ı

Description of the Immovable Property: All that Piece and parcel of Residential property being Flat no 02, on ground floor, area admeasuring 32.52 sq.mtrs. (Super built up area), in the building known as "Shree Sai Mauli Apartment", constructed on N.A.land bearing Survey no.1, Hissa No.5/5, Lying being and situated at village Gaskopari, Taluka /asai & District Palgha. Boundries as the plot/property- East - Internal Road West - Chawl North - J P School South - Open plot

9 441676300000045 8 441676100000002	If original research or a series research of the research of t	24.08.2023 / Rs.27.42.417.04	20.08.2024	Rs.10,76,000/-
/ 4416-Kalyan	East, Dist. Thane Maharashtra-421204. 1) Also at: Siddhika Garments, Gala No.309, 3rd	as on		Rs.1,07,600/-
	Floor, Thakur Compound, Kalyan Shill Road, Shil Phata, Sonarpada, Dombivali, Maharashtra- 421204.	08.08.2023		

Description of the Immovable Property: All that piece and parcel of Flat No. 204, situated at 2nd Floor, having an extent of sq. ft. 525.00 situated at Survey No. 26, Hissa No. 1/B, situated at Revenue Village - Sonarpada, Taluka Kalyan, Dist. Thane. Boundaries: East - Property of Ram Krishna Thakur and Building, West - Public Road, North Property of Thakur and Private Road, South - Yashwant Thakur and others and chawl.

20		1) Mr. Avinash Ramesh Bollu, 2) Mr. Ramesh Rajaram Bollu, 3) Mrs. Savita Ramesh		27.06.2024	Rs.5,93,000/-
		Bollu, All are residing at Residing at House No. 1107, Sunil Mokal Chawl, Sai Post, Panvel,	Rs.16,11,863.61		/
	4411-KOPARKHAIRNE	Raigad (MH)- 410203 and also at 698, New Pacchha Peth, Ashok Chowk, Near Durga Devi	as on		Rs.59,300/-
		Mandir, Solapur, (MH) – 413006. 1) also at Port Engineers Construction Private Ltd., House	08.06.2023		
		No. 410, Near Ram Mandir, At Chirle, Post- Jasai, Taluka- Uran, Dist- Raigad – 410206.			
		2) also at 544, Navghar, Near Nityanand Mandir, At-Taluka- Uran, Dist- Raigad – 400707.			

Description of the Immovable Property: All that piece and parcel of property bearing Flat No. 29, 1st Floor, area admeasuring 330 Sq. Ft. in the building known as "Ganesh Nagar" constructed in the House No. 524, situated at Village- Gulsunde, Taluka- Panyel, Dist- Raigad, within the limits of Gram Panchayat Gulsund

06.09.2025 & 20-09-2025 Between 11AM to 4PM Date for Date & Time of Inspection of the property(ies) Submission of Bid & EMD 23.09.2025 between 11 AM to 05 PM **Date and Time of Auction** 24.09.2025 from 11:00 AM to 2:00 PM

Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."), Place of submission of bids: Ujjivan Small Finance Bank Ltd., Nanak Appartment Next to Hotel Zaika,

Near Khadakpada Circle Kalvan Murbad Road, Wavale Nagar, Kalvan Thane, Maharashtra-421301 for All Sl.Nos

(Contact Details: Krishna Singh - 7767847584, Bhakti Nena - 9224471494)

Terms & Conditions: - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their ow independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank, The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put or

auction will be permitted to interested bidders at sites as mentioned against each property description. . The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above

The E-Auction will be conducted through Ujiiyan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd... Contact person - Prabakaran M - (Mob No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- support@bankeauctions.com

Auction portal - https://www.bankeauctions.com i. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender withou

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/amount

The publication is subject to the force major clause. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc. so that they are able to circumvent such situation and are able to participate in the auction successfully

lace: Mumbai, Date : 02.09.2025 Sd/- Authorised Officer, Ujjivan Small Finance Bank