

Ref: MBFSL/BSE/2025-26/16

July 28, 2025

To,
BSE Limited
Phiroze Jeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Dear Sir/Madam,

Sub: Intimation of publication of Notice pursuant to Rule 6(3) of the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016

Security Code: 530341 **ISIN: INE596B01017**

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the following documents:

- a) Clippings of the newspaper advertisement published in Free Press Journal (English Language) and in Navshakti (Marathi language);
- b) Draft Copy of reminder letter sent to concerned Shareholders whose dividend(s) are unclaimed for 7 consecutive years and whose shares are liable to be transferred to IEPF Authority.

Pursuant to the provisions of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended, the Company has sent the above reminder letters in physical mode to all concerned Shareholders.

The above information is also available on the website of the Company www.mbfsl.com.

Kindly take the same on your records.

Thanking you,

Yours faithfully,

For **Mukesh Babu Financial Services Limited**

Nupur Chaturvedi
Company Secretary, Group Head - Legal & Compliance
ACS 30139

Encl: As above



To,
(Name and Address of Shareholder)
.....

Date :
Ref. No. :
Folio no./DP-CL ID :
No. of Shares :

Dear Shareholder,

Sub: Transfer of shares in respect of which dividend has not been claimed for seven consecutive years or more to the Investor Education and Protection Fund

This is to inform you that provisions of Section 124(6) of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended (The Rules) stipulate that the shares on which dividend has not been encashed or claimed for seven consecutive years or more are required to be transferred to the Investor Education and Protection Fund (IEPF), a Fund constituted by the Government of India under Section 125 of the Companies Act, 2013.

It has been noticed that you have not encashed the dividend warrants for last seven consecutive years commencing from the Unpaid Dividend for the year 2017-2018 on the equity shares held by you. The details of dividend amount not claimed by you are as under:

Dividend for the Year	Warrant No.	Amount (Rs.)
Final Dividend for The Year 2017-2018		
Final Dividend for The Year 2018-2019		
Final Dividend for The Year 2019-2020		
Final Dividend for The Year 2020-2021		
Final Dividend for The Year 2021-2022		
Final Dividend for The Year 2022-2023		
Final Dividend for The Year 2023-2024		

The unclaimed dividend(s) prior to the year(s) mentioned above has already been transferred to the Investor Education and Protection Funds (IEPF), as required under Section 124(5) of the said Act.

Claiming the unpaid/unclaimed amount and shares:

The unclaimed/unpaid dividend amount and shares can be claimed by providing the following documents to RTA:

In case shares are held in electronic form: Copy of the client master list is to be submitted. Payment will be made to the Bank Account registered against the demat account.

In case shares are held in physical form: Investor Service Request Form ISR - 1, Form ISR - 2 and Form No. SH 13 (Nomination Form) or Form ISR-3 (Opt out of Nomination) duly filled as

Mukesh Babu Financial Services Ltd.

CIN: L65920MH1985PLC035504



per the instructions stated therein along with the supporting documents including original cancelled cheque stating your name as the Account holder.

The Investor Service Request Forms are available at the website of our RTA M/s. MUFG Intime India Private Limited (formerly known as Link Intime India Pvt. Ltd.)@ [MUFG Intime India Pvt Ltd](#) → Resources → Downloads → KYC.

As per SEBI norms outstanding payments will be credited directly to the bank account if the folio is KYC Compliant. Payment can be made to shareholders holding shares in physical form if the folio is KYC compliant.

You are requested to claim unpaid dividend on or before **3rd November, 2025**, failing which the above said shares will be transferred to IEPF within the time stipulated in the said Rules or any amendment thereof. **Please note that no claim shall lie against the Company in respect of the shares so transferred to IEPF pursuant to the said Rules.**

In the event of failure to claim the unencashed dividend by you before the date mentioned above, new share certificate(s) in lieu of the original share certificate(s) will be issued and transferred in favour of the IEPF Authority on completion of necessary formalities, if you are holding shares in physical form. Hence, the original share certificates which stand registered in your name will be deemed cancelled and non-negotiable. If you are holding shares in demat form, the Company shall inform the Depositories to execute the corporate action and debit the shares lying in your demat account and transfer such shares in favour of the IEPF Authority.

To claim above unpaid dividend or in case you need any information/clarification, please write to or contact our RTA, i.e. M/s. MUFG Intime India Private Limited., C-101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083, Tel. No: (022) 49186270; e-mail: rnt.helpdesk@in.mpms.mufg.com. Please provide following details in all your communications:

1. Name of the Company,
2. Folio No. or DP and Client ID,
3. Name of shareholder,
4. Contact No.,
5. Email ID

Claim from IEPF:

After the shares are transferred to IEPF, you can claim the said shares from IEPF Authorities, by filing e-form No. IEPF-5, as prescribed under the said Rules.

Thanking you,

Yours faithfully,

For Mukesh Babu Financial Services Limited

Sd/-

Nupur Chaturvedi

Company Secretary, Group Head - Legal & Compliance

*This is computer generated letter & does not require signature.

111, MAKER CHAMBERS III, 223, NARIMAN POINT, MUMBAI-400 021, INDIA
TEL:(91-22) 2283 4462, 2623 2051 FAX:(91-22) 2202 5167 e-mail:info@mukeshbabu.com

CIN : L65920MH1985PLC035504
 Regd. Off.: 111, Maker Chambers III, 223, Nariman Point, Mumbai-400 021.
 Tel. : 022 - 2623 2051 / 2284 4015
 Email: secretarial@mukeshbabu.com • Website : www.mbsfl.com

NOTICE TO SHAREHOLDERS

(For the attention of Equity shareholders of the Company)
Mandatory transfer of Equity Shares of the Company to Investor Education and Protection Fund (IEPF) Suspend Account
 Notice is hereby given that pursuant to the provisions of section 124 of the Companies Act, 2013 read with the Investor Education & Protection Fund Authority (Accounting, Audit, Transfer & Refund) Rules, 2016, as amended, ("the Rules"); the equity shares in respect of which dividend has not been paid or claimed by shareholders for seven (7) consecutive years or more ("such shares"), by the concerned shareholders shall be transferred by the Company to the demat account of Investor Education and Protection Fund (IEPF) ("the Authority").

In compliance with the Rules, the Company has communicated individually to all the concerned shareholders at their registered address whose shares are liable to be transferred to claim such dividend(s). The Company has also uploaded full details of such shareholders including their folio number or DP ID-Client ID and number of shares due for transfer on its website at www.mbsfl.com and the same shall be regarded and deemed as the adequate notice for issue of duplicate share certificate/transfer of shares from demat account to IEPF Suspend Account as per the Rules.

Shareholders can make an application to the Registrar & Share Transfer Agents of the Company - **M/s. MUGF Intime India Private Limited** (formerly known as Link Intime India Private Limited), along with self-attested copy of KYC documents of the shareholder like PAN, cancelled cheque, along with utility bill as address proof **on or before November 03, 2025** with request for claiming unpaid dividend for the year 2017-18 onwards so that the shares are not transferred to IEPF Account. Shareholders are requested to verify the details of their share(s) liable to be transferred to the IEPF Authority.

In case any of such shareholders fail to claim the above Dividend **on or before November 03, 2025**, the Company will be constrained to transfer such shares to the IEPF Suspend Account, without any further notice by following the process as enumerated under the said Rules, which is as under:

- In case of shares held in physical form - by issuing duplicate share certificate(s) in lieu of the original share certificate(s) for the purpose of transferring the same to IEPF Suspend Account. Please note that the original share certificate(s) which are presently registered in their name will stand automatically cancelled and be deemed non-negotiable.
- In case of shares held in demat mode- by transfer of shares directly to demat account of IEPF Suspend Account with the help of Depository Participants.

Shareholders may note that both the unclaimed dividend and the shares transferred to IEPF Authority can be claimed back by them from IEPF Authority after following the procedure prescribed under the Rules. **Please note that no claim shall lie against the Company in respect of unclaimed dividend(s) and Shares transferred to IEPF Authority.** In case shareholders have any query on the subject matter and the Rules, they may contact the Company's Registrars & Share Transfer Agent, **M/s. MUGF Intime India Private Limited** (formerly known as Link Intime India Private Limited), C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai - 400083. Tel. No: (022) 49186270, e-mail id: rnt.helpdesk@in.mps.mfug.com

For Mukesh Babu Financial Services Ltd.
 Sd/-
Nupur Chaturvedi
 Company Secretary, Group Head -
 Legal & Compliance

Date : July 28, 2025
 Place : Mumbai

Form No. 1
ADDL/CHIEF JUDICIAL MAGISTRATE, DADAR (CAMPED AT SEWREE) MUMBAI.
 IN THE COURT OF Madhavi Rajesh Dhanorkar
Judicial Magistrate (First Class), 7th Court.
SUMMONS TO AN ACCUSED PERSON Summary Cases/700701/2022
JASPREET KAUR JALAN Vs M/S AHUJA PROPERTIES AND ASSOCIATES
 NEXT DATE: 10-09-2025
 (See Section 61)
 (SERVICE DIRECTED THROUGH CONCERNED POLICE STATION)
 To,
JAGDISH BHAGWANDAS AHUJA
111 SOONA VILLA PERRY CROSS ROAD
BANDRA WEST MUMBAI 400050
 WHEREAS your attendance is necessary to answer to a charge of offence punishable U/Sec.138 of NEGOTIABLE INSTRUMENTS ACT, you are hereby required to appear in person (or by pleader, as the case may be) before the (Magistrate) of Judicial Magistrate (First Class), 7th Court, on the day of 10-09-2025. Herein fail not.
 Dated, this day of 03-05-2025
 Sd/-
 Judicial Magistrate (First Class), 7th Court

Turner Road (Bandra) Branch: Unit No-2, Ground Floor, Manthan Embassy, Pali Rd, Pali Market, Bandra West, Mumbai, Maharashtra 400050. Tel.: 022 2842 8537
 E-mail: turnerroad.mumbainorth@bankofindia.co.in

POSSESSION NOTICE
 [Rule-8 (1)]
 (For Immovable Property)

Whereas,
 The undersigned being the Authorised Officer of the Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 22-11-2024 calling upon the borrower /mortgagor / guarantor Mr. ABDUL HANIF SHAIKH to repay the amount mentioned in the notice being Rs. 2060278.54/- (Rupees Twenty Lakh Sixty Thousand Two Hundred Seventy Eight and Fifty Four Paisa) (Contractual dues up to 30-09-2024) with interest @9.00% p.a. compounded with monthly rests and all incidental expenses, cost, charges and expenses incurred by the bank till repayment by you within a period of 60 days from the date of this notice. The borrower / mortgagor / guarantor having failed to repay the amount, notice is hereby given to the borrower and public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with the Rule 8 of the said Rules, 2002 on this 23rd day, July 2025. The Borrowers / Mortgagor / Guarantor 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 the Bank Of India, Turner Road Branch for amount Rs. 2060278.54/- (Rupees Twenty Lakh Sixty Thousand Two Hundred Seventy Eight and Fifty Four Paisa) and interest thereon. The borrower's guarantor's / mortgagor's attention is invited to provisions of sub-section (8) of Section (13) of the Act, in respect of the time available, to redeem the secured assets.

Description of Immovable Property
All the part and parcel of the property situated at Flat No. 305, 3 rd Floor, C-Building Admeasuring 54.02 Sq. Mtrs. Built up Area of the Building known as "KANHAIYA MADOWS", Village Palghar, Taluka & District Palghar, Taluka & District Palghar, Constructed on Survey No. 13, Hissa No.6, within the Registration District and Sub-District of Palghar Owned by - Mr. Abdul Hanif Shaikh
Place: Mumbai Date: 23-07-2025
Authorised Officer Bank of India

FORM No.18
 [See Regulation 34(3)]
 BY ALL PERMISSIBLE MODE
MUMBAI DEBT RECOVERY TRIBUNAL NO. 1, AT MUMBAI.
 Office of the Recovery Officer, DRT-I
2nd Floor, MTNL Bhawan, Colaba Market, Colaba, Mumbai - 400 005.
WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT 1961 READ WITH THE RECOVERY OF DEBT BANKRUPTCY ACT, 1993.
 Exhibit No.8
 Next date: 18.08.2025
 ...Certificate Holder
 R.P.No.229 OF 2023
 Bank Of Baroda
 Vs
 M/s. Akshata Mercantile Pvt.Ltd. & Ors.
WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY
 To,
 CD. No.4 Mrs. Sheela Abhay Lodha,
 at 602, Vaitarna Sir Pochharnawa Road, Worli Seaface, Worli, Mumbai-400 030.
 CD. No.5 Mr. Sunanda C. Lodha,
 at 806-B, Ashoka Towers, Dr.A.B.Road, Opposite ITC Hotel, Parel, Mumbai- 400 012.
 CD. No.7 Mr. Prasanna Champalal Lodha,
 at 806-B, Ashoka Towers, Dr.A.B.Road, Opposite ITC Hotel, Parel, Mumbai-400 012.
 CD. No.8 M/s. Satyarth Steel & Power Pvt. Ltd.,
 at Guma Uria Road, Borjaha, District Raipur (C.G.).
 CD. No.9 M/s. Riya Real Estate Private Limited,
 office at 229, Sant Tukaram Road, Masjid (East), Mumbai-400 009.
 CD. No.10 Topworld Energy Pvt. Ltd.,
 at 4th Floor, Raheja Centre, Ground Floor, Free Press Journal Marg, Nariman Point, Mumbai-400 021,
 CD. No.11 Phoenix Retails Private Limited,
 at 4th Floor, Raheja Centre, Ground Floor, Free Press Journal Marg, Nariman Point, Mumbai-400 021.
 Whereas M/s. Akshata Mercantile Pvt. Ltd and Ors. the Certificate Debtor Nos. 4, 5, 7 to 11 were ordered by the Presiding Officer of DRT-I Mumbai who has issued Recovery Certificate dated 25.10.2023 in O.A. No. 91 of 2012 to pay to the Certificate Holder Bank a sum of Rs.160,96,77,000.18ps. (Rupees One Hundred Sixty Crore Ninety Six Lacs Seventy Seven Thousand and Paise Seventy Eighteen Only) under the credit facility with further interest thereon at the rate of 13.50% p.a. with monthly rest from till the realization from CD. Nos. 4, 5, 7, 8, 9, 10, and 11 jointly and severally. It is order that you the Certificate Debtors set forth are hereby prohibited and restrained, until further order of the undersigned from transferring, alienating, creating third party interest, putting with possession, charging or dealing with the under mentioned properties in any manner and that all persons be and that they are prohibited from taking any benefit under such transfer, alienation, possession or charge.

SPECIFICATION OF PROPERTIES
 (Belonging to Certificate Debtor No.8)

- All that piece and parcel of land bearing Khaska No. 83.84, Total Kh 2 admeasuring area 0.454, het. 0.397, total area 0.851 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 64, 68, 69, 69 Total Khaska 3 admeasuring area 0.607, 0.551 & 0.243 respectively total area 1.401 Hect. Situated lying and being at Village Borjaha P.C. No.101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur.
- All that piece and parcel of land bearing Khaska No. 86, Part area 0.596, het. 0.397, total area 0.851 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 98, 99, area 0.035, het. 0.176, total area 0.211 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No.139/2, admeasuring area 0.202, Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 85, 134, admeasuring area 0.466, het. 1.007, total area 1.473 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 123, 136, 137, 138, Total Khaska 4 admeasuring area 0.672, 0.117, 0.101, 0.829 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 63, 86, Total 2 Khaska area admeasuring area 0.405, 0.615 het. 1.020 Hect. Situated, lying and being at village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 1581, 87/1 admeasuring area 0.202, and 0.256 total area 0.458 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 78, 79 & 80 Total Kh 3 admeasuring area 0.401, het. 0.866 het, total area 1.797 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 73/1, 73/2, 74/1, 74/2 Total Kh 4 admeasuring area 0.150, het. 0.405 het. Total area 1.258 het. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 60/1, 60/2, admeasuring area 0.261, 0.261 het. Total area 0.522 hect. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 71 & 75 Total Khaska 2 admeasuring area 0.287 het. 0.146 het. Total area 0.433 hect. Situated, lying and being Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 128, 129, 132, 133, admeasuring area 0.170, 0.930, 0.543, 0.611 het. Total area 2.254 hect. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 124/1, 124/2, 125, 126, 127 total Khaska 2 admeasuring area 0.178, 0.405, 0.154, 0.364, 0.445 bet. Total area 1.546 hect. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 199, admeasuring area 0.243 het. Total area 2.092 hect. Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 122/2, admeasuring area 0.407 Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 122/5, admeasuring area 1.983 Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).
- All that piece and parcel of land bearing Khaska No. 122/1, admeasuring area 0.446 Situated, lying and being at Village Borjaha P.C. No. 101, R, 1 Circle-Dharsiva-1, Raipur, Taluka and District-Raipur (C.G.).

Given under my hand and the seal of this Tribunal on this 2nd day of July, 2025 at Mumbai.
 Sd/-
 Recovery Officer,
 Debts Recovery Tribunal No.1 Mumbai
 To:-
 1. Talathi Tahsildar/ Sub- Registrar Office/ Local Authorities

INDIAN OVERSEAS BANK
 Andheri Branch [0209]
 C-201, 2nd Floor, Waterford Building, (Above Navneet Motors), Juhu Lane, Andheri (W), Mumbai-400058
 Br. Code : 0209 IFSC : IOBA0000209, Email : iob0209@iob.in, Tel : 8925950209
E Auction on 13.08.2025

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

Whereas, the Authorised Officer of Indian Overseas Bank has taken constructive possession of the following property/ies under section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. (hereinafter referred as "Act") pursuant to the notices issued under Sec 13(2) of the Act under in the following loan accounts for the dues as mentioned in the notices (under section 13(2)) to the respective borrowers with the right to sell the same on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS" for realization of Bank's Dues plus interest as detailed hereunder and whereas, consequent upon failure of the borrowers concerned to repay the dues, the undersigned, in exercise of powers conferred under section 13(4) of the Act, hereby propose to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at website.

Branch	Name of account	Details of the Property	Possession	Book O/s* (In Lakhs)	Reserve price EMD Bid Increase Amount
Andheri Branch	Mr. PRAMOD KUMAR CHAUDHARY	All part and parcel of property consisting of Flat No 506 Wing C, Happy Homes Near Madhu Hospital, at Drakshi Baug, J M Road, Bhandup, Mumbai-400078 admeasuring 409 sq.ft. Survey No. 147, CTS No. 177, 17/1 to 17. Bounded On the North by : Happy Homes B Wing On the South by : Road On the East by : Road On the West by : Happy Homes A Wing	Physical	Rs. 1,10,04,051.98 (Rupees One Crore Ten Lakh four Thousand fifty one and paise Ninety Eight Only) As on 24.07.2025	Reserve Price Rs. 81,13,000/- (Rupees Eighty one Lakh and Thirteen Thousand Only) Bid amount - Rs. 8,11,300/- (Rupees eight Lakh eleven Thousand Three Hundred Only) Bid increase amount Rs. 100000/- [one lakh]

*with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any The publication is also a 15 days' notice to the borrower/mortgagor & Guarantor of the above loans under Rule 9(1) of Security Interest (enforcement) rules 2002, under SARFAESI Act 2002 about holding of the e-auction sale by inviting tenders from the PUBLIC in General for sale of secured assets.

Date & Time of e-auction : 13.08.2025 at 11.00 AM to 03.00 PM with auto extension of 10 minutes
 For Details of E-auction Notice Please refer our website www.iob.in and the service provider website's https://baanknet.com/eauction-ps/bidder-registration. Earnest Money Deposit (EMD) shall be paid online through NETFT/RTGS mode. The EMD amount can be deposited up to 13.08.2025 up to 03:00 PM

Contact person :

Branch	Name	Contact no.	Email ID
Andheri Branch	Mr. Gagan Trivedi	8925950209	iob0209@iob.in

Place - Mumbai
 Date - 28.07.2025

THE COSMOS CO-OP. BANK LTD.
 (MultiState Scheduled Bank)
 Recovery Department, Region-II
 Correspondence Address : Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West), Mumbai - 400 028. Phone No. 022-69476012/28/54

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002
 Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrowers & Mortgagors that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of The Cosmos Co. Op. Bank Ltd., will be sold on the basis of "As is where is", "As is what is", "Whatever there is" and "Without Recourse" for recovery of Bank dues as per the brief particulars given hereunder:

Sr. No.	Name of Borrower/ Co-Borrower & Mortgagor	A. Date of Demand Notice B. Amount claimed in Demand Notice C. Possession Date / Type	Details of Secured Assets for Sale/Auction	Date & Time of E-Auction 1. Reserve Price 2. E.M.D. (Earnest Money Deposit) 3. Bid Incremental Amount
1.	Borrower/Mortgagor: Mr. Kiran Rajendra Shah Co-Borrower/Mortgagor: Mrs. Roshani Kiran Shah	A. 22/11/2023 B. ₹ 25,59,491.00 plus further interest & charges thereon C. 22/11/2024 Physical	All that Piece and Parcel of Flat No.206, 2nd floor, adm. carpet area of 35.30 Sq. Mtrs. in Building known as "RAJIBAI VILLAGE", Building No.1 constructed on all that piece and parcel of land bearing Survey No.283 (Old), 3 (New), Hissa No.7 situated at Village Chandansar, Taluka Vasai, District Palghar and Survey No.4 (Old), 115 (New), Hissa No.38/1, 44/C situated at Village Kopar, Taluka Vasai, District Palghar situated within the jurisdiction of Sub Registrar Vasai No.1 (VIII/III/V/V) within the area of Vasai Virar City Municipal Corporation. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to the said flat and with right of ways, easements and parking available to said flat and membership attached to said flat.	13/08/2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 24,60,000/- 2. ₹ 2,36,000/- 3. ₹ 10,000/-
2.	Borrower/Mortgagor: Mrs. Priya Rahul Ausamral	A. 10/08/2023 B. ₹ 14,60,011.67 plus further interest & charges thereon C. 25/02/2025 Physical	All the Piece and Parcel of property being Flat No.C-102, on First floor, admeasuring area 450 + 48 sq. ft. Built up area i.e. 41.81 + 4.46 sq. mt. (Terrace) Carpet area in Building known as "Balaji Platinum", Building Type D-2 constructed on land bearing Survey No. 860, Hissa No.1part, 4part, 5part, Survey no.875, lying being and situated at Village-Tembhi (Agashi), Virar (West), Taluka Vasai, District Palghar - 401 301 and Registration Sub-District Vasai-II, District and Registration. Together with proportionate share in the land under the building with right to enjoy common areas and facilities appurtenant to said flat and with right of ways easements and parking available to said flat and membership attached to said flat.	13/08/2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 24,60,000/- 2. ₹ 2,46,000/- 3. ₹ 10,000/-
3.	Borrower/Mortgagor: Mr. Ashokkumar Nakdu Yadav Co-Borrower/Mortgagor: Mrs. Babita Ashokkumar Yadav	A. 24/01/2024 B. ₹ 14,60,011.67 plus further interest & charges thereon C. 12/02/2025 Physical	All that ownership Residential flat Premises being Apartment No.104 on 1 st Floor, having Rera carpet area of 20.98 Sq. Mtrs. An enclosed Balcony area of 3.65 Sq. Mtrs in the building known as "FIA EMERALD" lying and being on N.A. Plot No.43 admeasuring 519.25 Sq. Mtrs. lying and being on Gut/Survey No.826, situated at Village Mahim, Taluka and District Palghar, within the jurisdiction of Sub Registrar Palghar. Together with proportionate right in the land under the building with rights to enjoy common areas and facilities appurtenant to said premises and with right of ways, easements and parking available to said premises with share certificate and membership of society attached to said flat.	13/08/2025 from 1.00 p.m. to 2.00 p.m. 1. ₹ 16,30,000/- 2. ₹ 1,63,000/- 3. ₹ 5,000/-

STATUTORY NOTICE: As per Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002.
 This notice is also considered as a 15 days' notice to the Sr. No.1, 2 & 3 above said Borrower, Co-Borrowers & Mortgagors of the said loan to pay the dues in full before the date of sale, failing which the secured assets will be sold on above auction date.

Note: 1. For inspection of subject properties will be available with prior appointment, 2. EMD/BID forms are available with Authorised Officer, 3. Please contact for EMD payment details to Authorised Officer Mob. 932248088/897558517, 4. Last Date & Time of EMD and KYC Documents submission on 12/08/2025 up to 4.30 p.m. for properties.
 For detailed terms & conditions of the sale is available with the Bank Website i.e. https://www.cosmosbank.com/auction-notice.aspx AND Auctioneer Website i.e. https://cosmosbank.auctiontng.net.

Sd/-
 Authorised Officer
 Under SARFAESI Act, 2002
 The Cosmos Co-operative Bank Ltd.
 Date: 28/07/2025
 Place: Mumbai

FEDBACK FINANCIAL SERVICES LTD. AUCTION NOTICE

This is to inform the public at large, that FEDBACK FINANCIAL SERVICES LTD., has decided to conduct Auction of Gold ornaments belonging to accounts (mentioned below) which have become overdue or which have defaults or margin breach customers. The Auction would be held at respective Branches specified below on **Friday 08-08-2025 between 10.00 a.m. to 12.00 p.m.** This will continue till the auction process is over.

- ADAT PETH 9322624851 FEDGL00650019417, 0019419, 0019423, 0019434, 0019436, 0019439, 0019466, 0019474 AIROLI 8108245074 FEDGL0072004039 Akluj 8421875253 FEDGL04860005098, 0005110, 0005116, 0005117, 0005128, 0005128, 0005132, 0005147, 0005159, 0005160, 0005163, 0005184, 0005187 Alibag 7770070342 FEDGL04900004510, 0004536, 0004551 Ambernath 8855993775 FEDGL0500005627, 0005650, 0005698 Amravati 9322238650 FEDGL00850009219, 0009263 Aurangabad Cidco 808797705 FEDGL00870009611, 0009669, 0009685, 0009689, 0009691, 0009702 Aurangabad-Kranti Chowk 8149781212 FEDGL03010009940, 0009994 FEDDS03510000392, 0009355 Baramati 8822351473 FEDGL0350009310, 0009355, 0009356, 0009383, 0009391, 0009427 Bhiwandi 9209885406 FEDGL0496002666, 0002677 Bhoisar 9130988910 FEDGL01260009967 FEDDS01260000106 Bihawal 9370176445 FEDGL00750009509, 0009527, 0009545, 0009546 CHAKAN 9637772112 FEDGL0066009568, 0009569, 0009610 CHANDAN NAGAR 6238191778 FEDGL00560006314, 0006325 FEDDS00560001434 Dange Chowk 8329981871 FEDGL04770005026, 0005037, 0005041, 0005079 FEDDS04770000558 Ghorpadi 7823841707 FEDGL04340002640, 0002649, 0002655 Hingna T Point 8999351578 FEDGL03270007302, 0007309, 0007332, 0007348, 0007362, 0007373 Ikhalkarnji 9175408080 FEDGL00530015227, 0015251, 0015326, 0015334 Kalamboli 9768186950 FEDGL08040005418, 0005445 Kalyan East 7738884373 FEDGL01240007124 Karjat 8446316018 FEDGL03940007715, 0007731, 0007734, 0007746, 0007757, 0007758, 0007774, 0007783, 0007821, 0007824, 0007829 KATRAJ 913033444 FEDDS050000189, 0000190 Kharghar 932074628 FEDGL0135000464 FEDDD01250000297 Khopoli 9834252105 FEDGL03380009093, 0010010 Kothrud 9373998466 FEDGL01120008665, 0008674 Latur 9765887566 FEDGL05190002448, 0002449, 0002456, 0002461 Mahad 9552196087 FEDGL04550009561, 0009563 Medical Square 7026699778 FEDGL03330007266 FEDDS05330000332 Mira Road 9702526352 FEDGL04300009914 Miraj 9764309724 FEDGL00860021294, 0022254, 0022337, 0022383 Murbad 7775985519 FEDGL04660005682 Nagpur CA Road 9579168918 FEDGL03640006918, 0006953, 0006960, 0006967, 0006975 Nagpur Jafar Nagar 9075151797 FEDDS04370000425 Nalaspore West 8208441145 FEDGL01290009213 Nashik Panchvati 9309389168 FEDGL03290013658, 0013664, 0013759, 0013782 Nashik Road 7264805891 FEDDD0350000274 RAJARAMPURI 7972945431 FEDGL01370000948, 0009954 FEDDD01370001173 Rajguru Nagar 8766780800 FEDGL00800011242, 0011282, 0011334, 0011338, 0011342, 0011360, 0011361 Ratnageri 9112621262 FEDGL01510009399, 0009947, 0009950, 0009952, 0009974, 0010000 Sangli 898358554 FEDGL01400012493, 0012494, 0012514 Sangvi 9373944849 FEDGL00700006352, 0006353 Shahapur 8208038077 FEDGL05020002834 Talegaon 976676245 FEDGL01180012050, 0012142, 0012154, 0012155 Untawadi 7888080790 FEDGL00830005933, 0005988 Uran 8850264659 FEDGL04290006489, 0006491, 0006497 Uruil Kanchan 8862085568 FEDGL05230001917 Vazai 9673666421 FEDGL01000072726 Uvir 8530269233 FEDGL01130009397, 0009399, 0009409,

