



KHYATI GLOBAL VENTURES LIMITED

(formerly known as KHYATI ADVISORY SERVICES LIMITED)
(Govt. recognized 2 STAR EXPORT HOUSE) CIN: L67190MH1993PLC071894

54, Juhu Supreme Shopping Centre, Gulmohar Cross Road No.9, JVPD, Juhu Scheme, Mumbai 400049

Email: info@kgv.co.in Website: www.kgv.co.in Tel: +91-22-26214343 GST:27AAACK1682P1Z3

21st July, 2026

To,
The Dy. Gen. Manager,
Corporate Relationship Dept.,
BSE Limited PJ Tower, Dalal Street,
Mumbai-400001

Dear Sir/Ma'am,

Ref No: - Scrip Code: 544270

Sub: Submission of Newspaper Advertisements for attention of Equity Shareholders of the Company in respect of information regarding 33rd Annual General Meeting to be held on 20th August, 2026 through Video Conferencing (VC)/Other Audio Visual Means (OAVM)

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in compliance with the Ministry of Corporate Affairs General Circular No. 20/2020 dated 05th May, 2020, we hereby enclose copies of the Newspaper Advertisements for the attention of the Equity Shareholders of the Company in respect of information regarding 33rd Annual General Meeting scheduled to be held on Thursday, 20th August, 2026 through Video Conferencing (VC)/Other Audio-Visual Means (OAVM) published in the following newspapers:

- The Free Press Journal, Mumbai Edition in English and
- Navshakti, Mumbai Edition in Marathi

You are requested to kindly take above information on your records.

Thanking You.

Yours faithfully,

For Khyati Global Ventures Limited
(formerly known as Khyati Advisory Services Limited)

Fena Jain
Company Secretary and Compliance Officer
M. No. A76741

DEUTSCHE BANK AG

PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 ("Deutsche Bank AG"), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002. (The Rules) issued demand notices dated 1st July 2024 calling upon the borrower/s M/S Rhj Tubes Pvt Ltd., NARESH RAMESH DHAKAD, POOJA NARESH DHAKAD and AADIV NARESH DHAKAD residing at BEACH VIEW BLDG FLAT 8 3 RD FLOOR, CHOWPATTY, GRANT ROAD MUMBAI 400007. Calling upon the Borrower(s) Co-borrower(s) to repay the outstanding amount of Rs. 7,63,47,401/- (Rupees Seven Crore Sixty Three Lakhs Forty Seven Thousand Four Hundred and One Only) as on 12/07/2024 as stated in the notice dated 08/07/2024, and interest thereon within 60 days from the date of receipt of the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **04th August 2026 at 4 p.m.**, at Deutsche Bank AG, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Sr. No.	Secured Property Address	Reserve Price	EMD	Auction Date
1.	"All The Piece And Parcel Of Office 401, 4th Floor, Kalina Municipal Market, CTS 5876, Mumbai - 400029 Admeasuring 2239 Sq.Ft Carpet Area"	Rs.6,93,00,000/-	Rs. 69,30,000/-	04th August 2026

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves / itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

TERMS & CONDITIONS OF PUBLIC AUCTION:

- The property can be inspected on **25th July 2026 between 10 am to 5 pm**. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft / Pay Order of Rs. **69,30,000/- (Rupees Sixty-Nine Lakhs Thirty Thousand Only)** towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai-400 063 on or before **04th August 2026 by 2 pm**. The earnest money deposit shall not carry any interest.
- Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers and accordingly shall be rejected. No interest shall be payable on the EMD.
- Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
- On the date of sale, all the bids duly received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the Bank. However, the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of **Rs. 1,00,000/- (Rupees One Lakh Only)** over the price offered by the highest bidder and the Bank shall have the right to accept such higher bid. Upon confirmation of the sale by the Bank, the purchaser will be required to pay deposit of 25% (Twenty-Five Percent) of the sale price, after adjusting the earnest money deposit immediately with the undersigned.
- The request for extension of time may be allowed by the Bank at its sole discretion subject to such terms and conditions as may be deemed fit and proper by him. The balance amount of the purchase price shall be paid by the purchaser to the Bank on or before the fifteenth day after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
- All payments shall be made by the purchaser by means of the Demand Draft / Pay Order favoring "Deutsche Bank AG".
- On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would handover the possession of the Property to the purchaser.
- The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft / Pay Order deposited towards the EMD shall be returned to the unsuccessful bidders.
- For all purposes, sale of the said property is strictly on "as is where bas what is". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
- The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
- In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/cost against the Bank.

Diana Nadar, Authorized Officer - Deutsche Bank AG,
Email : diana.nadar@db.com, Contact Numbers : 982006613, 9619887707, 9152770607, 9821600029, 022 7180 3167/3127/3077/3479.

Date : 21.07.2026
Place : Mumbai

भारतीय स्टेट बैंक
State Bank of India

Stressed Assets Recovery Branch, Thane - (11697) Branch
1st floor Kerom Plot no A-112 Circle, Road No 22 Wagale Industrial Estate
Thane (W) 400604 email id sbi.11697@sbci.co.in

[Rule 8(1)] POSSESSION NOTICE [for Immovable Property]

Notice is hereby given 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 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 9 of the said Act on the dates mentioned against each account. The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount and interest thereon.

Name of Account/ Borrower/ Guarantor & address	Description of the property mortgaged/ charged	Date of Possession	1) Date of Demand Notice 2) Amount Outstanding as per Demand Notice
Mr. Shekhar Ashok Pawar and Mrs. Varsha Shekhar Pawar Flat no 002, Ground Floor, Mahavir Swami Co-op HSG Ltd., Panchal Nagar, Nalasopara West, Palghar 401203 Achole Police Station Near Water Tank, Evershine City Last Stop Nalasopara East, Palghar 401203	Flat No.404, on 4th floor, Wing - B, in the Building No.5 known as "MONARCH" in the project known as "Space Homes" in Yashwant Viva Township situated at Survey No. 49 to 56, Sector No.VI of Village Achole, Near Shri Yashwant Empire Vasai (East), Taluka Vasai Dist. Palghar 401208. admeasuring 33.57 sq mtr Carpet Area	20.07.2026	1) Demand Notice date 22.07.2024 2) Rs. 32,69,929.00 (Rupees Thirty Two Lacs Sixty Nine Thousand Nine Hundred Twenty Nine Only) as on 19.07.2024 & interest, cost etc. thereon as stated in terms of notice u/s 13(2) of the Act

Date : 20.07.2026
Place : Thane

(Pranesh Thakur)
Chief Manager and Authorised Officer
State Bank of India, SARB Thane Branch

पंजाब नैशनल बैंक
(Bank of India Group)

ARMB, Nashik
Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indranagar, Nashik-42009
Ph. 0253-2323020 E-mail: cs8288@pnb.bank.in

POSSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the Authorized Officer of The Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 and in exercise of power conferred under section 13 (12) read with Rule 3 the Security Interest (Enforcement) Rules, 2002, issued demand notice/s on the dates mentioned against each account calling upon the respective borrower/s to repay the amount mentioned against each account within 60 days from the date of notice (s) date of receipt of the said notice (s).

The borrower having failed to repay the amount, notice is hereby given to the borrower's and the public in general that the undersigned has taken Symbolic Possession of the property/ies described herein below in exercise of powers conferred on him / her under section 13 (4) of the said act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particulars and the public in general is hereby cautioned not to deal with the property/ies and any dealings with the property/ies will be subject to charge of the Punjab National Bank for the amount and interest thereon.

The borrower/s mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

Name of the Branch	Name of the Account	Description of the Property Mortgaged	Date of Demand Notice	Date of Symbolic Possession	Amount Outstanding as on the date of demand Notice
Samarth nagar, Chh. Sambhaji nagar	Borrower : M/s Aeron Weldtech Engineering Pvt Ltd, Mr. Adarsh Rajkumar Kashyap, Mr. Bhawanand Madhukant Kashyap and Mrs. Shweta Bhawanand Kashyap	Current Assets including Stocks, Stocks in Trade, Receivables, Consumable Stores and Spares and entire current assets and Hypothecated Movable and Plant and Machinery etc.	06.03.2026	16.07.2026	Rs. 4,76,40,831.59/- As on 28.02.2026 plus interest and other charges thereafter

Date : 16.07.2026
Place : Nashik

Sd/-
Mr. Sajil Kumar
Chief Manager & Authorized Officer
Punjab National Bank

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: 55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400021.
Regd. Office: 507, Datamal House, Jammalal Bajaj Road, Nariman Point, Mumbai-400021.

PUBLIC NOTICE FOR SALE BY E-AUCTION

Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s), Co-Borrower(s) Guarantor(s) and Mortgagor(s) that the below described secured assets being immovable property mortgaged/ charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by Jana Small Finance Bank Ltd. ("Jana Bank") vide Assignment Agreement dated 28/03/2024 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is" and "Whatever there is" basis along with all known and unknown liabilities on 11.08.2026.

The Authorized Officer of Jana Bank has taken possession of the below described secured assets being immovable property on 16/12/2025 under the provisions of the SARFAESI Act and Rules thereunder and handed over the possession to Authorised officer acting in its capacity as Trustee of Pegasus 2023 Trust 10 (Pegasus)

The details of Auction are as follows:

Name of the Borrower(s), Co-Borrower(s) and Guarantor(s)	1) Mrs. Ankita Bharat Patil (Borrower & Mortgagor) 2) Mr. Bharat Manik Patil (Co-Borrower/ Mortgagor)
Outstanding Dues for which the secured assets are being sold:	Rs.4,52,615.30 (Rupees Four Lakhs Fifty Two Thousands Six Hundred and Fifteen and Thirty Paise Only) as on 07/01/2024 together with further interest, cost, charges and expenses thereon w.e.f. 08/01/2024 to till the date of payment and realization as per notice under section 13(2) of SARFAESI Act. (Rs.7,98,866.30 (Rupees Seven Lakhs Ninety Eight Thousand Eight Hundred Sixty Six and Thirty Paise Only) outstanding as of 09/07/2026 together with further interest, cost, charges and expenses thereon w.e.f. 10/07/2026 till the date of payment and realization)
Details of Secured Asset being Immovable Property which is being sold	Mortgaged by: Ankita Bharat Patil & Bharat Manik Patil All that piece and parcel of the Immovable property situated at D-2913/1, Ground Floor, admeasuring area 435 Sq.ft. Tembhore Bender Pada, Alyali-Saptari Road, Near Hanuman Mandir, Palghar-401404. Asset ID: 200061112312; LAN: 47528240000122;
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs.6,70,000/- (Rupees Six Lakh Seventy Thousand Only)
Earnest Money Deposit (EMD):	Rs.67,000/- (Rupees Sixty Seven Thousand Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value	Not Known
Inspection of Properties:	04.08.2026 from 11.30 A.M. to 03.00 P.M.
Contact Person and Phone No:	Mr. Pramod Jadhav - Sr. Manager - Mob. No.9923680690
Last date for submission of Bid:	10.08.2026 till 04:00 P.M.
Time and Venue of Bid Opening:	E-Auction/ Bidding through website (www.auctionbazaar.com) on 11.08.2026 from 11:00 A.M. to 12:00 P.M.

This publication is also a **Fifteen (15) days' notice** to the aforementioned Borrowers/ Co-Borrowers/ Guarantor(s) and Mortgagors under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website (www.auctionbazaar.com) or contact service provider E-Auction Support. **Contact Number: 8370969596 & 7997043999. Email id: contact@auctionbazaar.com / support@auctionbazaar.com.** before submitting any bid.

Place: Thane
Date: 20.07.2026

Sd/- Authorised Officer, Pegasus Assets Reconstruction Private Limited,
Acting in its capacity as the Trustee of the PEGASUS 2023 Trust 10

Branch Office: ICICI BANK LTD, Ground Floor, Akcruti Centre, MIDC, Near Telephone Exchange, Opp Akcruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable assets

E-Auction Sale Notice for the sale of immovable asset(s) 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.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mrs. Shila Shiva Koli (Borrower) Mr. Shiva Laxman Koli (Co Borrowers) Loan Account No- LBTNE00004951966	Flat No. 402, 4th Floor, Wing A, "Maui Heights" Opp. To Prem Nagar, Mumbai Pune Road, Near Raj Park, Gut No. 156/1, Village Parsik, Kharegaon, Kalwa, Thane- 400605 Admeasuring An Area of About 7.8 Sq Ft Built Up Area, Equivalent 65.80 Sq Mtrs	Rs. 34,78,510/- As On July 14, 2026	Rs. 50,00,000/- From Rs. 5,00,000/-	July 27, 2026 11:00 AM To 02:00 PM	August 11, 2026. From 11:00 AM Onward
2.	Mr. Rohit Sunil Dolare (Borrower) Mrs. Jaya Dolare (Co Borrowers) Loan Account No- LBMUM00005492433	Flat No. 2302, 23th Floor, Wing No W14, Casa Sereno A To E Co Operative Housing Society Ltd (Lodha Amara), Clariant Compound, Survey No. 62/0, 63/1, 63/2, 63/3, 63/4, 63/6, 63/7, 64/4, 64/5, 64/6 & 64/8, Kolshet Road, Village- Bolkum, Thane West, Maharashtra, Thane- 400607 Admeasuring An Area of 48.44 Sq Meter Carpet Area, With One Car Parking Space Allocation PR-805	Rs. 83,75,090/- As On July 14, 2026	Rs. 60,00,000/- From Rs. 6,00,000/-	July 27, 2026 02:00 PM To 05:00 PM	August 11, 2026 From 11:00 AM Onward

The online auction will take place on the website (URL Link-<https://BidDeal.in>) of e-auction agency ValueTrust Capital Services Private Limited. The Mortgagors/ noticee are given a last chance to pay the total dues with further interest till August 10, 2026 before 05:00 PM failing which, these secured assets will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before August 10, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before August 10, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before August 10, 2026 before 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at "Mumbai".

For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 7304915594/9004392416.

Please note that Marketing agencies 1) Value Trust Capital Services Private Limited, 2) Augeo Assets Management Private Limited 3) Metrex Net Pvt. Ltd. 4) Finvin Estate Deal Technologies Pvt Ltd 5) Girmasoft Pvt Ltd 6, Hecta Prop Tech Pvt Ltd 7, Arca Emart Pvt Ltd 8, Novel Asset Service Pvt Ltd 9, Nobroker Technologies Solutions Pvt Ltd, 10, Navodayan Pratech Private Limited, have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date : July 21, 2026
Place: Mumbai

Authorized Officer
ICICI Bank Limited

Saraswat Bank
(Scheduled Bank)
Saraswat Co-operative Bank Ltd.

Centralised Recovery Dept. : 6th Floor, Hill Top Building, A. V. Nagvekar Marg, Babasaheb Worlikar Chowk, Prabhadevi, Mumbai-400025. Phone No. : +91 8828805609/131/415

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd., has taken over physical possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that common e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

Sr. No.	Name of the Borrower/ Co-Borrower Mortgagor/ Guarantor	A. Date of Demand Notice B. Amount of Demand Notice C. Possession Type / Date	Description of Assets	I. Reserve Price II. EMD III. Bid Increment Amount
1	Borrower/Mortgagor : Mrs. Nikita Nabhijit Kurdekar Co-Borrower/Mortgagor : Mr. Nabhijit Kalyan Kurdekar	A. 13.06.2023 B. Rs. 18,59,078/- (Rupees Eighteen Lakh Fifty Nine Thousand Seventy Eight only) as on 12.06.2023 plus interest thereon. C. Physical : 24.11.2025	Flat No. 201, 2nd Floor, Shreedham Co – op Hsg Soc, Area 360 Sq. Ft. Built up, Situated Village Khari, Opp. NKGSB Bank Navghar Road, Bhayander (E), Thane-401105	I. Rs. 23.62 Lakhs II. Rs. 2.35 Lakhs III. Rs. 0.50 Lakh Date/Time of Inspection 01.08.2026 1.00 pm to 2.00 pm Last Date/Time for EMD & KYC submission 05.08.2026 Up to 5.00 p.m. Date/Time of E-Auction 06.08.2026 2.00 p.m. to 3.00 p.m.
2	Borrower/Mortgagor : Mrs. Tabassum Bano J. Khan Co-Borrower/Mortgagor : Mrs. Sonia Vishal Rajput	A. 06/06/2023 B. Rs. 32,82,830/- (Rupees Thirty Two Lakhs Eighty Two Thousand Eight Hundred Thirty Only) as on 05/06/2023 plus interest thereon C. Physical : 18.09.2025	Flat no. 001, on Ground Floor, in "A" wing, adm. about 365 sq. fts. built up area in the building no. A-1, 23/24 Known as "Rajesh Enclave" and Society Known as "Rajesh Enclave Co-op. Hsg. Soc. Ltd.", Situated on the Land Bearing Old Survey No. 476, Near Survey No. 120 (P), Hissa No. (P) of Village Bhayander, Taluka Thane, Sai Baba Nagar, Mira Road East, Thane. 401107.	I. Rs. 32.12 Lakhs II. Rs. 3.20 Lakhs III. Rs. 0.50 Lakh Date/Time of Inspection 01.08.2026 11.00 am to 12.00 pm Last Date/Time for EMD & KYC submission 05.08.2026 Up to 5.00 p.m. Date/Time of E-Auction 06.08.2026 3.00 p.m. to 4.00 p.m.
3	Borrower/Mortgagor : Mr. Atul Dhirajlal Bhogayata Guarantor: Mrs. Manjula Dhirajlal Bhogayata	A. 26.07.2022 B. Rs. 34,25,982/- (Rupees Thirty Four Lakh Twenty Five Thousand Nine Hundred Eighty Two Only) as on 01.07.2024 plus interest thereon. C. Physical : 15.12.2025	Flat No 202, on 2nd Floor, adm. about 420 sq. fts. carpet area, in the Building No. B known as "Deepplaxmi Heights" in Project known as "Deepplaxmi Commercial Cum Residential Project" Situated at Land Bearing Survey No.159/11 Paiki of Muje Kamatghar, Taluka Bhiwandi, Dist. Thane -421 302.	I. Rs. 32.25 Lakhs II. Rs. 3.20 Lakhs III. Rs. 0.50 Lakh Date/Time of Inspection 01.08.2026 3.00 pm to 4.00 pm Last Date/Time for EMD & KYC submission 05.08.2026 Up to 5.00 p.m. Date/Time of E-Auction 06.08.2026 4.00 p.m. to 5.00 p.m.
4	Borrower/Mortgagor : Mr. Vitthal Shankarrao Ghatge Co-Borrower/Mortgagor : Mrs. Manakini Vitthal Ghatge	A. 22.11.2023 B. Rs. 43,26,519/- (Rupees Forty Three Lakhs Twenty Six Thousand Five Hundred Nineteen only) with further interest thereon. C. Physical : 19.09.2025	Flat No. 702, on the 7th Floor, adm. about 225 sq. ft. carpet area, in the building no. 15A in G-1 wing, Siddharth S.R.A. Grunhinram Sanstha Maryadit, Sangharsh Nagar, Chandivali Farm Road, Andheri (E), Mumbai – 400729.	I. Rs. 40.14 Lakhs II. Rs. 4.00 Lakhs III. Rs. 0.50 Lakh Date/Time of Inspection 02.07.2026 3.00 pm. to 4.00 pm. Last Date/Time for EMD & KYC submission 04.08.2026 Up to 5.00 p.m. Date/Time of E-Auction 05.08.2026 11.00 a.m. to 12.00 p.m.
5.	Borrower/Mortgagor : Mr. Kokane Pandit Asaram Guarantor. Mrs. Kokane Sangita Pandit	A. 28.04.2022 B. Rs. 36,09,854/- (Rupees Thirty Six Lakhs Nine Thousand Eight Hundred Fifty Four only) as on 25.04.2022 plus interest thereon. C. Physical : 08.10.2025	Flat no. 702, 7th Floor, in B-Wing, adm. about 225 sq. ft. carpet area, in the building no. 11 society known as "HIMALAY 11/81 SRA CO-OP HSG. SOC. LTD.", situated at CTS No. 11(Part) of Village – Chandivali, Taluka – Andheri, Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri (E), Mumbai – 400072	I. Rs. 34.54 Lakhs II. Rs. 3.45 Lakhs III. Rs. 0.50 Lakh Date/Time of Inspection 24.07.2026 4.00 p.m. to 5.00 p.m. Last Date/Time for EMD & KYC submission 04.08.2026 Up to 5.00 p.m. Date/Time of E-Auction 05.08.2026 11.00 a.m. to 12.00 p.m.
6.	Borrower/Mortgagor : Mr. Mithilesh Deviprasad Mishra Co-Borrower/Mortgagor: Mrs. Kiran Mithilesh Mishra	A. 21.08.2025 B. Rs. 29,90,951/- (Rupees Twenty Nine Lakhs Ninety Thousand Nine Hundred Fifty One only) as on 20.08.2025 plus interest thereon. C. Physical: 08.06.2026	Flat No. 601, 6th Floor, adm. about 32.99 sq. mtrs. (carpet area) in building known as "S R Residency" situated on land bearing S. No. 20, H. No. 2, S. No. 21, H. No. 8 of Village Agashi, Taluka Vasai, Palghar (Old Thane) – 401301.	I. Rs. 36.04 Lakhs II. Rs. 3.60 Lakhs III. Rs. 0.50 Lakh Date/Time of Inspection 04.08.2026 3.00 pm. to 4.00 pm. Last Date/Time for EMD & KYC submission 16.08.2026 Up to 5.00 p.m. Date/Time of E-Auction 17.08.2026 11.00 a.m. to 12.00 p.m.

The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/offer, are available from their website at <https://sarfaesi.auctiontiger.net> and Recovery Dept.

STATUTORY NOTICE AS PER RULE 8(6) OF SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Partners, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date.

Sd/-
Authorised Officer
For Saraswat Co-op. Bank Ltd.

Date : 21.07.2026
Place : Mumbai

DEUTSCHE BANK AG

Appendix IV [Rule 8 (1)] POSSESSION NOTICE

Whereas, the undersigned being the authorized officer of Deutsche Bank AG, India ("Bank") having its registered office at : at B1, Nirlon Knowledge Park, Western Express Highway Goregaon East Mumbai 400063 hereinafter referred to as Bank", appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **11th November, 2021** under Section 13(2) of the said Act. calling upon **M/s Neelamber Agrotech Private Limited** and **HANUMANT DATTARAM NANCHE** ("Borrower/ Co-Borrowers"), to repay the outstanding amount as mentioned in the notice being **Rs.5,09,26,947 /- (Rupees Five Crore Nine Lakhs Twenty Six Thousand Nine Hundred and Forty Seven Only)** as on **17/07/2024** and further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges etc. incurred and accruing on daily basis thereafter till the date of payment and / or realization within 60 days from the date of receipt of the said notice.

The Borrower mentioned herein above having failed to repay the amount in full as mentioned in13(2) is hereby given to the Borrower / Co-borrower mentioned hereinabove in particular and to the public in general that undersigned has taken possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said act read with rule 8 of the said act on this **15th July 2026**.

The Borrower / Co-borrower in particular and the public in general is hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the charge of the Bank for an amount **Rs. 5,09,26,947 /- (Rupees Five Crore Nine Lakhs Twenty Six Thousand Nine Hundred and Forty Seven Only)** as on **17/07/2024** and interest thereon.

The Borrowers' 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 the Immovable Property

Property 1 : "All the piece and parcel of PLOT NO 3 UNIT NO. 3049 3RD FLR ,WING- O, AKSHAR BUSINESS PARK, Sec.25, Janta Market Road Vashi, MUMBAI - 400703 admeasuring usable carpet area 201.79 sq.mtrs. Equivalent to 2172.06 sq. ft.

Property 2 : All the piece and parcel of PLOT NO 3, SECTOR 25 UNIT NO 3039 3RD FLR , L WING, AKSHAR BUSINESS PARK, Sec.25, Janta Market Road, Vashi,MUMBAI-400703 admeasuring usable carpet area 204.04 sq.mtrs. Equivalent to 2196.27 sq.ft"

Date: 21.07.2026
Place: Mumbai

Vithoba Korgaonkar - Authorized Officer
Deutsche Bank AG

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

LCRD Mumbai Division

Federal Bank Loan Collection & Recovery Department-Mumbai
Division, 134, 13th Floor, Jyoti Maker Chamber II,
Nariman Point, Mumbai-400021

Phone : 91-8828226729/ E-mail: mumlcrd@federal.bank.in
Website : www.federal.bank.in, CIN : L65191KL1931PLC000368

Sale Notice for Sale of Movable Assets Under Hypothec

