

NAVI MUMBAI ZONAL OFFICE: C-200 Old Admin Building, P-17 Sector-1, Vashi, Navi Mumbai-400702.

BOMBAY OXYGEN INVESTMENTS LIMITED Regd. Office: 226, Mittal Tower, B Wing, Nariman Point, Mumbai - 400021

FEDERAL BANK LIMITED FEDERAL BANK GROUP OF INSTITUTIONS

POSSESSION NOTICE (For immovable property) Whereas, the Authorized Officer of Bank of Maharashtra under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Table with columns: Name of holders, F.V, Folio No., Cert. No., Shares, Dist. Nos. Includes entries for Rasida Ahmed Miya Kola & Ahmed Mahmud Kara (Deceased).

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

ANNEXURE - A NOTICE TO GUARANTOR (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Description of the Immoveable Property: Plot No. 302, Bhosale Daffodil, Plot No. 64 Sector 21, Ulive Navi Mumbai-411006

Place: Navsari, Gujarat Applicant: Rasida Ahmed Miya Kola

Description of secured property: Hypothecation of Tata Signa 4218, S 32V1 heavy duty Chassis No. MAT503083N21651, Engine No. B556841800D02122E63906767

Table with columns: Nature and Type of Facility, Limit, Rates of Interest, O/s amount in Rs. as on 05.04.2026, Security agreement with brief description of securities.

GREATER BANK The Greater Bombay Co-operative Bank Limited

Stressed Account Department Ground Floor, JITO House, Plot No A-56, Road No. 1, MIDC Marol, Next To The International by Tunga Hotel, Andheri (E), Mumbai 400 093

For The Federal Bank Ltd. Assistant Vice President & Branch Head (Authorized Officer)

We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset.

REVISED NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

Due to non-payment of installment/interest/principal debt, the below accounts have been classified as Non-Performing Assets as per Reserve Bank of India guidelines.

Table with columns: Sr. No., Name of the Borrower(s)/Legal Representative(s), Name of Branch, Account Number, Loan amount (Rs.), Date of NPA, Date of Demand Notice, Amount due as per Demand Notice, Description of Secured Asset(s)/Immovable Properties.

ASREC (India) Limited Bid No. 2, Unit No. 201-202 & 200A-00B, Ground Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakola, Andheri (East), Mumbai-400 093.

EASY HOME FINANCE LIMITED

Reg. Office: 3rd Floor, Savay Chakras, Dattaraj Road, V.P. Road, (EXTN.), Santacruz West, Mumbai - 400054.

NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)

As in respect of loans availed by below mentioned borrowers/guarantors through EASY HOME FINANCE LIMITED which have defaulted in the payment of interest/principal debt.

Table with columns: Sr. No., Name of Borrower / Co-Borrower & Date of NPA, Demand Notice Date, Detail of Secured Assets.

PUBLIC NOTICE FOR APPLICATION FOR IMMOVABLE PROPERTY (Under Rule 8(1) read with Rule 1 of the Appendix-IV A)

SALE Notice dated 23.03.2022 executed with original lender Bharat Co-operative Bank (Mumbai) Ltd. Acting in its capacity as Trustee of ASREC-PS 12/2022-21 Trust and has acquired the secured debts of with underlying securities from the original lender.

Table with columns: Sr No, Name of Mortgagee/Borrower/Acct Name, Property Description, Date and Amount of Demand Notice, Reserve Price (Rs. in Lakhs), Earnest Money Deposit (EMD) (Rs. in Lakhs), Auction and Place of Sale.

ANNEXURE - A NOTICE TO GUARANTOR

Under sub-section (2) of section 13 of the SARFAESI Act, 2002. We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset.

Table with columns: Nature and Type of Facility, Limit, Rates of Interest, O/s amount in Rs. as on 05.04.2026, Security agreement with brief description of securities.

TATA CAPITAL LIMITED Registered Office: Tower A, 11th Floor, Peninsula Business Park, Ganapathur, Lower Pavai, Marol, Maharashtra - 400013.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(1) w/Rule 9(1) of the Appendix-IV A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 with proviso to Rule 8(1) w/Rule 9(1) of the Appendix-IV A.

LOAN ACCOUNT NO: 555682/MR. RAJENDRA G DAVE

This is to inform that Tata Capital Finance Limited is a non-banking financial company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganapathur, Lower Pavai, Marol, Mumbai, Maharashtra and a branch office amongst others at various places in Mumbai, Maharashtra.

Omkar Assets Reconstruction Private Limited

Corporate Office: Kolihisar, 47th Floor, C & K Kelkar Marg, R.G. Gadgil Chowk, Dadar(W).

PUBLIC NOTICE FOR APPLICATION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 with proviso to Rule 8(1) & (9) of the Appendix-IV A.

Notice is hereby given to the public in general and in particular to M/s. Ananya Builders and Developers LLP (Borrower), Ashwin Prabhudas Vora (Personal Guarantor) and Anil Kumar Kulkarni (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nishu Vora (Personal Guarantor), Ranit Kumar Kundalia (Personal Guarantor), Anoop Chand Mundali (Personal Guarantor), Mayur Anil Kumar Kundalia (Personal Guarantor), Mittal Nil Vora (Personal Guarantor) and Anil Kumar Borror (Mortgagee) herein after referred to as 'As is where is'.

Notice is hereby given to the public in general and in particular to M/s. Ananya Builders and Developers LLP (Borrower), Ashwin Prabhudas Vora (Personal Guarantor) and Anil Kumar Kulkarni (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nishu Vora (Personal Guarantor), Ranit Kumar Kundalia (Personal Guarantor), Anoop Chand Mundali (Personal Guarantor), Mayur Anil Kumar Kundalia (Personal Guarantor), Mittal Nil Vora (Personal Guarantor) and Anil Kumar Borror (Mortgagee) herein after referred to as 'As is where is'.

Table with columns: Sr No, Description of Immovable Property, Reserve Price (Rs.), EMD (Rs.). Includes entries for Shop No. 101, 116, 121, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The auction shall be conducted online by ORPL. The last date of submission of bid (online as well as hard copy) along with EMD (2% Pay Order) is on 09.06.2026, by 6:00 PM. At the time of submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency Bankruptcy Code, 2016. In case of failure in the same bid shall be rejected.

For detailed terms and conditions of the sale, please refer to the link provided in the above mentioned email. The interested bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-auction@omkarassets.com or call on 022-26111111. The helpdesk is available from 9:00 AM to 6:00 PM, 7 days a week.

STATUTORY NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(1) w/Rule 9(1) of the Appendix-IV A)

This notice is also a mandatory notice under sub-section (1) of section 13 of the SARFAESI Act, 2002. The borrower/guarantors/mortgagees of the above loan account under Rule 8(1) w/Rule 9(1) of the Appendix-IV A.

Notice is hereby given to the public in general and in particular to M/s. Ananya Builders and Developers LLP (Borrower), Ashwin Prabhudas Vora (Personal Guarantor) and Anil Kumar Kulkarni (Personal Guarantor), Rajesh N Vora (Personal Guarantor) Priti Nishu Vora (Personal Guarantor), Ranit Kumar Kundalia (Personal Guarantor), Anoop Chand Mundali (Personal Guarantor), Mayur Anil Kumar Kundalia (Personal Guarantor), Mittal Nil Vora (Personal Guarantor) and Anil Kumar Borror (Mortgagee) herein after referred to as 'As is where is'.

Place: 20.05.2026 Authorized Officer: Omkar Assets Reconstruction Pvt. Ltd. (Acting in its capacity as a Trustee of Omkar PS 10/2022-23 Trust)

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Place: Mumbai Authorized Officer: ASREC (India) Ltd.

Place: 20.05.2026 Authorized Officer: ASREC (India) Ltd.