

“Mahayuti Government Stands Firmly With Mira-Bhayandar’s Original Residents”: Pratap Sarnaik

Senior Urban Development officials inspect old gaothans and tribal hamlets; government signals move towards a separate policy to protect centuries-old settlements



Urban Development Department is likely to prepare a report examining possible relaxations within the legal framework.Sarnaik maintained that a permanent solution would require due legal and administrative process, but assured residents that their interests would not be ignored.“It may take some time to arrive at a legally sustainable solution, but we will not allow injustice to the original residents of Mira-Bhayandar. The objective of this high-level inspection was to find a practical and lawful solution to their long-standing housing concerns,” Sarnaik said.

Mumbai, Suresh Dhere :

The long-pending issue of homes in Mira-Bhayandar’s centuries-old gaothans and tribal hamlets could finally get a policy-level solution, with Maharashtra Transport Minister PratapSarnaik asserting that the Mahayuti government will not allow action against the homes of the city’s original Agri, Koli and tribal residents.Sarnaik, along with Urban Development Department Additional Chief Secretary Asim Kumar Gupta, Mira-Bhayandar Municipal Commissioner Radhabinod Sharma andAdditionalTehsildarNileshGaund, conducted an on-ground inspection of old settlements and disputed constructions across Uttan, Rai, Murdha, Navghar, Goddev, Ghodbunder and Kajupada.The inspection focused on homes that have undergone repairs, reconstruction or extensions to meet the needs of growing families but have subsequently faced action as allegedly unauthorised constructions.

“No injustice to Bhoomiputras” Speaking to the media after the inspection, Sarnaik said the settlements in areas such as Uttan, Rai and Murdha date back 300–400 years and have deep-rooted Agri, Koli and tribal communities.“These families have been living here for generations. As families have grown, they naturally need larger homes. However, due to difficulties in existing regulations, even construction undertaken on their own premises is sometimes treated as unauthorised and demolition action follows. This is extremely

unfortunate.”»He added, “The Mahayuti government stands firmly with the Bhoomiputras of this soil. We will explore every legal avenue to ensure that their extended homes receive appropriate recognition and that they are not subjected to undue action by the municipal administration. If necessary, changes will be made to the existing legal framework.”

From Uttan to Kajupada, officials hear residents’ grievances

The inspection began along the Uttan coast and covered the old settlements of Rai, Murdha and Ghodbunder before concluding at the tribal hamlet in Kajupada. Residents of Murdha, where demolition action was recently carried out, voiced strong resentment and alleged that the action was politically motivated. Sarnaik used the inspection to present the residents’ grievances and the ground realities directly before senior officials.Additional Chief Secretary Asim Kumar Gupta also interacted with local residents and heard their concerns regarding housing, reconstruction and municipal action.

Separate policy for old gaothans and tribal hamlets under consideration

Residents have sought a separate state-level policy for the protection of old gaothans and tribal settlements and had raised the issue with Deputy Chief Minister EknathShinde. The subsequent visit by senior U r b a n D e v e l o p m e n t

officials is being viewed as a towards resolving the decades-old significant administrative step issue. Officials indicated that the sustainable

### ECL FINANCE LIMITED

Registered Office: Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiroli Road, Kurla (West), Mumbai 400070.

#### E-AUCTION – STATUTORY 15 DAYS SALE NOTICE

Sale by E-Auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **“AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS”** for the recovery of **Rs. 1,74,38,228.54/- (Rupees One Crore Seventy-Four Lakhs Thirty-Eight Thousand Two Hundred Twenty-Eight and Fifty-four paise) with respect to Loan Account Bearing Number LKOHBS000099412 due as on 11<sup>th</sup> October 2024** further Interest thereon + Legal Expenses till the recovery of loan dues. The said property is mortgaged by **PHOOL INTERNATIONAL, FARDEEN UMERDEEN QURESHI, KAHKASHA FARDEEN QURESHI** to ECL Finance Limited for the loan availed by them. The secured creditor is having physical possession of the below-mentioned Secured Asset.

| Description of the secured Asset                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Reserve Price and EMD                                                                                                                                         | Date & Time of the Auction                                                            | Date & Time of the Inspection                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Property 1 :</b> Room No.32a (Unit No.32a) On The 3rd Floor Of New Bhagwan Bhuvan Co-operative Housing Society Ltd., Lying Being And Situated At 196/198, Smauel Street, Mumbai- 400009, Admeasuring Area 338 Sq.ft. Build-up And The Building Constructed In The Year 1954 And The Building Is Ground + Five Floors, Bearing Cadastral Survey No.1025 Of Mandvi Division And Bearing Registration No. Borm/wb/hsg/tc/322/87-88 Of 14.10.1987 And 5 (five) Fully Paid Up Shares Of Rupees Fifty Each, Bearing Share Certificate No.26, Member's Register No.25, Distinctive No From 121 To 125.<br><i>Note: More Particularly Mentioned In The Agreement For Sale Dated 03<sup>rd</sup> April 2023 Registered With The Joint Sub-registrar Mumbai City Iii, Bearing Registration Number BBE3-6630-2023.</i> | <b>Rs.1,30,05,000/- (Rupees One Crore Thirty Lakhs Five Thousand only) 10% Earnest Money Deposit Rs.13,00,500/- (Rupees Thirteen Lakhs Five Hundred Only)</b> | <b>23-09-2026</b> Between 11.am to 12 Noon (With 5 Minutes unlimited auto Extensions) | <b>21-09-2026</b> between 11.00 am to 4.00 pm |
| <b>Property 2 :</b> Office No.31, On The 3rd Floor Of New Bhagwan Bhuvan Co-operative Housing Society Ltd., Lying Being And Situated At 196/198, Smauel Street, Mumbai- 400009, Admeasuring Area 400 Sq.ft. Build-up And The Building Constructed In The Year 1987 And The Building Is Ground + Five Floors, Bearing Cadastral Survey No.1025 Of Mandvi Division And Bearing Registration No. Borm/wb/hsg/tc/322/87-88 Of 14.10.1987 And 5 (five) Fully Paid Up Shares Of Rupees Fifty Each, Bearing Share Certificate No.24, Member's Register No.23, Distinctive No From 111 To 115.<br><i>Note:- More Particularly Mentioned In The Agreement For Sale Dated 03<sup>rd</sup> April 2023 Registered With The Joint Sub-registrar Mumbai City Iii, Bearing Registration Number BBE3-6628-2023.</i>            |                                                                                                                                                               |                                                                                       |                                               |

**Note:-**

- The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT / NEFT/RTGS shall be eligible to participate in this **“online e-Auction”**.
- The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: ECL Finance Limited
- Bank Name:** State Bank of India
- Account Holder Name:** ECL FINANCE LIMITED **Bank Account No.** -38922201620, [SARFAESI- Auction, (ECL Finance Limited), IFSC code: SBIN00033838
- Last date for submission of online application BID form along with EMD is 22-09-2026 till 4:00 PM only.**
- For detailed terms and condition of the sale, please visit the website** <https://sarfaesi.auctiontiger.net> or Please contact on the **Mr.Maulik Shrimali Ph. + 91 9173528727, Help Line ID: Support@auctiontiger.net. Mobile No. +919819333283/+91 8860782145/+91 8866817771**

**Date: 02-09-2026 Place: Mumbai**

**Sd/- Authorized Officer ECL Finance Limited**

### ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618  
Corporate Office :Office no. 101, Kalpataru Infinitia, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai – 400055 Tel.: 022 68643101.  
E-mail : [acre.arc@acreindia.in](mailto:acre.arc@acreindia.in) Website : [www.acreindia.in](http://www.acreindia.in) CIN : U65993DL2002PLC115769

#### APPENDIX IV-A

#### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitization 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(s), Co-Borrower(s), Mortgageor(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the **Original lender/Assignor Bank**, and in respect of which **physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment**, have since been assigned to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] (“Secured Creditor”). Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an “as is where is”, “as is what is” and “whatever there is” basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgageor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

| DETAILS OF SECURED ASSET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------|--------------------------|
| Sr. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Loan Account No. & No. ACRE TRUST Name                                                                                                                                                         | Name of Borrower(s)/ Co-Borrower(s)/ Mortgageor(s)/ Guarantors | Total Outstanding Dues as on 02-Jun-26, 28-Feb-26 along with applicable interest, charges and expenses till the date of payment and realization | Reserve Price (in Rs.)                                         | Earnest Money Deposit (in Rs.)                                | Bank account details for EMD payment through demand draft/ RTGS/NEFT                                                             | Auction Date & Time                             | EMD Date & Time                           | Barcode Scan to view PDF |
| <b>DESCRIPTION OF THE SECURED ASSET:</b> All That Piece And Parcel Of Residential Property Bearing Flat No. 23 On The 4th Floor, In Wing ‘C’, Of ‘gladiola Paradise, Shatrunjay Nagar, Katraj Bypass Road, Comprised In Survey No. 58/7a & 78/1, 78/2 & 7a/2, Kondhwa Bk, District: Pune 411048, Area Admeasuring 67.84 Sq.mt. i.e. 730 Sq.ft. Attached Terrace Admeasuring 10.80 Sq.mt., i.e. 116.25 Sq.ft., Carpet Area Approved Plan, And Bounded As: East: Flat No. 19, South: Flat No. 22, West: Internal Passage North: Flat No. 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10052182665<br>ACRE 158 TRUST                                                                                                                                                                  | Naganath Maroti Savare<br>Shilpa Nagnath Savare                | Rs.89,57,490/-<br>Rupees Eighty-Nine Lakh Fifty-Seven Thousand Four Hundred Ninety Only                                                         | Rs. 43,50,000/-<br>Rupees Forty Three Lakh Fifty Thousand Only | Rs. 4,35,000/-<br>Rupees Forty Three Lakh Fifty Thousand Only | Bank Account Name: ACRE-158-TRUST<br>Account Number: 0901102000041876<br>Bank Name: IDBI Bank<br>IFSC Code: IBKL00009091         | 15 <sup>th</sup> Oct 2026<br>2:30 PM to 3:30 PM | 14 <sup>th</sup> Oct 2026<br>till 4:00 PM |                          |
| <b>DESCRIPTION OF THE SECURED ASSET:</b> All That Piece And Parcel Of The Flat/shop No. 304 Third Floor, Wing D, Admeasuring 49.25 Sq. Mtrs. Built-up 530 Sq. Ft. Super/built-up) In The Building Known As “sai Swapna Apartment No. 2” Constructed On Land Bearing Survey No. 175, Hissa No. 1, Admeasuring 0-08-0 Out Of Total Admeasuring 0-14-0, Lying, Being And Situated At Village: Virar (e) Within The Area Of Vasai Virar Mahanagar Palika, Taluka And Registration Sub-district: Vasai-II, Virar, District And Registration District: Palghar.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | AFH000100281645<br>ACRE 166 TRUST                                                                                                                                                              | Rajeshkumar Patwa<br>Amrita Patwa                              | Rs.21,14,495/-<br>Rupees Twenty-One Lakh Fourteen Thousand Four Hundred Ninety-Five Only                                                        | Rs. 8,00,000/-<br>Rupees Eight Lakh Only                       | Rs. 80,000/-<br>Rupees Eighty Thousand Only                   | Bank Account Name: ACRE-166-TRUST<br>Account Number: 0901102000042112<br>Bank Name: IDBI Bank<br>IFSC Code: IBKL00009091         | 23 <sup>rd</sup> Sep 2026<br>2:30 PM to 3:30 PM | 22 <sup>nd</sup> Sep 2026<br>till 4:00 PM |                          |
| <b>DESCRIPTION OF THE SECURED ASSET:</b> All That Piece And Parcel Of Contained Residential Flat/commercial Shop Bearing No. 106 On The 1st Floor, In Wing E, In The Building No.1, In Sector No.7, Area Admeasuring 435 Sq. Mtr., Out Of Area Admeasuring About 1170 Sq. Mtr. Survey No. 261/3/2,area Admeasuring About Oh-01a-50p I.e. 150 Sq. Mtrs.totally Area Admeasuring About Oh-04a-50p I.e. 450 Sq. Mtr., Survey No.261/2/1,area Admeasuring About Oh-02a-84p Potkharal Oh-00a-16p Total Area Admeasuring About Oh-03a-00p I.e. 300 Sq. Mtrs, Survey No. 261/3/3,rea Admeasuring About Oh-06a-60p I.e. 660 Sq. Mtrs, Akar Rs.0-94paise Total Area Admeasuinr About Oh-19a-30p I.e. 1930 Sq. Mtr. Survey No. 261/2/3,area Admeasuring About Oh-08a-89p Potkharaba Oh-00a-51p Total Area Admeasuring About Oh-09a-40p I.e. 940 Sq. Mtrs Survey No. 261/1,area Admeasuring About Oh-03a-30p I.e. 330s Mtrs Within The Limits Of The Kulgao Badlapur Municipal Council, Within The Sub Registration District:Ambernath, Registration District:Thane. |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | H405HLD1061487/<br>H405HLT1068294<br>ACRE 178 TRUST                                                                                                                                            | Vinod Vikram Bagul<br>Vinaya Vinod Bagul                       | Rs.30,37,117/-<br>Rupees Thirty Lakh Thirty-Seven Thousand Nine Hundred Seventeen Only                                                          | Rs. 15,00,000/-<br>Rupees Fifteen Lakh Only                    | Rs. 1,50,000/-<br>Rupees One Lakh Fifty Thousand Only         | Bank Account Name: ACRE-178-TRUST<br>Account Number: 0901102000042617<br>Bank Name: IDBI Bank<br>IFSC Code: IBKL00009091         | 15 <sup>th</sup> Oct 2026<br>2:30 PM to 3:30 PM | 14 <sup>th</sup> Oct 2026<br>till 4:00 PM |                          |
| <b>DESCRIPTION OF THE SECURED ASSET:</b> All That Piece And Parcel Of The Property Described As: Flat No. 004, Wing A, Ground Floor, Shreenivas Residency, Survey No. 260, Hissa No. 6b,area Admeasuring About 350 Sq. Mtr., Out Of Area Admeasuring About 1170 Sq. Mtr. Survey No. 261/3/2,area Admeasuring About Oh-01a-50p I.e. 150 Sq. Mtrs.totally Area Admeasuring About Oh-04a-50p I.e. 450 Sq. Mtr., Survey No.261/2/1,area Admeasuring About Oh-02a-84p Potkharal Oh-00a-16p Total Area Admeasuring About Oh-03a-00p I.e. 300 Sq. Mtrs, Survey No. 261/3/3,rea Admeasuring About Oh-06a-60p I.e. 660 Sq. Mtrs, Akar Rs.0-94paise Total Area Admeasuinr About Oh-19a-30p I.e. 1930 Sq. Mtr. Survey No. 261/2/3,area Admeasuring About Oh-08a-89p Potkharaba Oh-00a-51p Total Area Admeasuring About Oh-09a-40p I.e. 940 Sq. Mtrs Survey No. 261/1,area Admeasuring About Oh-03a-30p I.e. 330s Mtrs Within The Limits Of The Kulgao Badlapur Municipal Council, Within The Sub Registration District:Ambernath, Registration District:Thane.       |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 38803464000010<br>ACRE 196 Trust                                                                                                                                                               | Ramkalish<br>Laibhadur Yadav                                   | Rs.20,09,575/-<br>Rupees Twenty Lakh Nine Thousand Five Hundred Seventy-Five Only                                                               | Rs. 18,80,000/-<br>Eighteen lakh Eighty Thousand Only          | Rs. 1,88,000/-<br>Rupees One Lakh Eighty-Eight Thousand Only  | Bank Account Name: ACRE-196-TRUST<br>Account Number: 054302000052351<br>Bank Name:Indian Overseas Bank<br>IFSC Code: IOBA0000543 | 15 <sup>th</sup> Oct 2026<br>2:30 PM to 3:30 PM | 14 <sup>th</sup> Oct 2026<br>till 4:00 PM |                          |
| <b>DESCRIPTION OF THE SECURED ASSET:</b> Schedule A Description Of The Property All That In Piece And Parcel Of Non-agricultural Immovable Property/Land Bearing Survey No. 135 Hissa No. 1b Admeasuring 2700 Sq. Mts. Situated At Village Badlapur Tal. Ambarnath Which Is Within Kulgao Badlapur Municipal Council Bounded By - North Property Owned By Shri Dattu Mundhe, South Road, East: D. P. Road, West: Property Owned By Shri Ganesh Fulore Schedule B Description Of The Flat Flat No.301 Admeasuring 41.07 Sq. Mts. Carpet On Third Floor In Awing Of Building Known As Motiram Village Which Is Being Constructed On Piece And Parcel Of Non-agricultural Immovable Property/ Land Bearing Survey No. 135 Hissa No. 1b Admeasuring 2700 Sq. Mts. Situated At Village Badlapur Tal. Ambarnath Within Kulgao Badlapur Which Is Municipal Council.                                                                                                                                                                                              |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| <b>IMPORTANT INFORMATION REGARDING AUCTION PROCESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above                                                                                   |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Web Site for Auction <a href="http://www.bankauctions.com">www.bankauctions.com</a>                                                                                                            |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Contact Details 1800-209-2989 / auction.support@acreindia.in / rohan.sawani@acreindia.in                                                                                                       |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Inspection of the Property on prior appointment basis only                                                                                                                                     |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | For detailed terms and condition of the sale, please visit the website <a href="http://www.acreindia.in">www.acreindia.in</a> / <a href="http://www.bankauctions.com">www.bankauctions.com</a> |                                                                |                                                                                                                                                 |                                                                |                                                               |                                                                                                                                  |                                                 |                                           |                          |
| <b>Date : 04.09.2026 Place : Palghar, Thane</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                |                                                                |                                                                                                                                                 |                                                                |                                                               | <b>Sd/- Authorized Officer Assets Care &amp; Reconstruction Enterprise Ltd.</b>                                                  |                                                 |                                           |                          |

### SEYA INDUSTRIES LTD

CIN: L99999MH1990PLC058490  
Reg. Office: T-14, MIDC, Tarapur, Boisar (West), Palghar – 401 506.  
: [corporate@seya.in](mailto:corporate@seya.in) : [www.seya.in](http://www.seya.in)

#### NOTICE OF 36<sup>th</sup> ANNUAL GENERAL MEETING, BOOK CLOSURE AND E-VOTING

**Notice is hereby given that**  
The 36<sup>th</sup> Annual General Meeting (AGM) (Post IPO) of the Members of the Seya Industries Ltd (“the Company”) will be held on Wednesday, September 30, 2026, at 11:00 a.m. at its Registered Office at T-14, MIDC, Tarapur, Boisar (West), Palghar – 401506.  
As per the MCA Circular dtd May 05, 2020, and May 05, 2022, and SEBI Circular No. SEBI/HO/CFD/MDO1/PO1/Regd/Misc/12/2020, Notice of the AGM along with the Annual Report for the Financial Year 2025-26 will be sent only through email to those Members whose email IDs are registered with the Company’s Depositories. Members may note that the notice of the AGM and Annual Report for the financial year 2025-26 will also be available on the company’s website [www.seya.in](http://www.seya.in) in the website of the stock exchange that is BSE limited and National Stock Exchange of India Limited at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively.  
Notice is also hereby given that pursuant to Section 91 of the Companies Act, 2013 (“the Act”) and the rules made thereunder the Register of Members and Share Transfer Books of the Company shall remain closed from Thursday, September 24, 2026, to Wednesday, September 30, 2026 (both days inclusive) for the purpose of 36<sup>th</sup> Annual General Meeting.  
The remote e-voting facility shall commence on Sunday, September 27, 2026, from 9:00 a.m. and end on Tuesday, September 29, 2026, at 5:00 p.m. The Remote e-voting shall not be allowed beyond the aforesaid date and time.  
A person whose name appears in the Register of Members / Beneficial Owners as on the cutoff date, i.e. Wednesday, September 23, 2026, only shall be entitled to avail the facility of remote e-voting / voting at the meeting.  
A person who acquires shares and becomes shareholder of the Company after dispatch of Notice and holding shares as on cut-off date can do remote e-voting by obtaining the login ID and password by sending an e-mail to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or [rtnt.helpdesk@in.mpmc.mfug.com](mailto:rtnt.helpdesk@in.mpmc.mfug.com) by mentioning their Folio no. / DP ID / Client ID, however, if shareholder is already registered with CDSL for remote e-voting then existing user-id and password can be used for casting their votes.  
The manner of e-voting and voting at the AGM by the members is provided in the Notice of the AGM which will be available on the website of the Company [www.seya.in](http://www.seya.in) and on the website of the Stock Exchanges i.e. BSE Ltd and National Stock Exchange of India Ltd at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively and on the website of CDSL i.e. [www.evotingindia.com](http://www.evotingindia.com)  
The Members who have not cast their votes by remote e-voting can exercise their voting rights at the AGM. The Company will make necessary arrangement in this regard at the AGM venue.  
A member may participate in the meeting even after exercising his right to vote through e-voting, but shall not be allowed to vote again at the Meeting.  
For any queries pertaining to electronic voting, members may write to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com)

**Yours faithfully,**  
**For Seya Industries Ltd (Under CIRP)**  
**Bhavesh Rathod**  
**Interim Resolution Professional**  
September 03, 2026 Regn No. IBBI/PA-001/FP-P01200/2018-2019/11910

वसुली व विक्री अधिकारी  
दि ठाणे डिस्ट्रिक्ट को-ऑपरेटिव्ह हाऊसिंग फेडरेशन लि.  
महाराष्ट्र सहकारी संस्था कायदा, १९६० क्लम १५६ आणि  
महाराष्ट्र सहकारी संस्था नियम १९६१ नियम क्र. १०७ (३)  
१०१/१०३, विलासिनी, ठाणे जिल्हा मध्यवर्ती सहकारी बँकेच्या समोर,  
शिवाजी पथ, ठाणे (प.) ४००६०१ भ्रमणधनी क्र. ९३२०३३२८६

| अ. क्र. | थकवाकीदारांचे नाव                                     | स्थावर संपत्तीचे वर्णन                                                                                                                  | मंजूर वाजवी किंमत                                                 | थकवाकी रुपये                                                                                                                                                                          |
|---------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| १       | श्रीमती ज्योती तुकाराम सावंत व श्रीमती गिता गणेश मोरे | सदनिका क्र. ए-३४, श्री साईराम को-ऑप. हौ. सो. लि., डॉ. नेरकर रोड, डोंबिवली (पुर्व), ता. कल्याण जि.ठाणे क्षेत्रफळ २४० चौ. फुट. (बिल्ड अप) | रुपये- १८,८६,२८४/- (अठरा लाख शहापैशी हजार दोनशे चौ-पांशेची मात्र) | उपनिबंधक, सहकारी संस्था, डोंबिवली, तालुका कल्याण, यांचे महाराष्ट्र सहकारी संस्था अधिनियम १९६० च्या कलम १०१ अन्वये आदेश दिनांक १३/०२/२०१४ रोजी रुपये २,६३,१५०/- अधिक र्वाज व इतर खर्च. |

- टिप :- १) लिलावाच्या अटी व शर्ती लिलावापूर्वी वाचून दाखवण्यात येतील त्या लिलावात भाग घेणाऱ्यांवर बंधनकारक राहील.
- २) वरील वर्णन केलेली जांम मालमना जशी आहे तशी या तत्वावर विकण्यात येईल.
- ३) लिलावापूर्वी थकवाकीदारांनी संपुर्ण रक्कम भरल्यास लिलाव रद्द केला जाईल.
- ४) लिलावात भाग घेण्यासाठी ठाणे डिस्ट्रिक्ट को-ऑप. हौसिंग फेडरेशन लि., ठाणे यांच्याकडे रुपये २,५०,००० (अक्षरी रक्कम रुपये दोन लाख पन्नास हजार मात्र) दिनांक :- १८/०९/२०२६ दुपारी ५.०० वाजेपर्यंत ठी.डी द्वारे बोली लावणाऱ्यांनी अनामत रक्कम भरवी लागेल.
- ५) जाखे नावे लिलाव पुर्ण करण्यात येईल त्याने वसुली व विक्री अधिकाऱ्यांकडे बोली रक्कमेच्या १५ टक्के रक्कम ताबडतोब भरली पाहिजे. तसे करण्यात कसूर केल्यास उक्त जांम मालमता ताबडतोब फेर लिलावास काढली जाईल.
- ६) ज्याचे नावे लिलाव पुर्ण करण्यात येईल त्याने वसुली व विक्री अधिकाऱ्यांकडे बोली रक्कमेच्या ८५ टक्के रक्कम लिलाव विक्रियाचा तारखेपासुन एक महौयाच्या आत भरली पाहिजे. तोपर्यंत जांममालाचा कोणताही भाग खरेदीदार घेऊन जाऊ शकणार नाही.
- ७) निरामाग्रणे रक्कम भरण्यात खरेदीदाराने कसूर केल्यास त्याने भरलेल्या अनामत रक्कमेतुन २५ टक्के रकमेतुन विक्री खर्च वर्ज्य जाता राहिलेली रक्कम महाराष्ट्र शासनाचे कोषगाराला यांथे शीर्षकालावली भरण्यात येईल आणि खरेदीदाराचा त्या रक्कमेवरील जांम मालावर हक्क संपुष्टात येईल.
- ११) खरेदीदाराने कसूर केल्यास, फेर लिलाव करण्याची वेळ आल्यास त्यासाठी होणारा खर्च व खरेदीदाराने बोललेल्या किंमतीपेक्षा फेर लिलावाचे वेळी दुसऱ्या खरेदीदाराने बोली रक्कम कमी आल्यास अशी कमी होणारी रक्कम पहिल्या खरेदीदाराकडून (कसूर करणाऱ्याकडून) वसुली केली जाईल.
- १२) पहिल्या विक्रीपेक्षा दुसऱ्या विक्रीची किंमत जास्त आल्यास पहिल्या खरेदीदारास त्या जास्त आलेल्या किंमतीवर हक्क राहणार नाही.
- १३) उक्त जांम मालमतेवरील कर किंवा इयादीची थकबाकी व नंतर देय होणारे कर/ किंवा इयादी खरेदीदारानेच भरावयाचा आहे.
- १४) थकबाकीदाराने लिलाव उत्क्रोणेनामुने होणारी सर्व रक्कम आणि लिलेव किंमतीच्या ५ टक्के रक्कम अर्जासह विक्री अधिकाऱ्याकडे भरल्यास विक्री अधिकारी लिलाव रद्द करण्याचा, निरामाग्रणे विचार करतील आणि लिलाव रद्द केला जाईल.
- १५) उत्क्रोत कसामाग्रणे लिलाव रद्द झाल्यास खरेदीदाराने भरलेली १५ टक्के रक्कम व बोलीच्या ५ टक्के रक्कम खरेदीदारस परत केली जाईल.

ठिकाण :- डोंबिवली (पुर्व)  
दिनांक :- ०३/०९/२०२६  
सही/  
श्री. मनोज य. देवरे  
विशेष वसुली व विक्री अधिकारी  
ठाणे डिस्ट्रिक्ट को ऑप हौसिंग फेडरेशन लि.  
दवडी  
श्री साईराम को-ऑप. हौसिंग सोसायटी लि., डॉ. नेरकर रोड, डोंबिवली (पुर्व) ता. कल्याण जि. ठाणे. या सोसायटीचे थकवाकीदार सभासद श्रीमती ज्योती तुकाराम सावंत व श्रीमती गिता गणेश मोरे यांचा सोसायटी मधील सदसिनिका क्रमांक-ए/३४ याचा विक्री जाहीर लिलावाने दिनांक १९/०९/२०२६, वार:- शनिवार, रोजी दुपारी १:०० वाजता सोसायटी कार्यालयात होणार आहे. तसे कोणाला लिलावात भाग घ्यावयाचा असेल अशा इच्छुक नागरीकांनी विशेष वसुली अधिकाऱी (दुष्यन्ती) क्रमांक ०२२/२५३३२८६ किंवा ०२२/२५३६३२७९) यांच्याशी दिनांक १८/०९/२०२६ पुर्वी संपर्क करून लिलावाच्या शर्ती व अटी नुसार लिलावात भाग घ्यावा.

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ठाणे डिस्ट्रिक्ट को ऑप हौसिंग फेडरेशन लि.,  
१०१-१०३, विलासीनी विडींग, शिवाजी पथ, ठाणे (प.)