

Bank of Baroda Branch Office: At post Chanera, Tal. Roha, Dist. Raigad, MH-402109

PUBLIC NOTICE

Smt. Saroj Chhotalal Sheth a member of Hermes CHS Ltd., Mulji Nagar, Bhatt Lane, Borivli (W), Mumbai-400092 holding Flat No. A/G/3 in the Society's Building and shares 511 to 515 died on 10.05.2023 without making any nomination. Her son Mr. Nikhil Chhotalal Sheth made application to Society for transmission of the said flat and the said shares in his name. Claims and objections, if any, are invited by the Society against the proposed transmission. The same should be lodged at the office of Shri P. C. Thomas, Advocate High Court, Shop No. 10A, Esteem Apartments, Saibaba Nagar, Borivli (W), Mumbai-400092 within 14 days, with supporting documents, if any, failing which needful will be done.

POSSION NOTICE (UNDER RULE 8(1) SUB-SECTION (4) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Whereas the undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(1)(c) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 20.06.2025, calling upon the Borrower Mr. Satish Yashwanth Nikar & Yashwanth Mahadur Nikar to repay the amount mentioned in the notice being Rs. 3,56,723/- (Rupees Three Lakhs Fifty Six Thousand Seven Hundred and Twenty Three only) within 60 days from the date of receipt of the 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 possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 11th day of September of the year 2025. The Borrower/Guarantor/Mortgagors 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 Bank of Baroda for an amount of Rs. 3,74,759/- (Rupees Three Lakhs Seventy Four Thousand Seven Hundred and Fifty Nine Rupees Only) and interest thereon at the contractual rate plus cost, charges and expenses till date of payment. The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets.

Description of the Immovable Property: All that part and parcel of the property owned by Mr. Yashwanth Mahadur Nikar at Sr. no 165, Gram Panchayat Mikat no 399 at - Dhondkhar, Post - Kokhan, Tal - Roha, Dist - Raigad measuring 320 Sq ft and bounded by - East - House of Mr. Changu Janu More West - Cattle shed of Mr. Kamalakar Nikar North - Open Space South - Grampanchayat Road.

Date : 11/09/2025 Place : Chanera Chief Manager & Authorised Officer

JM FINANCIAL Corporate Identity Number: UIN/08/00000074287 Registered Office: 7th Floor, Cnergy, Appasaheb Marg, Prabhadevi, Mumbai-400025

That Primal Capital and Housing Finance Ltd have assigned a pool of Loan (including but not limited to) together with underlying security interest thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) vide an assignment agreement dated March 29, 2023 (the Assignment Agreement) in favour of JMFCAR (JM) (herein referred to as Assignee) acting in its capacity as trustee of JMFCAR - Aranya - Trust. It is to be notified that JMFCAR is authorized and appointed to act as Service Provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.

Pursuant to taking possession of the secured assets mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI ACT, 2002 for the recovery of amount due from borrowers, others are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis'. Particulars of which are given below:

Table with columns: Loan Code No., Demand Date and Amount, Property Address - final, Reserve Price, Earnest Money Deposit (EMD) (10% of RFP), Outstanding Amount (09-09-2025). Contains multiple rows of property listings.

Sd/- (P. C. THOMAS) ADVOCATE HIGH COURT

Place : Mumbai Date : 10.09.2025

ICICI Bank Branch Office: ICICI Bank Ltd, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti Star, Andheri East, Mumbai- 400093

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

Notice for sale of immovable asset(s) [See proviso to Rule 8(6)]

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:

Table with columns: Sr. No., Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / 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 & Time of E-Auction. Contains 3 rows of property listings.

The online auction will be conducted on the website (URL Link-https://disposalhub.com) of our auction agency M/s NexGen Solutions Private Limited. The Mortgages/Notices are given a last chance to pay the total dues with further interest by October 17, 2025 before 05:00 PM else the secured asset(s) 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- 400093 on or before October 17, 2025 before 04:00 PM. Thereafter, they have to submit their offer through the website mentioned above on or before October 17, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/are unable to submit his/ her/ their offer through the website, then the 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- 400093 on or before October 17, 2025 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 in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9833699013/916868529. Please note that Marketing agencies 1. ValueTrust Services Private Limited, 2. Augus Assets Management Private Limited, 3. Motex Net Pvt. Ltd., 4. Finval Estate Deal Technologies Pvt Ltd, 5. Girisoft Pvt Ltd, 6. Hecto Prop Tech Pvt Ltd, 7. Arca Emart Pvt Ltd, 8. Novel Asset Service Pvt Ltd, 9. Nobroker Technologies Solutions Pvt Ltd, 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/4p4s

Date : September 12, 2025. Place : Mumbai. Authorized Officer, ICICI Bank Limited

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IFL Home Finance Limited (IFL, HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at - 1st Floor 73 Ravipur Park Commerce House, Powai, Nalanda-415001, Office No. 107 and 108, A, 1st Floor, Pradeep silicon plaza, next to chattrapati shivaji, S.B. Road, 411016, Plot No. 314, Plot No. 142144, S-14 and B-14, Aadish Plaza, Nagar-Maramal Road, Opp. Dawhe Hospital, Served, Ahmednagar-414003, Kadamb Building, First Floor, Opp. Suman Medical, Badli West-421503, 213, 2nd Floor, Yash Padma Aarad, Boisar Tarapur Road, Boisar (West) 401501, Dist. Palghar, 3rd Floor Oberal Chambers, Opposite Government Milk Scheme, Jalara Road Aaragabad - 431003, IFL Home Finance Ltd, Park Commercial Complex, Office - 06 to 10, 03rd Floor Near ICICI Bank, Bolling Agashi Road, Vira (West), Pin No. 401303 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act").

Whereas the Authorized Officer ("AO") of IFL/HFL has taken the possession of the following property/properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on 'AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS' for realization of IFL/HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.com

Table with columns: Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Date and Amount, Description of the Immovable Property Secured Asset, Date of Symbolic Possession, Reserve Price, Earnest Money Deposit (EMD). Contains 3 rows of property listings.

Important Information: This auction is published based on possession vide Sec 13 (4) of SARFAESI Act. Physical possession will be offered post receiving of Section-14 order as per process laid down under SARFAESI Act and as and when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legally before participating in auction proceedings.

Encumbrances: If there are any Builder Dues Pending, same shall be borne by the purchaser. Note: Bidder shall do all necessary due diligence before participating.

Table with columns: Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Date and Amount, Description of the Immovable Property Secured Asset, Date of Physical Possession, Reserve Price, Earnest Money Deposit (EMD). Contains 3 rows of property listings.

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Table with columns: Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Date and Amount, Description of the Immovable Property Secured Asset, Date of Physical Possession, Reserve Price, Earnest Money Deposit (EMD). Contains 3 rows of property listings.

DATE OF E-AUCTION: 30-06-2025, FROM 11.00 AM TO 1.00 PM (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 28-06-2025, BEFORE 4.00 P.M.

NOTICE

NOTICE is hereby given that Mr. Ramchandra Eknath Joshi (Ramchandra) was the monthly tenant in respect of Room No. 34, on the Third floor, in respect of the tenanted building known as 'Jairam Kanji Chaw' as more particularly described in the Schedule hereunder written (Tenanted Premises).

Ramchandra, a Hindu male, expired intestate on 27th June, 2014, leaving behind the following as his legal heirs and next of kins as per the provisions of law which he was governed at the time of his death - (i) Mrs. Anila Ganesh Karode nee Ms. Anila Ramchandra Joshi and (ii) Mr. Gopalakrishna Ramchandra Joshi (Legal Heirs).

The Legal Heirs have no objection to the Landlady Mrs. Anuradha Bhugku Khakhar ('our client'), transferring the tenancy rights and rent receipt in respect of the Tenanted Premises in favour of Mr. Gopalakrishna Ramchandra Joshi. All persons having any objection to the aforesaid transfer, claim or interest against or to the Tenanted Premises or any part thereof by way of assignment, trust, lien, gift, charge, possession, inheritance, lease, tenancy, maintenance or otherwise whatsoever are hereby required to make the same known in writing along with supporting documentary evidence, to the undersigned by quoting the reference no. stated below in the under-mentioned address within 7 days from the date of publication hereof failing which the claim, if any, shall be considered as waived.

THE SCHEDULE ABOVE REFERRED TO: Tenanted Room No. 34, on the Third floor, in the tenanted building known as 'Jairam Kanji Chaw' situated at Plot No. 2/18, Tatyra Garpu Path, Mughat Lane, Thakurji, Giraon, Mumbai-400004.

Mumbai, dated 13th day of September, 2025. V A Joshi, Partner Mrs. Anuradha Bhugku Khakhar

Mrs. Chitnis Vaidya & Co., Advocates & Solicitors for Mrs. Anuradha Bhugku Khakhar 410/411, Gundecha Chambers, Nagindas Master Road, Fort, Mumbai- 400 023.

PUBLIC NOTICE

Notice is hereby given that Mr. K.K. Sreedharan G. Nambiar was the sole and absolute owner of 5 Shares of Rs. 50/- each bearing distinctive Nos. 111 to 115 issued under Share Certificate No.23 and Flat No. 23 "B" Wing measuring 503 Sq. Ft. Carpet area on the 2nd floor in the capital / property of The Gopal Co-operative Housing Society Ltd. at Tejal Scheme Road No. 2, Vile Parle (East), Mumbai - 400057.

The said Mr. K.K. Sreedharan G. Nambiar expired intestate on 27-01-2020 in Mumbai and his Wife Mrs. Sarawati S. Nambiar expired intestate on 21-06-2022 in Mumbai leaving behind them, their 3 Daughters namely 1) Mrs. Deepika Girish Nambiar, 2) Mrs. Radhika Chandra Shekaran and 3) Mrs. Chandrika Pillai as their only heirs and representatives as per the law of Succession by which the said deceased was governed at the time of their death.

The Society hereby invites claims and objections from the heir or heirs or other claimants/ objector or objectors to the transmission of the said shares and interest of the deceased member in the capital / property of the society within a period of 14 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims /objections for transmission of shares and interest of the deceased member in the capital/property of the society. If no claims/objections are received within the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/property of the society in such manner as is provided under the bye laws of the society. The Claims/objections, if any received by the society for transmission of share and interest of the deceased member in the capital/property of the society shall be dealt with in the manner provided under Bye - Laws of the society. Dated this 13th day of September, 2025.

For The Gopal Co-operative Housing Society Ltd., Tejal Scheme Road No. 2, Vile Parle (East), Mumbai - 400057.

REGD.A/D/ASTI/AFFIXATION/BEAT OF DRUM & EXH-172 PUBLICATION NOTICE BOARD OF DRT SALE PROCLAMATION OFFICE OF THE RECOVERY OFFICER-1 DEBT RECOVERY TRIBUNAL-1, MUMBAI

R.P. No. 246 OF 2004 NEXT DATE:- 29.09.2025

PROCLAMATION OF SALE UNDER RULE 85(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961. READ WITH RECOVERY DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1953

Bank of Baroda Applicant/Certificate Holder Sushela Signapurkar & Anr. Defendants/Certificate Debtor

CD No. 1 Smt. Sushela Signapurkar Habib Park, 3rd Floor, Flat No. 32, Clare Road, Mumbai-400 008. CD No. 2 Mr. Kishore Shankar Signapurkar Habib Park, 3rd Floor, Flat No. 32, Clare Road, Mumbai-400 008.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1 Mumbai has drawn up the Recovery Certificate in Original Application No. 2137 of 2000 for Recovery of Rs.5,90,83,705/- (Rupees Five Crore Ninety Lakhs Three Thousand Seven Hundred and Five only) with interest and cost from the Certificate debtors and a sum of Rs. 10,34,88,093/- (Rupees Ten Crore Thirty Four Lakhs Eighty Eight Thousand and Ninety Three only) is recoverable together with further interest and costs, as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of an order of postponement, the said property shall be sold on 15.10.2025 between 2.00 PM to 4.00 PM (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction where bidding shall take place through 'On Line Electronic Bidding' through the website www.bankassetson.com of M/s. CIL India Pvt.Ltd. having address at Plot No. 68, 3rd Floor, Sector-44, Gurugram, Haryana-122003, India. Contact Person: Bhavik Pandya, Mobile No: +91 8856682327, E-mail: support@bankassetson.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Mr. Harish Kalyan, CHIEF MANAGER and Mr. Ganapathi Samudrapu, Mobile: 7045118556, SENIOR MANAGER, Representative of Certificate Holder. The sale of the property mentioned in the Schedule above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained and those specified in the schedule attached to each lot/property.

The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including costs of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to be the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission on this proclamaion, but the undersigned shall not be answerable for any error, mis-statement or omission on this proclamaion.

No offer or other person, having any duty to perform in connection with sale, either directly or indirectly bid, for acquire or attempt to acquire any interest in the property sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the following conditions:-

- 1. The assets shall be auctioned as per the following details:
No. of Lots, Description of property, Date of Inspection, Reserve Price, EMD, Increment Bid.
1. Unit No.204 -A Byculla Service Industries Premises Co-operative Housing Society Ltd, Byculla, Mumbai-400 407.
2. The above-mentioned property or the lot as indicated above shall not be sold below the reserve price indicated against it.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lots is payable by way of RTGS/NEFT in the Account No. 2794040000435, IFSC Code: BARB0BARBOM of BANK OF BARODA, in the name of BOB ASSET RECOVERY BRANCH AT Mumbai.

- 5. The intending bidders are required to upload self-attested copy of TAMPAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is 13.10.2025, till 4:30 PM. The physical inspection of the immovable property mentioned herein below may be taken on 10.10.2025, between 11:00 a.m. to 04:00 p.m. at the property site.
6. Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E-Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/authority of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer-I, DRT-1, Mumbai by 4:30 pm, on 13.10.2025 in a sealed envelope superscribing 'R.P. No. 246 of 2004' otherwise bid shall not be considered.
7. Once a bid is submitted, it is mandatory for the bidder to participate in the bidding, process of the e-auction by Jugging in on the e-auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks fit.
8. The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next banking working day, i.e. by 04:00 PM in the said account as per detail mentioned in the Para 4 above.
9. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15 day from the date of sale of the property. If the 15th day is Sunday or other holiday, then on the first banking working day after the 15th day by prescribed mode as stated in para 4 above.
10. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-I, DRT-1, Mumbai and a 1% of the excess of said amount of Rs. 1000 through DD in favour of the Registrar, DRT-1, Mumbai.
11. In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned think it fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good any shortfall or difference between the final amount and the price for which it is subsequently sold.
12. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
13. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
14. The property is being sold on 'AS IS WHERE IS BASIS' AND 'AS IS WHAT IS BASIS'.
15. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE S. No. Description of property to be sold revenue value of property Details of any property which is liable to be sold Claimed, if any, which have been put forward to the property and any other known particulars relating to its nature and value.

1 Unit No.204 -A Byculla Service Industries Premises Co-operative Housing Society Ltd, Byculla, Mumbai-400 407. The Property is liable to outstanding dues payable to the housing Rs. 95,73,808/- (Rupees Ninety Five Lakhs Seventy Three Thousand Eight Hundred Eight only) comprising maintenance charge of Rs. 99,18,192/- and repair charges of Rs. 5,54,616/-

Given under my hand and seal of this 10 day of September, 2025. Sd/- (Yatindra Kumar Sinha) Recovery Officer DRT 1, Mumbai