

**MODISON  
LIMITED**

33 - Nariman Bhavan, 227 - Nariman Point,  
Mumbai - 400021 India  
T: +91-22-2202 6437 F: +91-22-2204 8009  
E: sales@modison.com W: www.modison.com  
Cin No.: L51900MH1983PLC029783

(Formerly known as MODISON METALS LIMITED)



**Ref.: ML/Compliance/2025-26/35**

**August 16, 2025**

**BSE Limited**  
Floor 25, P J Towers,  
Dalal Street,  
Mumbai – 400 001  
**Scrip Code: 506261**

**National Stock Exchange of India Limited**  
Exchange Plaza,  
Bandra Kurla Complex,  
Bandra (East), Mumbai – 400 051  
**Symbol: MODISONLTD**

Dear Sir/Madam,

**Subject : Newspaper Advertisement-Unaudited Financial Result**

**Reference: Regulation 30 read with Schedule III Part A and Regulation 47 of SEBI (LODR) Regulations, 2015.**

We wish to inform you that, Company has published Unaudited Financial Results (Standalone and Consolidated) for the quarter ended June 30, 2025, which have been considered and approved by the Board of Directors on Thursday, August 14, 2025, in 'The Free Press Journal' (English edition) and 'Navshakti' (Marathi edition) dated August 16, 2025.

The clippings of newspapers are enclosed herewith for ready reference.

The copies of the publication are also available on the website of the Company [www.modisonltd.com](http://www.modisonltd.com)

Kindly take the same on record.

Thanking you.

Yours faithfully,  
**For Modison Limited**

**Pooja Birendra Sinha**  
**Company Secretary & Compliance Officer**  
ACS65836

Encl: As above



NOTICE FOR SALE OF ASSETS OF VIJAYGROUP HOUSING PRIVATE LIMITED  
(IN LIQUIDATION) THROUGH E-AUCTION

Registered Office: Office No. 201, Marine Chambers, 43 New Marine Lines, Mumbai 400020. Maharashtra.  
Liquidator's Office: 1606 Corporate Annex, Sonawala Road, Near Udyog Bhavan,  
Goregaon East, Mumbai 400063, Maharashtra.

The Assets owned by the Corporate Debtor "M/s. Vijaygroup Housing Private Limited (In Liquidation)" having  
CIN: U45400MH2009PTC197737 is proposed to be sold as a going concern as well as on a standalone basis pursuant  
to Regulation 32(e) & 32(a) of IBBI (Liquidation Process) Regulations, 2016 through e-auction on "AS IS WHERE IS",  
"AS IS WHAT IS" and "WHATEVER THERE IS BASIS" as per details mentioned below:  
Description of Assets and Properties of the Corporate Debtor for sale as a Going Concern:

Sr. No.	Asset Description	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Value (INR)
1	Sale of Vijaygroup Housing Private Limited as a going concern pursuant to Regulation 32(e) of IBBI (Liquidation Process) Regulations, 2016 with all the assets of corporate debtor forming part of the Liquidation Estate.	Rs. 106,80,88,333/-	Rs. 10,68,00,000/-	Rs. 1,00,00,000/-

Description of Assets and Properties of the Corporate Debtor for sale on a Standalone basis:


Lot Nos.	Asset Description	Property Area	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Value (INR)
Lot 1	Under-Construction Buildings NE-24, SE-05 and SE-25 along-with land appurtenant	Approx. 35,270 Sq. Mtr.	Rs. 16,00,65,000/-	Rs. 1,60,00,000/-	Rs. 10,00,000/-
Lot 2	Vacant Land	Approx. 2,82,997.87 Sq Mtr	Rs. 90,76,50,000/-	Rs. 9,07,65,000/-	Rs. 1,00,00,000/-
Lot 3	Moveable Assets lying at 'Vijay Estate-Vakas', Plot bearing Survey No. 6 & Others, Neral Kashele Road, S. H. No. 103, Village Vakas, Neral (E), Taluka Karjat, District Raigad 410101.	-	Rs. 3,73,334/-	Rs. 37,300/-	Rs. 10,000/-

E-Auction process timelines:

Sr. No.	Particulars	Dates
1	Last date for submission of Eligibility documents by bidders	Monday, 15th September, 2025
2	Assets Inspection Start Date	Saturday, 16th August, 2025
3	Asset Inspection End Date	Tuesday, 16th September, 2025
4	Last date for deposit of Earnest Money Deposit (EMD)	Wednesday, 17th September, 2025
5	Date and Time of E-Auction	Saturday, 20th September, 2025, From 12.00 pm to 2.00 pm (with unlimited extension of 5 minutes each)

Notes: 1) The google location of the said project is: <https://maps.app.goo.gl/6i9PSQX3kUcpcphvL8>  
2) The sale will be done by the undersigned through the e-auction platform <https://baanknet.com>  
3) The terms and conditions of E-Auction and other details of properties are uploaded at the website i.e., <https://baanknet.com>  
4) Interested bidders can access the e-auction process document from <https://baanknet.com> or can request for sending the same through email to Birendra Kumar Agrawal (Liquidator) at [cirp.vhpl@gmail.com](mailto:cirp.vhpl@gmail.com)  
5) Interested bidders are required to compulsorily register themselves on the following website: <https://baanknet.com> under buyer registration and then submit the eligibility documents online on the baanknet website.  
6) The timing for inspection of assets of the corporate debtor shall be from 10.00 am to 7.00 pm. Contact person on behalf of the Liquidator: a) Rohan R. Yadav (Mobile No.: +91 7977703937), Email ID: [cirp.vhpl@gmail.com](mailto:cirp.vhpl@gmail.com)  
Birendra Kumar Agrawal  
Liquidator of Vijaygroup Housing Private Limited  
IBBI/UPA-001/IP-P00564/2017-18/11040

Date: 16th August, 2025  
Place: Mumbai



Regd Office:  
Block No 404, 4Th Floor, Sagar Tech Plaza,  
B Wing, Andheri Kurla Road, Sakinaka,  
Andheri East-400072

CIN: L15100MH2015PLC269095

EXTRACT OF THE STANDALONE UNAUDITED FINANCIAL RESULT  
FOR THE QUARTER ENDED 30.06.2025

(Rs. In Lakhs, except per share data)

Particulars	Quarter Ended		Year Ended	
	30.06.2025	30.06.2024	31.03.2025	31.03.2025
	Un-Audited		Audited	Audited
Total Income	478.12	273.22	2118.98	3,301.81
Profit/(Loss) from operation before exceptional items and Tax	12.75	7.26	79.61	120.00
Profit/(Loss) from ordinary activities before tax	12.75	7.26	79.61	120.00
Net Profit/(Loss) from continuing operations	9.43	7.26	58.11	87.60
Reserves excluding revaluation reserve	-	-	-	1016.33
Paid-up equity share capital (Face Value of Rs.10/- each)	2048.74	2048.74	2048.74	2048.74
Basic and Diluted Earnings per Share (of Rs.10/- each)				
(a) Before Extraordinary Items	0.03	0.004	0.03	0.04
(b) After Extraordinary items	0.03	0.004	0.03	0.04

EXTRACT OF THE CONSOLIDATED UNAUDITED FINANCIAL RESULT  
FOR THE QUARTER ENDED 30.06.2025

(Rs. In Lakhs, except per share data)

Particulars	Quarter Ended		Year Ended	
	30.06.2025	30.06.2024	31.03.2025	31.03.2025
	Un-Audited		Audited	Audited
Total Income	498.77	285.80	2145.97	3387.75
Profit/(Loss) from operation before exceptional items and Tax	18.12	15.76	84.86	149.98
Profit/(Loss) from ordinary activities before tax	18.12	15.76	84.86	149.98
Net Profit/(Loss) from continuing operations	13.73	13.64	55.87	110.09
Net Profit/(Loss) for the period	11.63	10.51	56.97	99.07
Reserves excluding revaluation reserve	-	-	-	1027.80
Paid-up equity share capital (Face Value of Rs.10/- each)	2048.74	2048.74	2048.74	2048.74
Basic and Diluted Earnings per Share (of Rs.10/- each)				
(a) Before Extraordinary Items	0.03	0.005	0.03	0.04
(b) After Extraordinary items	0.03	0.005	0.03	0.04

BY ORDER OF THE BOARD

Sd/-  
Ashok Kumar Singh  
Chairman & CEO

Place : Mumbai  
Date : 14/08/2025

PRAXIS HOME RETAIL LIMITED

Regd. Off.: 2nd Floor, Knowledge House, Shyam Nagar, Off Jogeshwari Vikhroli Link Road, Jogeshwari (East), Mumbai- 400060  
CIN: L52100MH2011PLC212866


Tel.- 022-4518 4399; Website: [www.praxisretail.in](http://www.praxisretail.in); E-mail: [investorrelations@praxisretail.in](mailto:investorrelations@praxisretail.in)

Extracts of Audited Financial Results for the Quarter and Year Ended March 31, 2025

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended		Year ended
		30/06/2025	31/03/2025	
		Unaudited	Audited	
1.	Total Income from Operations	2,542.42	2,746.96	15,811.65
2.	Net Profit/(Loss) for the period (before Tax, Exceptional and / or Extraordinary items)	(1,646.82)	(1,438.90)	(3,497.85)
3.	Net Profit / (Loss) for the period before Tax (after Exceptional and / or Extraordinary items)	(1,646.82)	(1,438.90)	(3,497.85)
4.	Net Profit / (Loss) for the period after Tax (after Exceptional and / or Extraordinary items)	(1,646.82)	(1,438.90)	(3,497.85)
5.	Total Comprehensive Income for the period (comprising Loss for the period (after tax) and Other Comprehensive Income (after tax))	-	(55.57)	(55.57)
6.	Equity Share Capital (Face Value ₹ 5/- per	6,766.53	6,760.91	6,760.91
7.	Earnings Per Share (Face Value ₹ 5/- per Share); Basic and Diluted (Rs)	(1.22)	(1.06)	(2.69)

In compliance with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), the full format of the Financial Results are now being made available through Quick Response Code ("QR Code") given below and the same is also published on the website of the Company at [www.praxisretail.in](http://www.praxisretail.in) and the stock exchanges i.e. 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.



For PRAXIS HOME RETAIL LIMITED  
Sd/-  
Ashish Bhutda  
Chief Executive Officer and Whole-Time Director  
DIN:- 10810844

Place : Mumbai  
Date : August 14, 2025

ION EXCHANGE

Refreshing the Planet

ION EXCHANGE (INDIA) LIMITED

CIN: LT4999MH1964PLC014258

Registered Office: Ion House, Dr. E. Moses Road, Mahalaxmi, Mumbai - 400 011  
Tel: +91 22 63212042 | Fax: +91 22 24938737 | Website: [www.ionexchangepublic.com](http://www.ionexchangepublic.com)

NOTICE OF 61<sup>ST</sup> ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCE/ OTHER AUDIO VISUAL MEANS, E- VOTING INFORMATION AND BOOK CLOSURE INTIMATION

NOTICE is hereby given that the Sixty-First Annual General Meeting ("AGM") of the Members of Ion Exchange (India) Limited ("the Company") is scheduled to be held on **Tuesday, 9<sup>th</sup> September, 2025 at 11:00 a.m.** through Video Conference ("VC") Other Audio Visual Means ("OAVM"), to transact the businesses as set out in the Notice of 61<sup>st</sup> AGM. The Ministry of Corporate Affairs ("MCA") has vide its various Circulars including the latest General Circular No. 09/2024 (collectively referred to as "MCA Circulars") and read with relevant circulars issued by the Securities and Exchange Board of India ("SEBI"), from time to time (referred to as "SEBI Circular") permitted the holding of AGM through VCOAVM, without the physical presence of the Members at a common venue. In compliance with the provisions of the Companies Act, 2013 ("Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and MCA Circulars, the AGM of the Company is being held through VCOAVM and has granted relaxation in respect of sending physical copies of the Annual Report to Members and requirement of proxy for general meetings held through electronic mode.  
**ELECTRONIC COPIES OF NOTICE OF AGM AND ANNUAL REPORT FOR THE FINANCIAL YEAR 2024-25:**  
In compliance with the provisions of the Act, the Rules framed thereunder, MCA Circulars and various SEBI Circulars including its latest Circular No. SEBI/HO/CFD/CFO-POD-2/PICIR/2024/133 dated October 3, 2024, electronic copies of the Notice of the AGM and the Annual Report for the Financial Year 2024-25 will be sent to all the Members whose e-mail addresses are registered with the Company/ Depository Participant(s). The same will also be made available on the Company's website at [www.ionexchangepublic.com](http://www.ionexchangepublic.com), on the website of the Stock Exchanges where the Equity Shares of the Company are listed, i.e., BSE Limited at ([www.bseindia.com](http://www.bseindia.com)) and National Stock Exchange of India Limited at ([www.nseindia.com](http://www.nseindia.com)) and on the website of National Securities Depository Limited ("NSDL") at ([www.evoting.nsdl.com](http://www.evoting.nsdl.com)).  
**MANNER OF REGISTERING / UPDATING E-MAIL ID:**  
The Members who have still not registered their e-mail ID are requested to get their e-mail ID registered, as follows:  
1. **Members holding Shares in Physical Mode:** Members holding shares in physical form and who have not registered their email addresses and mobile numbers are requested to furnish the same to the Company's Registrar and Share Transfer Agent, M/s. MUGF Intime India Private Limited ("MUGF" or "RTA") at [https://web.in.mgms.mugf.com/helpdesk/Service\\_Request.html](https://web.in.mgms.mugf.com/helpdesk/Service_Request.html).  
2. **Members holding Shares in Dematerialized Mode:** Members are requested to update / register their e-mail address with the relevant Depository Participant(s).  
**REMOTE E-VOTING & E- VOTING DURING THE AGM AND MANNER THEREOF:**  
The Company is providing remote e-voting facility ("remote e-voting") to all its members to cast their vote on all resolutions set out in the Notice of 61<sup>st</sup> AGM. Additionally, the Company is providing the facility of voting through e-voting system during the VCOAVM proceedings at the AGM and those Members participating at the AGM, who have not already cast their vote by remote e-Voting before the Meeting, will be eligible to exercise their right to vote during such proceedings of the AGM. Members attending the AGM through VCOAVM will be counted for the purpose of reckoning the quorum under section 103 of the Companies Act, 2013.  
The remote e-voting period commences on Friday, 5<sup>th</sup> September, 2025 (9.00 a.m.) and ends on Monday, 8<sup>th</sup> September, 2025 (5.00 p.m.). During this period members of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of 2<sup>nd</sup> September, 2025 may cast their vote by remote e-voting. The remote e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently. The voting rights of members shall be in proportion to their shares of the paid up equity share capital of the Company as on the cut-off date of 2<sup>nd</sup> September, 2025. Any person, who acquires shares of the Company and become member of the Company after sending of the notice and holding shares as of the cut-off date i.e. 2<sup>nd</sup> September, 2025 may obtain the login ID and password by sending a request at [evoting@nsdl.com](mailto:evoting@nsdl.com) or to the Company's Registrar and Transfer Agent, M/s. MUGF Intime India Private Limited at [csgr-unit@in.mgms.mugf.com](mailto:csgr-unit@in.mgms.mugf.com). The detail instructions of joining the AGM through VCOAVM and casting the vote through remote e-voting/ e-voting at the AGM is provided in the Notice of AGM. Members are requested to carefully go through the same. Members who need assistance before or during the AGM, can contact NSDL on [evoting@nsdl.com](mailto:evoting@nsdl.com) or call on toll free no. 022-4886 7000.  
**DIVIDEND AND BOOK CLOSURE:**  
The Board of Directors, at its Meeting held on 28<sup>th</sup> May, 2025, has recommended a Dividend at the rate of 150% i.e., Rs.1.50 per Equity Share having Face Value of Re.1/- each for the Financial Year ended 31<sup>st</sup> March, 2025, subject to the approval of the Members at the 61<sup>st</sup> AGM.  
The Register of Members and Share Transfer Books of the Company will remain closed from Wednesday, 3<sup>rd</sup> September, 2025 to Tuesday 9<sup>th</sup> September, 2025 (both days inclusive) for annual closing and determining the entitlement of the Members to the Final Dividend for the Financial Year 2024-25. The Dividend, if approved at the 61<sup>st</sup> AGM, will be paid to the Members whose names appear in the Register of Members of the Company as on Tuesday, 2<sup>nd</sup> September, 2025 and in respect of shares held in dematerialized form, it will be paid to Members whose names are furnished by NSDL and Central Depository Services (India) Limited, as the beneficial owners as on that date, subject to deduction of tax at source wherever applicable.  
To avoid any delay in receiving the dividend, Members are requested to update their complete bank details with their Depository (where shares are held in dematerialized mode) and with the Company's Registrar and Share Transfer Agent, M/s. MUGF Intime India Private Limited, at [csgr-unit@in.mgms.mugf.com](mailto:csgr-unit@in.mgms.mugf.com) (where shares are held in physical mode) along with the copy of the signed request letter mentioning the name, folio number, bank details, self-attested copy of the PAN Card and cancelled cheque leaf.  
Members may note that the Dividend, subject to approval of Members, will be paid within 30 days through various online modes to the Members who have updated their Bank Account details.

MODISON LIMITED


Regd. Office:- 33-Nariman Bhavan, 227-Nariman Point, Mumbai - 400021  
Te: +91 22 2202 6437 Fax: +91 22 2204 8009 Email: [shareholder@modison.com](mailto:shareholder@modison.com) Web: [www.modison.com](http://www.modison.com)  
CIN:L51900MH1983PLC029783

Extract of Standalone and Consolidated Unaudited Financial Results for the Quarter Ended 30th June 2025

(₹ in Lakhs)- Except EPS

Particulars	Standalone			Consolidated				
	Quarter Ended			Year Ended	Quarter Ended		Year Ended	
	30-06-2025 (Unaudited)	31-03-2025 (Audited)	30-06-2024 (Unaudited)	31-03-2025 (Audited)	30-06-2025 (Unaudited)	31-03-2025 (Audited)	30-06-2024 (Unaudited)	31-03-2025 (Audited)
Total income from operations (net)	13,744.69	13,162.69	11,671.84	49,349.54	13,746.08	13,163.02	11,672.30	49,351.19
Earning Before Interest, Tax and Depreciation (EBITDA)	1,075.71	1,714.16	459.71	4,738.35	1,076.70	1,714.27	459.96	4,738.87
Net Profit/(Loss) for the period (before tax, Exceptional and/or Extraordinary items)	752.88	1,283.18	543.55	3,462.42	753.88	1,283.30	543.80	3,462.91
Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	641.14	1,303.77	167.84	3,354.10	642.13	1,303.89	168.09	3,354.59
Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	480.06	953.80	114.67	2,468.02	480.97	953.29	114.87	2,468.15
Equity Share Capital	324.50	324.50	324.50	324.50	324.50	324.50	324.50	324.50
Other Equity	-	-	-	21,331.01	-	-	-	21,336.09
Earning per share (EPS) (of ₹ 1/- each ) (not annualised)								
Basic & Diluted	1.48	2.94	0.35	7.61	1.48	2.94	0.35	7.61

Note: 1) The above is an extract of the detailed format of the Financial Results for Quarter Ended 30th June 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full formats of the Quarter Ended Unaudited Financial Results are available on Company website (<http://www.modisonltd.com>), the Stock Exchanges websites of BSE Limited (<http://www.bseindia.com>) & NSE Limited (<http://www.nseindia.com>).  
2) Corresponding figures of the previous year's/quarter's/period's have been regrouped, recasted and reclassified to make them comparable wherever necessary.



FOR AND ON BEHALF OF THE BOARD  
For Modison Limited  
Sd/-  
Rajkumar Modi  
Joint Managing Director  
DIN: 00027449

Place: Mumbai  
Date: 14 August 2025

SBI भारतीय स्टेट बैंक  
State Bank of India

Home Loan Centre, Andheri Branch Code 17897 - UTI Bldg, 1st floor, Plot No 12, Road No 11, Behind Tunga Paradise, MIDC, Marol Andheri East, Mumbai-400093 Ph. 28303998

VEHICLE AUCTION SALE NOTICE

Name & Account No	Car No/Model/ RC/Make/	Reserve Price	EMD Price	Address Of Vehicle Parked At
Mrs. PADMINI KAMATH M 40882316411	MH01-DX-6523 / Force Gurkha 4X4 2400 WB 3D (Diesel) / 2022	Rs. 7,20,000/-	Rs. 720000/-	Ekdant Associates, Survey No.1, B-7, Kuwarbar R.T.O Road, Ratnagiri Contact Sanjay Gadkar 9892507818

This is also a notice to the above named borrowers about holding of the sale, in case the secured debt (vehicle) referred remained unpaid in full.

**TERMS AND CONDITIONS :**  
1. The Bids will be opened on 25/08/2025 (Monday ) at 10.00 AM to 3.00 PM on the portal <https://baanknet.com> ( formerly <https://ebkray.in>)  
2. Interested parties can inspect the vehicle at the venue mentioned above any day upto 23/08/2025 from 11.00 AM to 05.00 PM.  
3. The bidders have to register first on <https://baanknet.com> ( formerly <https://ebkray.in>) and deposit bid amount through online mode into the e-wallet of the portal.  
4. No Bid will be accepted below the reserve price.  
5. The successful bidder will have to pay the balance amount within 7 days form the date of auction failing which the EMD amount will be forfeited.  
6. Authorised officer has absolute right to accept or reject the bids or adjourn/postpone/cancel the e-auction sale without assigning any reasons thereof. Other terms and conditions apply.  
7. Statutory Notice Under Rule 8(6) of the SARFAESI Act,. This is also a notice to the Borrower/ Guarantor of the above loan under Rule 8(6) of the SARFAESI ACT, 2002 about holding of Auction for the sale of secured assets on the above mentioned date.  
Date: 14/08/2025  
Place: Mumbai  
Sd/- Chief Manager/Authorised Officer  
State Bank of India,  
Home Loan Centre, Andheri

EXH. - 20

REGD. AD / DASTI / AFFIXATION / BEAT OF DRUM AND PUBLICATION / NOTICE BOARD OF DRT SALE PROCLAMATION

OFFICE OF THE RECOVERY OFFICER  
DEBTS RECOVERY TRIBUNAL-II, MUMBAI  
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai

R.P. No. 156/2023

DATED :- 22.07.2025

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993

Indian Overseas Bank, Bhulabhai Desari Road Branch  
V/s  
...Certificate Holders  
Mr. Gopinath Banchha Panda & Ors  
...Certificate Debtors

CD - 1 : Mr. Gopinath Banchha Panda, residing at Flat No. 202, 2nd Floor, "B" Wing, Rinkal Park, Ganesh Ghat, Village - Kartap, Taluka - Ambarnath, Dist. Thane 421 503 **And also at :** Room No. 02, Ismail Chawl, Ganesh Marg, Near V.T. Bakery, Hariyali Village, Vikhroli (East), Mumbai 400 083 **And also at :** Building No. 49/1584. Matrachaya CHS, Tagore Nagar, Vikhroli (East), Mumbai 400 083.

CD - 2 : Mrs. Anjali Gopinath Panda, residing at Flat No. 202, 2nd Floor, "B" Wing, Rinkal Park, Ganesh Ghat, Village - Kartap, Taluka - Ambarnath, Dist. Thane 421 503. **And also at :** Room No. 02, Ismail Chawl, Ganesh Marg, Near V.T. Bakery, Hariyali Village, Vikhroli (East), Mumbai 400 083 **And also at :** Building No. 49/1584. Matrachaya CHS, Tagore Nagar, Vikhroli (East), Mumbai 400 083.

CD - 3 : Mr. Sunil V. Pandirakar, Guarantor of Defendant Nos 1 and 2, 5/A. Valmik CHS Limited, Church Road, Andheri Marol (East), Mumbai 400 059. **And Also at :** C/o. H.C.P. Padirakar, At Sawad, Taluka-Polidpur, Dist. - Raigad 402 303.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 388/2021 for recovery of Rs. 27,96,271.80 with interest and costs from the Certificate Debtors and a sum of Rs. 38,18,650.00 (upto 28.01.2025) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.  
And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.  
And whereas a sum of Rs. 27,96,271.80 along with pendent-lite and further interest @ 9.90% p.a from the date of filing of application presentation date, that is 21 May 2021 till payment and/or realization from C.Ds.  
Notice is hereby given that in absence of any order of postponement, the property shall be sold on 18.09.2025 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing, if required) by open public e-auction and bidding shall take place through "Online Electronic Bidding" through the website ([www.bankauctions.com](http://www.bankauctions.com)) of M/s. C-1 India Private Limited., having address at Plot No 68, Sector 44, Gurugram -122003, Haryana, India, Contact Person : Mr. Bhavik Pandya (Mobile +91 8866682937). Email address - maharashtra@c1india.com & guiarat@c1india.com (Support help Desk No. +91 8866682937 / 01244302000) 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: Shri Venkatachalam RM. Mobile - 8754559167  
The sale will be of the property of the C.D. above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property  
The property will be put up for the 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 cost 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.  
No officer 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 there under and to the further following conditions.  
The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.  
1. The reserve price below which the property shall not be sold is **Rs. 23,66,000/- (Rupees Twenty Three Lakhs Sixty Six Thousand only)**  
2. The amount by which the bid is to be increased shall be **Rs. 25,000/- (Rupees Twenty Five Thousand only)**. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.  
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/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.  
4. The public at large is hereby invited to bid in the said E-Auction. The online offers along with **EMD amounting to Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand only)**, is payable by way of RTGS/NEFT in the Account No.: 022201000014170, IFSC Code No: IOBA0000222.  
The offers in a sealed envelope (addressed to the Recovery Officer, DRT-II, Mumbai superscribing R.P. No. 156 of 2023 only) containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identify Proof of the bidder(s) and RTGS / NEFT details towards HMD Amount of **Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand only)** should be deposited with the undersigned not later than by 4:00 P.M. on 15.09.2025.  
5. The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.  
6. The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para nos. 4 & 5 here in above. The last date for submission of online bid is 15.09.2025 by 4:00 P.M.  
The physical inspection of the properties may be taken between 10:00 A.M. and 5:00 P.M. on 11.09.2025 at the property site.  
For further details contact: Shri Venkatachalam RM. Mobile - 8754559167  
7. Once the bid is submitted it is mandatory for the bidder(s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall 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 HMD by next bank working day i.e. by 4:00 P.M., in the said account as per details mentioned in para 4 above.  
9. The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank 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 pondage fee with Recovery Officer-II, DRT-II @ 2% upto Rs. 1,000/- and @ 1% of the excess of said amount of Rs. 1,000/- through DD in favour of Registrar, DRT-II, Mumbai, within 15 days from the date of auction sale of the property.  
11. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.  
12. The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".  
13. 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

Sr. No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1.	2.	3.	4.	5.
1	Flat No. 202, 2nd Floor, B Wing, Rinkal Park, Village-Kartap, Taluka-Ambarnath, District-Thane, at Plot No. 1 to 4, Hissa No.7 (P) within the limit of Sub Registration Tal-Ambarnath and Registration District-Thane.	Not available	Mortgaged property	Not available

Given under my hand and seal on this 22



