



Grauer & Weil (India) Limited

CHEMICALS | ENGINEERING | PAINTS | LUBRICANTS | REAL ESTATE

Date: 17/07/2025

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Re : Security Code No. 505710

Subj.: Submission of newspaper publication under Regulation 47 of SEBI (LODR)
Regulations, 2015

Dear Sir/Madam,

With reference to the above mentioned subject and Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith Press Release (newspaper advertisement) published in the newspapers viz. "Free Press Journal and Navshakti" on 17th July, 2025 for Intimation of Annual General Meeting.

Kindly take the same on the records and acknowledge the receipt.

Thanking you

Yours faithfully,

FOR GRAUER & WEIL (INDIA) LIMITED


CHINTAN K. GANDHI
COMPANY SECRETARY



CHALET
HOTELS**Chalet Hotels Limited**

CIN: L55101MH1986PLC038538

Registered Office: Raheja Tower, Plot No. C-30, Block G, Bandra Kurla Complex, Bandra East, Mumbai 400 051 **Tel:** 022 2656 4000 **Fax:** +91-22-26565451,**Email:** companysecretary@chalet-hotels.com **Website:** www.chalet-hotels.com**NOTICE OF THE 40TH ANNUAL GENERAL MEETING OF CHALET HOTELS LIMITED**

NOTICE is hereby given that the Fortieth Annual General Meeting (AGM) of the Members of Chalet Hotels Limited (the Company) is scheduled to be held on **Friday, August 8, 2025 at 4.00 p.m. (IST)** through Video Conferencing (VC) / Other Audio Visual Means (OAVM), to transact the business as set out in the Notice convening the said AGM. The AGM is being held through VC / OAVM in compliance with Circular No. 14/2020 dated April 8, 2020 and Circular No. 17/2020 dated April 13, 2020, read with Circular No. 20/2020 dated May 5, 2020 and Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs (MCA) and Circular SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020 and SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021 read with SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/83 dated June 5, 2025, issued by the Securities and Exchange Board of India (SEBI) (collectively 'Applicable Circulars').

In terms of the Applicable Circulars, the Notice convening the AGM and e-Voting instructions along with the Annual Report have been sent only in electronic form to those Members whose email addresses are registered with their respective Depository / Depository Participant(s). Members who have not registered their email address and wish to receive the Notice convening AGM and the Annual Report, may send an email request at the email id enward.ris@kfintech.com along with scanned copy of the signed request letter providing the email address, mobile number, self-attested copy of PAN and Client Master Data. The Notice of the AGM along with e-voting instructions and Annual Report are available on the website of the National Securities Depository Limited (NSDL) viz. www.evoting.nsdl.com as well as on the website of the Company at www.chalet-hotels.com/annual-reports/. The same is also available on the website of the Stock Exchanges i.e. National Stock Exchange of India Limited at www.nseindia.com and BSE Limited at www.bseindia.com.

The Members are requested to refer to the AGM Notice, for instructions in respect of attending the AGM through VC / OAVM or voting through electronic means.

This newspaper intimation will also be available on the Company's website at www.chalet-hotels.com and on the websites of the Stock Exchanges.

The Company is providing its Members the facility to exercise their right to vote on resolutions proposed to be passed by electronic means ('remote e-Voting') before and at the AGM, by which Members may cast their votes using the remote e-Voting system. The remote e-Voting facility shall commence on **Tuesday, August 5, 2025 from 9:00 a.m. (IST) and ends on Thursday, August 7, 2025 at 5:00 p.m. (IST)**. The remote e-Voting module shall thereafter be disabled for voting and subsequently enabled for e-Voting at the AGM.

Only Members, whose names appear in the Register of Members / Beneficial Owners as on the cut-off date viz. Friday, August 1, 2025, shall be entitled to avail the facility of remote e-Voting before and at the AGM. Any person who becomes a Member of the Company after dispatch of the Notice of the AGM and holds shares as on the cut-off date may obtain the 'User ID' and 'Password' by sending a request at evoting@nsdl.com. The detailed procedure for obtaining the 'User ID' and 'Password' is also provided in the Notice of the AGM which is available on Company's website and NSDL's website mentioned above. Further, please note that, in terms of Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 issued by SEBI dated December 9, 2020, individual shareholders holding shares in dematerialized form are requested to follow the process mentioned in the Notice for ascertaining the login credentials and access e-Voting facility provided by the Depositories - NSDL/CDSL to cast their vote. For other shareholders (i.e., Non-Individual shareholders holding securities in demat mode), the Company is providing facility for remote e-Voting, through NSDL's e-Voting platform www.evoting.nsdl.com.

The Members who have cast their vote(s) by remote e-Voting may also attend the AGM but shall not be entitled to cast their vote(s) again.

The results, along with Scrutinizer's Report, will be displayed at the Registered Office of the Company, hosted at the Company's website i.e. www.chalet-hotels.com and on the e-voting website of NSDL i.e. www.evoting.nsdl.com within 2 working days of the AGM. The results will also be intimated simultaneously to the Stock Exchanges where the Company's shares are listed.

Members are requested to note the following contact details for addressing queries / grievances, if any:

Ms. Rimpia Bag, Assistant Manager (Unit: Chalet Hotels Limited)

National Securities Depositories Limited

301, 3rd Floor, Naman Chambers, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051

Email ID: evoting@nsdl.com Phone No. 022 - 4886 7000

For Chalet Hotels Limited

Sd/-

Christabelle Baptista

Company Secretary and Compliance Officer

Date: July 16, 2025

Place: Mumbai

SYMBOLIC POSSESSION NOTICE

Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No. 1 Plot No. B3, WIFIT IT PARK, Wagle Industrial Estate, Thane (West)- 400604.

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s) / Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Suhail Aiyub Patel & Mehjabin Mohd Ali Sayyed- LBUMJ00005419825	Flat No.5402, 54th Floor, A Wing, Tower 1 Auris Serenity, New Link Road Kanchpada, Opp. Diamond Hospital, Malad West, Mumbai, Mumbai-400064/ July 11, 2025	March 12, 2025 Rs. 2,00,31,355.52/-	Mumbai
2.	Kunal Verma & Romi Kunal Verma- LBUMJ00005517229	Flat No. 1004, 10th Floor, C-wing, Anise Grove, Cts No.374 B /3, Cts No.374 B/3 (Pt), Village- Eksar, Taluka- Borivali West, Mumbai 400092/ July 11, 2025	March 26, 2025 Rs. 98,36,769.12/-	Mumbai
3.	Govind Singh Kitawot & Manju Kanwar - LBUMJ00005104740 & LBUMJ00006649567	Flat No. 502, 5th Floor, Bldg Type-A, Shiv Sai Residency, S.No.43, Hissa No. 2/C, Plot No. 1, Plot No. 2, Village- Pale, Taluka- Ambarnath, Thane 421503/ July 11, 2025	March 07, 2025 Rs. 19,68,137.08/-	Mumbai
4.	Sunita Raju Kshirsagar & Ganesh Raju Kshirsagar - LBUMJ00004944036	Flat No. 716, 7th Floor, Wing C, Shrushti Aarambh, Near Barvi Dam Road, Gut No.18, 123, 124, 17, Hissa No. 3, Village Valivali Chowk, Taluka Ambarnath, Thane-421503/ July 11, 2025	March 06, 2025 Rs. 17,14,953.39/-	Mumbai
5.	Jamuna Hiralal Solanki & Hiralal Ummedramji Solanki- LBUMJ00005051503	Flat No.204, 2nd Floor, Pride, Old S.No. 43/1, 46/3, 42/4, 43/2, New S.No.78/7, Village-Dhamote, Talati Sojia Neral, Taluka- Karjat, Raigad- 410201/ July 11, 2025	March 26, 2025 Rs. 2,13,639/-	Mumbai
6.	Jamuna Hiralal Solanki & Hiralal Ummedramji Solanki- LBKLY00004806315	Shop No. 08, Ground Floor, Shree Samarth Darshan, 1) Old S.No./ Hissa No.44/3A+44/3B (P), Plot No.3, New S.No./Hissa No.83/3 2) Old S.No./ Hissa No.44/3A+44/3B (P) Plot No.4, New S.No./ Hissa No.83/4, 3) Old S.No./Hissa No.44/3A+44/3B (P), Plot No.5, New S.No./Hissa No. 83/5, Village- Dhamote, Taluka- Karjat, Neral East, Raigad 410201/ July 11, 2025	March 26, 2025 Rs. 15,11,114.55/-	Kalyan-Mumbai
7.	Gunaji Sayaji Gaikwad & Ashwini Gunaji Gaikwad- LBVL00005343533	Flat No. 402, 4th Floor, Saburi Residency, S.No. 31/1 Part, C.T.S. No. 1092 Part, Plot No. 12, Village- Chinchavali Shekin, Khopoli, Taluka- Khalapur, Raigad- 410203/ July 11, 2025	March 07, 2025 Rs. 13,38,709.64/-	Panvel
8.	Prakash Narayan Awale & Priyanka Prakash Awale- LBUMJ00005250757	Flat No. 204, 2nd Floor, Noble Heritage, Survey No. 25 / 1 (part), City Survey No. 953 Part, Village Chinchavali Shekin, Khopoli, Taluka Khalapur, Maharashtra, Raigad- 410203/ July 11, 2025	March 19, 2025 Rs. 2,26,967.71/-	Mumbai
9.	Itesh Jyesh Singhodia & Bhakti Iresh Singhodia- TBNMU00006693588 & LBNMU00006902028	Flat No. 601, 6th Floor, Unique Height, S. No. 85, Hissa No. 2, Village- Shirgaon, Taluka- Ambarnath, Badlapur-East, Thane- 421503/ July 11, 2025	March 07, 2025 Rs. 23,44,067.05/-	Navi Mumbai
10.	Vijayprakash Motilal Gupta & Ranjana Vijayprakash Gupta- TBKLY00006120488	Flat No. 601, 6th Floor, B-wing, Kohinoor Prime, Sheet No. 83, U. No. 198, Section- 7B, Cts No. 2447, Sheet No.83, Village- Shahad, Taluka- Ulhasnagar, Thane- 421001/ July 11, 2025	March 20, 2025 Rs. 28,63,759/-	Kalyan-Mumbai
11.	Priyanka Rohit Tapal & Rohit Balasaheb Tapal- LBKLY00005155197	Flat No. 201, 2nd Floor, Wing E / 3, Usha Kiran Residency, Survey No. 3, Hissa No. 11, 10, 9, 8, 7 A, 7 B, 6, 4 and 3, Village Kharwai, Taluka Ambarnath, Within The Limits of Kulgaon Badlapur Municipal Council, Badlapur Karjat Road, Kharvai Naka, Badlapur East, Maharashtra, Thane 421503/ July 11, 2025	March 18, 2025 Rs. 38,55,133.99/-	Kalyan-Mumbai
12.	Ahilyabai Balasaheb Gavhane & Suresh Balasaheb Gavhane- LBKLY00005166611	Flat No. 504, 5th Floor, Building- Bldg No. 13 Bluebell, Panvelkar Pheoni Phase-II, Village Kharvai Near Essor Petrol Pump, Badlapur East, Badlapur-421503/ July 11, 2025	March 25, 2025 Rs. 20,14,144.68/-	Kalyan-Mumbai
13.	Proveen Kumar Prem Prakash Tiwari & Archana Proveen Kumar Tiwari- LBUMJ00005484719	Flat No.403, 4th Floor, Wing C, Elite Landm, Badlapur East, Maharashtra, Thane- 421503/ July 11, 2025	March 28, 2025 Rs. 10,62,182.36/-	Mumbai
14.	Provin Manikchand Mathuria & Rajani Manikchand Mathuria & Poresh Manikchand Mathuria - LBNTNE00005396070 & LBNTNE00005398212	Flat No 301, 3rd Floor, C Wing, Tulsi Aahan, S. No. 39 Hissa No. 1, 2, 3, 4/A, 4/B, Village Kharwai, Taluka Ambarnath, Thane-412503/ July 11, 2025	March 20, 2025 Rs. 28,03,906.68/-	Thane
15.	Asha Mahindra Waghmare & Mahindra Ankush Waghmare- LBKLY00004794427	Flat No. 101, 1st Floor, Bldg No. 5, Shree Krishna Residency, Gut No. 69/1, Gut No. 69/2, Gut No. 69/3, Gut No. 70/1, Village- Valivali, Taluka- Ambarnath, Thane 421503/ July 11, 2025	March 17, 2025 Rs. 21,19,115.1/-	Kalyan-Mumbai
16.	Bharat Kantilal Sonigra & Rita Bharat Sonigra- TBPUJ00006546758	Flat No. 305, 3rd Floor, 'Kamle Heights', Near Rajiv Gandhi Hospital, Cts No. 79, 80, 81, 82, Final Plot No. 107 & 108, Mouje Yerwada, Tal- Haveli, Pune- 411006/ July 11, 2025	February 06,2024 Rs. 63,19,764.00/-	Pune
17.	Vijay Vasant More & Geeta Vasant More- LBVRR00006162354 & TBVRR00006144196	Flat No. B/004, Ground Floor, Bldg No. 3, Agarwal Krish Garden Co. Op. HSG. Soc. Ltd, S.No.85 (Old), S.No. 126 (New), Village- Nilemore, Nallasopara West, Taluka- Vasai, Palghar 401203/ July 11, 2025	March 25, 2025 Rs. 31,30,892.7/-	Virar
18.	Shaikh Mohammad Bilal Ghouse & Shaikh Shaizi Mohammad Bilal- LBUMJ00005298279	Flat No. 503, 5th Floor, Poonam Amisha Chs Ltd, Near GCC Club, Opp. Satellite Park, Mangal Nagar, Survey No.84, Village Ghodbunder, Hatkesh, Mira Road East, Thane-401107/ July 11, 2025	March 06, 2025 Rs. 46,11,480.04/-	Mumbai
19.	Sayra Mohd Pintu Khan & Mohd Pintu Khan- LBVRR00006538262 & TBVRR00006525699	Flat No. 2203, 22nd Floor, Wing-A, Nakshatra Aarambh, Phase-II, old S. No. 230, New S. No. 43, Hissa No.4D, Plot No. 1, Village- Tivri, Palghar 401208/ July 11, 2025	March 17, 2025 Rs. 29,71,953.42/-	Virar
20.	Nishoth Edappattu- LBVRR00002676693	Flat No. 104, 1st Floor, Building No. 05, Avenue G, Rustomejee Evershine Global City Avenue "G" Building No. 05 To 09 Co-operative Housing Society Limited, Survey No. 5, 5B, 5D, 5F and 5G, Village Dongara, Taluka Vasai, Narangji Bypass Road, Virar West, Maharashtra, Palghar/ Thane- 401303/ July 11, 2025	March 19, 2025 Rs. 16,89,178/-	Virar

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold on or about 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: July 17, 2025
Place: Mumbai (Maharashtra)Sincerely Authorised Officer,
For ICICI Bank Ltd.**GRAUER & WEIL (INDIA) LIMITED**

Regd. Office : Growel Corporate, Akurli Road, Kandivli - East, Mumbai - 400101.

Tel.: 022-66993000, Fax : 022 - 66993010, email : secretarial@growel.comWebsite : www.growel.com, CIN No.: L74999MH1957PLC010975**INFORMATION REGARDING 67TH ANNUAL GENERAL MEETING AND DIVIDEND**

NOTICE is hereby given that the 67th Annual General Meeting (AGM) of the Members of the Company will be held on Wednesday, August 13, 2025 at 3.30 pm through Video Conferencing (VC) / Other Audio-Visual Means (OAVM) facility provided by Central Depository Service (India) Ltd. (CDSL), without the physical presence of the Members, to consider the matters, as set out in the Notice of AGM. This is compliance with applicable provision of the Companies Act, 2013 and the Rules made thereunder, SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations) read with various circulars issued by Ministry of Corporate Affairs ('MCA Circulars') and SEBI from time to time.

The e-copy of Annual Report of the Company for the Financial Year ended March 31, 2025 along with Notice of the AGM, Financial Statement and other Statutory Reports will be available on the Company's website at www.growel.com and on the website of the Stock Exchange i.e. BSE Limited at www.bseindia.com and on the website of CDSL at www.evotingindia.com respectively.

Members can attend and participate in the AGM ONLY through Video Conferencing (VC) / Other Audio-Visual Means (OAVM) facility, the detail of which will be provided by the Company in the Notice of the Meeting. Members attending the AGM through VC / OAVM facility shall be counted for the purpose of reckoning quorum under Section 103 of Companies Act, 2013.

Notice of the AGM along with Annual Report for the financial year 2024-25 will be sent electronically to those Members whose e-mail address are registered with the Company / Registrar and Transfer Agent / Depository Participants, unless any member has requested for a physical copy of the same. A letter providing the web-link, including the exact path, where the complete details of the Annual Report are available, is being sent to those Members who have not registered their e-mail address with the Company, RTA or Depository Participant(s). Members whose email ID is not register with Company / DPs are requested to get their email address register with Company.

Company is pleased to provide the e-voting (voting by electronic means) facility of CDSL before as well as during the AGM to all the members, to enable them to cast their vote electronically.

Members are requested to intimate changes, if any, pertaining to their name, postal address, e-mail address, telephone / mobile numbers, PAN, mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code etc.,

a. For shares held in electronic form : to their Depository Participants (Dps)

b. For shares held in physical form : to the Company / Registrar and Transfer Agent of the Company at the address given below in prescribed Form ISR-1 and other forms pursuant to SEBI Circular No. SEBI/HO/MRSD/MRSD_RTAMB/P/CIR/2021/655 dated November 3, 2021.

MUFG INTIME INDIA PVT. LTD.

(CIN: U67190MH1999PTC118368)

[Unit: Grauer & Weil (India) Limited]

C-101, 247 Park, L.B.S. Marg, Vikhroli (West)

Mumbai-400 083.

Phone : +91 8108116767; Fax: (022) 49186060;

e-mail: mt.helpdesk@in.mpmis.mufg.com URL: www.in.mpmis.mufg.com

In case of non-availability of the bank details of any Member, the Company shall dispatch the Dividend Warrant / DD / Cheque by post to such Member.

Any dividend paid or distributed by a Company is taxable in the hands of the shareholders. The Company shall therefore be required to deduct tax at source (TDS) at the time of making the payment of the dividend, if declared at the Annual General Meeting (AGM). In general, to enable compliance with TDS requirement, Members are requested to complete and / or update their residential status, PAN and Category as per IT Act with their DPs or in case Shares are in Physical form with the Company.

For Grauer & Weil (India) Ltd.

Sd/-

CHINTAN K. GANDHI

COMPANY SECRETARY

**Phoenix ARC Private Limited**

Regd. Office: 3rd Floor, Wallace Tower 139-140/B/4, Crossing of Sahar Road and Western Express

Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313

CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited [Earlier Known as Aspire Home Finance Corporation limited - Assignor] will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in as per the details given below

Date and time of E-Auction:- Date: 11-08-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)					
Sl. No.	Borrower(s) / Co-Borrower (s)/Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	
1.	LAN: LKXAL00316-170024650 Branch: Kalyan Borrower: Gautam Basudevprasad Gardam Co-Borrower: Rekha Gautam Kardam	29-07-2019 For Rs: 1,072,304/- (Ten Lakh Seventy Two Thousand Three Hundred & Four Only)	Flat No.210, 2Nd Floor, 1 Building, Shree Ganesh Sankul, S No 11, H No 1, Behind Kakas Dhaba, Adavai, Dhokali, Kalyan East, Thane, Maharashtra - 421301	Reserve Price: Rs.750,000/- (Seven Lakh Fifty Thousand Only) EMD: Rs. 75,000/- (Seventy Five Thousand Only) Last date of EMD Deposit: 10-08-2025	
2.	LAN: LKXAL00316-170024665 Branch: Kalyan Borrower: Aarti Amit Mehta Co-Borrower: Amit Anil Mehta Guarantor:-	21-12-2018 For Rs: 1,468,313/- (Fourteen Lakh Sixty Eight Thousand Three Hundred & Thirteen Only)	Plot No. - 23, Phase - 1, Bella Vista, Mouje Kalamangal, Near Sai Krupa Hotel, Atgaon (W), Shahapur, Thane, Maharashtra - 421601	Reserve Price: Rs.600,000/- (Six Lakh Only) EMD: Rs. 60,000/- (Sixty Thousand Only) Last date of EMD Deposit: 10-08-2025	
3.	LAN: LKXAL00316-170029304 Branch: Kalyan Borrower: Umesh Sudam Gaikwad Co-Borrower: Ramesh Sudam Gaikwad	15-06-2017 For Rs: 904,121/- (Nine Lakh Four Thousand One Hundred & Twenty One Only)	Flat No.203, 2Nd Flr, Surya Apt H.No.161, Talaja Majli Village, Panvel Panvel Navi-Mumbai Maharashtra 410208	Reserve Price: Rs.300,000/- (Three Lakh Only) EMD: Rs. 30,000/- (Thirty Thousand Only) Last date of EMD Deposit: 10-08-2025	
4.	LAN: LXASA00316-170025347 Branch: Asangon Borrower: Dilip Subhaji Ghadge Co-Borrower: Sujata Dilip Ghadge	15-06-2017 For Rs: 2,386,786/- (Twenty Three Lakh Eighty Six Thousand Seven Hundred & Eighty Six Only)	Flat No 002, Ground Floor, A Wing, BLDG No 2, Jagannath Dham, Kandivli, S/No 29, H/No 2P, Dombivli, Thane Near Mangpada Road Thane Maharashtra 421201	Reserve Price: Rs.700,000/- (Seven Lakh Only) EMD: Rs. 70,000/- (Seventy Thousand only) Last date of EMD Deposit: 10-08-2025	

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider: M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Chandrasekhar Shirfaram Kumbhar 9372704932 & Johnson Basil Fernandes 9372705084, Sateesh lyengar 9833001159, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 69696, e-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers' bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN/CARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/off or post-pone the auction without assigning any reason thereof and without any prior notice in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 69696, e-mail ID: contact@auctionbazaar.com. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/tithes/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/tithes/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: MUMBAI

Date : 17.07.2025

Sd/-Authorized Officer

Phoenix ARC Private Limited

**MAHARASHTRA STATE FINANCIAL CORPORATION**

HEAD OFFICE, MUMBAI.

New Excelsior Building, 5th floor, A.K. Nayak Marg, Fort, Mumbai-400 001.

(Authorized Officer's details : Name - Mr. Kundan C. Patil- Mob.9869268848

E-mail ID : msfctthane@yahoo.com, ,**E-AUCTION SALE NOTICE**

SALE OF MOVABLE PROPERTIES OFFICE CAR No. MH-01-CP-1474 (Maruti D'zire) OWNED BY MSFC SITUATED AT MAHIM As Per Details Given Below On As is Where Is And What is Basis.

Maharashtra State Financial Corporation is the owner of this property. The purchaser shall bear the applicable stamp duties/ additional stamp duty, transfer charges, fee, GST etc. The successful purchaser shall not deduct any TDS from offer amount. The successful bidder on receipt of offer letter shall pay entire offer amount within one month

