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AWL/SEC/SE/2025-26/7

07<sup>th</sup> May, 2025

**BSE LTD.**

Phiroze Jeejeebhoy Towers,  
1<sup>st</sup> Floor, Dalal Street,  
Fort, Mumbai – 400 023  
**Company Scrip Code: 517041**

**NATIONAL STOCK EXCHANGE OF INDIA LTD.**

Exchange Plaza, C-1, Block G,  
Bandra-Kurla Complex  
Bandra (East), Mumbai - 400 051.  
**Company Symbol: ADOR**

Dear Sir / Madam,

Sub: **Submission of copies of newspaper publication under Regulation 47 (1) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Pursuant to the provisions of Regulation 47 (1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, we are enclosing herewith a copy of newspaper advertisement, containing extract of Standalone & Consolidated Audited Financial Results (AFR) for the fourth quarter and financial year ended 31<sup>st</sup> March, 2025, published by the Company in the following Newspaper:-

- Business Standard (English)

We hereby request you to make a note of it and acknowledge its receipt.

Thanking you,

Yours Sincerely,

For ADOR WELDING LIMITED

VINAYAK M. BHIDE  
**COMPANY SECRETARY**

Encl.: As Above



**ADOR WELDING LIMITED**

Regd. & Corporate Office: Ador House, 6, K. Dubash Marg, Fort, Mumbai - 400 001 – 16, Maharashtra, India.

+91 22 6623 9300 | [www.adorwelding.com](http://www.adorwelding.com) | CIN: L70100MH1951PLC008647

☎ 1800 233 1071 | ✉ [care@adorians.com](mailto:care@adorians.com) | 📞 +91 20 40706000

**PUBLIC NOTICE**

This is to inform the general public that Original Share certificate no 26, Distinctive Nos from 126 to 130 of Mr. Manohar Shivram Chavan a member of Shree Co-op housing Society having address at Flat no.1554, Tagore nagar Shree Co-op housing society Ltd., Bldg no.48, Vikhroli (East) Mumbai-83 have been lost/misplaced. The member of the society has applied for duplicate shares. The Society hereby invites claims and objections from claimants/objector or objectors for issuance of duplicate Share Certificate within the period of 14 (fourteen) days from the publication of this notice, with copies of such documents and other proofs in support of his/her claims/objectors for issuance of duplicate Share Certificate to the Secretary of Shree Co-op housing Society. If no claims/objectors are received within the period prescribed above, the Society shall be free to issue duplicate Share Certificate in such manner as is provided under the bye-laws of the Society. The claims/objectors, if any, received by the Society shall be dealt with in the manner provided under the bye-laws of the Society.

Place : Mumbai  
Dated : 07-05-2025.  
For and on behalf of  
Shree Co-op housing society Ltd.,  
Sd/-  
(Hon. Secretary)

**SHIVA INDUSTRIAL ESTATE CO-OPERATIVE SOCIETY LTD.**

Reg. No. MUM/WS/GNL(O)/9784/2007 Dated- 17/12/2007  
B/106, Shiva Estate Lake Road, CTS No. 118/A of Bhandup (West), Mumbai - 400 078.

**DEEMED CONVEYANCE PUBLIC NOTICE**  
(Application No. 38/2025)

Notice is hereby given that the above Society has applied to this office under Section 11 of Maharashtra Ownership Flats (Regulation of the promotion of construction sale, management & Transfer) Act, 1963 for declaration of Unilateral Deemed Conveyance of the following properties. The next hearing in this matter has been kept before me on 15/05/2025 at 3:00 pm at the office of this authority.

Respondent No.- 1) M/s. Sai Om Petro Specialities Limited Through its directors a. Mr. Purshottam B. Sharma, b. Mr. Amit Purshottam Sharma, c. Mr. Purshottam Laxmandas Bhardwaj, d. Mr. Ajay Sunulal Varma, c. Mr. Sureshbala Purshottam Sharma Add 1 : Unit No.33, Shiva Industrial Estate Co- Op Society Ltd, Lake Road, Bhandup (West), Mumbai - 400 078. Reg. Add 2 : 404, Sunny Estate No.2, Sion-Trombay Road, Chembur, Mumbai-400071, 2) M/s. Shalimar Tar Products Limited Through its directors Add 1: Registered office at 8, Camac Street, Calcutta 700017 Add 2: Branch office at Turner Morrison Building, 16 Bank Street, Mumbai - 400023, 3) M/s. STP Limited Add 1: Registered office at 8, Camac Street, Calcutta 700017, Add 2: Branch office at Turner Morrison Building, 16 Bank Street, Mumbai-400023 and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned below. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

**DESCRIPTION OF THE PROPERTY :-**

Building of Shiva Industrial Estate Co-operative Society Ltd. along with land as mention below.

Survey No.	Hissa No.	Plot No.	C.T.S. No.	Claimed Area
129	1/2	--	118/A Village Bhandup, Tal. Kurla	7857.90 Sq. Mtrs.

Ref. No. MUM/DDR(2)/Notice/1032/2025

Place : Konkan Bhavan,  
Competent Authority & District Dy. Registrar,  
Co-operative Societies (2), East Suburban, Mumbai (NITIN DAHBHATE)  
Room No. 201, Konkan Bhavan,  
C.B.D. Belapur, Navi Mumbai-400614, For Competent Authority & District  
Date : 05/05/2025 Tel.: 022-27574965 Dy. Registrar Co.op. Societies (2),  
Email : ddr2coopmumbai@gmail.com East Suburban, Mumbai

**ADOR WELDING LIMITED**  
Regd. Office: Ador House, 6, K. Dubash Marg, Fort, Mumbai - 400 001-16, Maharashtra, India.  
Tel: +91 22 66239300 / 22842525  
E-mail - investorservices@adorians.com | Website- www.adorwelding.com  
CIN : L70100MH1951PLC008647

**EXTRACT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2025**  
(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended		Year ended		
		31 March 2025	31 December 2024	31 March 2024	31 March 2025	31 March 2024
1	Revenue from operations	30,799	27,293	29,573	111,683	106,727
2	Other income	529	414	698	2,023	2,068
3	<b>Total income</b>	<b>31,328</b>	<b>27,707</b>	<b>30,271</b>	<b>113,706</b>	<b>108,795</b>
4	Profit before exceptional items and tax	3,091	2,268	3,431	10,164	12,069
5	Exceptional items (net) (Loss) (Refer note 3)	(138)	-	-	(4,310)	-
6	Profit before tax	2,953	2,268	3,431	5,854	12,069
7	Net Profit for the period / year after tax	2,199	1,681	2,545	4,346	8,935
8	Total comprehensive income for the period / Year (after tax)	2,208	1,681	2,572	4,264	8,900
9	Equity share capital	1,740	1,740	1,360	1,740	1,360
10	Other equity (excluding revaluation reserve Rs. Nil)	-	-	-	49,830	48,461
11	<b>Earnings per share (EPS) (net of tax) (in Rs.)</b>					
	Basic Earnings Per Share (Face value of Rs. 10) (not annualized except for year end)	12.64	9.67	18.71	24.98	65.71
	Diluted Earnings Per Share (Face value of Rs. 10) (not annualized except for year end)	12.64	9.67	14.63	24.98	51.34

(See accompanying notes to the Standalone unaudited financials results)

^ Restated pursuant to Merger of fellow subsidiary company

**EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2025**  
(Rs. in lakhs)

Sr. No.	Particulars	Quarter ended		Year ended		
		31 March 2025	31 December 2024	31 March 2024	31 March 2025	31 March 2024
1	Revenue from operations	31,002	27,396	29,734	112,268	107,362
2	Other income	505	372	664	1,880	1,940
3	<b>Total income</b>	<b>31,507</b>	<b>27,768</b>	<b>30,398</b>	<b>114,148</b>	<b>109,302</b>
4	Profit before exceptional items and tax	3,048	2,128	3,354	9,797	11,711
5	Exceptional items (net) (Loss) (Refer note 3)	(138)	-	-	(1,139)	-
6	Profit before tax	2,910	2,128	3,354	8,658	11,711
7	Net Profit for the period / year after tax	1,809	1,541	2,537	6,005	8,646
8	Total comprehensive income for the period / Year (after tax)	1,821	1,541	2,564	5,926	8,611
9	Equity share capital	1,740	1,740	1,360	1,740	1,360
10	Other equity (excluding revaluation reserve Rs. Nil)	-	-	-	48,969	45,941
11	<b>Earnings per share (EPS) (net of tax) (in Rs.)</b>					
	Basic Earnings Per Share (Face value of Rs. 10) (not annualized except for year end)	10.40	8.86	18.65	34.51	63.57
	Diluted Earnings Per Share (Face value of Rs. 10) (not annualized except for year end)	10.40	8.86	14.58	34.51	49.69

**Notes:**

- The above financial results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meetings held on 05 May 2025 and 06 May 2025, respectively.
  - The above unaudited financial results have been prepared in accordance with Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies, to the extent applicable.
  - Exceptional items**
- | Exceptional items  | Standalone                  |                          | Consolidated                |                          |
|--|-----------------------------|--------------------------|-----------------------------|--------------------------|
|  | Quarter ended 31 March 2025 | Year ended 31 March 2025 | Quarter ended 31 March 2025 | Year ended 31 March 2025 |
| Provision for investment in and intercorporate deposit given to wholly owned subsidiary [Refer note a below] | -                           | 3,171                    | -                           | -                        |
| Merger expenses [Refer note b below]   | 138                         | 706                      | 138                         | 706                      |
| Employee benefits expense [Refer note c below]   | -                           | 379                      | -                           | 379                      |
| Obsolete inventory related provision [Refer note d below]  | -                           | 100                      | -                           | 100                      |
| Profit on sale of Flat [Refer note e below]  | -                           | (46)                     | -                           | (46)                     |
| <b>Total</b>   | <b>138</b>                  | <b>4,310</b>             | <b>138</b>                  | <b>1,139</b>             |
- M&R Division [erstwhile Ador Fontech Limited ('ADFL')] had invested INR 1,725 lakhs in equity shares of its wholly owned subsidiary, 3D Future Technologies Private Limited (3DFT). Additionally, the Company provided an inter-corporate deposit (ICD) of INR 1,765 lakhs to 3DFT. During the quarter ended 30 September, 2024, the management had recognized a provision of INR 1,725 lakhs towards diminution in the value of equity investment and INR 1,446 lakhs towards diminution in the value of ICDs. These provisions were recognised as exceptional items. Upon completion of the merger, the management of Ador Welding Limited has re-evaluated the said investment and the ICDs provided to 3DFT, considering its long-term perspective to focus on core/strategic and sustainable lines of business. In view of the same and in line with the Accounting Standards, the management has recognized a provision of INR 3,171 lakhs towards diminution in the value of aforesaid investment and ICDs against their respective carrying amounts. Such provisions have been recognised as exceptional items.
  - During the year, the Company had recognised INR 706 lakhs towards legal and professional fees, along with applicable stamp duty required for the transfer of immovable assets from the transferor company (erstwhile Ador Fontech Limited) to the transferee company (Ador Welding Limited), pursuant to the merger. This amount is also recognised as an exceptional item.
  - During the quarter ended 30 September 2024, the Company had paid INR 379 Lakhs towards rewards & recognition, considering long service tenure & contribution to few employees of M&R Division (erstwhile Ador Fontech Limited), which was also recognised as an exceptional item.
  - During the quarter ended 30 September 2024, the Company had recognised a provision of INR 100 lakhs, for the diminution in value of inventories, which had become obsolete or unusable due to market conditions and their physical state. This amount was also classified as an exceptional item.
  - During the quarter ended 30 September 2024, the Company had sold its property situated at Kochi and profit of INR 46 lakhs on sale was also recognised as an exceptional item.
  - The Company had filed an application with the Bureau of Indian Standards (BIS) Authorities, for compounding of an alleged Offence under Section 33 of BIS Act, 2016 on 05 May 2023. The Company received an order dated 15 June 2023 allowing the Compounding application, subject to payment of compounding amount of INR 3,643 lakhs, under the BIS Act 2016 and BIS Rules, 2018. As the Compounding amount was unfair, arbitrary and unreasonable, the Company filed a Writ Petition in the Hon'ble Bombay High Court, since the filing of the appeal with DG was not an efficacious remedy, challenging the said compounding order, and got a stay. As the proceedings have not yet started, the pleadings are yet to begin, hence no provision has been made towards compounding amount in the books, as of 31 March 2025, since the final / exact / appropriate amount of compounding is yet to be determined.
  - The figures for the quarter ended 31 March 2025 and 31 March 2024 are the balancing figures between the audited figures for the full financial year and the unaudited figures upto the nine months ended 31 December 2024 and 31 December 2023, respectively, which were subjected to limited review by the statutory auditors.
  - The Board has recommended a final dividend for the financial year 2024-25 @ Rs. 20 per share, i.e. 200% of the face value of Rs. 10 each.
  - The figures for the previous period / year have been regrouped / rearranged wherever necessary to conform to the current period's / year's classification. Any such regrouping / reclassification is not material to the standalone financial results.
  - The above is an extract of the detailed format of Financial Results for the quarter and year ended 31 March 2025, filed with the National Stock Exchange of India Limited and BSE Limited, under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015. The full format of Financial Results for the quarter and year ended 31 March 2025 are available on the Stock Exchange websites at www.nseindia.com and www.bseindia.com as well as on the Company website at www.adorwelding.com.

Mumbai  
06 May 2025

For ADOR WELDING LIMITED  
A. T. MALKANI  
MANAGING DIRECTOR  
DIN : 01585637

**Bank of India**  
SHIVAINAGAR, RATNAGIRI 415639  
Tel: 02352-222615/616  
Email: zo.ratnagiri@bankofindia.co.in

**ZONAL OFFICE: RATNAGIRI ZONE**

**STAR MEGA E AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002**

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 provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Guarantor(s) that the below mentioned immovable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **symbolic and physical possession** of which has been taken by the Authorized Officer of Bank of India will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION"** for recovery of respective dues as detailed hereunder against the secured assets mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned (Authorized officer of Bank of India) through e-auction platform provided hereunder.

**DATE & TIME of Action for all properties: 27.05.2025 between 11 AM to 5 PM (With auto extensions clause in case of bid in last 10 minutes before closing). (Request for inspection of properties can be made at Email ID ratnagiri.ard@bankofindia.co.in and/or by contacting Mr Rajesh Kumar : 9892290539, Mr Ritesh Kumar: 9805873551)**

Sr. No	Name of Borrower Co Borrower, Mortgage Property ID Branch Name	Property Details	Total Dues	Possession Type	Reserve Price in Rs.	EMD in Rs.
1	Mr Rahul Vijay Hatiskar BKID1455RAHUL Dapoli Branch	1 BHK Residential flat situated at Flat No 104, 1st Floor, Gangotri Apartment, Bhumapan No. 739A1A1A1, Upvibhag No 4/2, Nagarpanchayat Milkat No. 58(14)/1, Near Burundi Naka, Behind College of Horticulture, Dapoli Gavitale Road, Camp Dapoli, Tal Dapoli, Dist Ratnagiri, Built up area 400 Sq Ft, owned by Mr Rahul Vijay Hatiskar (Borrower-Mortgagor)	Total Contractual Dues Rs. 956045 + UCI from date of NPA i.e. 29/12/2023 + Other Incidental Expenses	Symbolic	9,55,000	95,500
2	Mrs Meera Uday Pandirkar BKID1403MEERA Mandangad Branch	1 BHK Residential Flat with terrace situated at Flat no 19, 2nd floor, A wing, Shri Samarth Apartment, S. No. 65, H. No. 6/6, Bhingloli, Tal Mandangad, Dist Ratnagiri. Built up area 650 Sq Ft, Owned by Mrs Meera Uday Pandirkar (Borrower-Mortgagor)	Total Contractual Dues Rs. 633315.49 + UCI from date of NPA i.e. 29/05/2023 + Other Incidental Expenses	Physical	11,90,000	1,19,000
3	Mr Kashinath Tukaram Bhoi And Mr Bhima Tukaram Bhoi BKID1403KASHINATH Mandangad Branch	Residential house of five block, each consisting 2 rooms situated S. No. 28C, Near Pat Road, Mouje Mandangad, Tal. Mandangad, Dist. Ratnagiri Size of plot: 5380 Sq Ft, Built up area: 1484 Sq Ft, Owned by Mr Kashinath Tukaram Bhoi (Borrower-Mortgagor)	Total Contractual Dues Rs. 374100.15 + UCI from date of NPA i.e. 29/07/2024 + Other Incidental Expenses	Symbolic	15,40,000	1,54,000
4	Mr Vijay Sahadev Ainekar BKID1403VIJAY Mandangad Branch	1 BHK Residential Flat situated at Flat no 01, Ground floor, A wing, Shri Samarth Apartment, S. No. 65, H. No. 6/6, Bhingloli, Tal Mandangad, Dist Ratnagiri, Built up area 650 Sq Ft Owned by Mr Vijay Sahadev Ainekar (Borrower-Mortgagor)	Total Contractual Dues Rs. 981071.1 + UCI from date of NPA i.e. 28/06/2023 + Other Incidental Expenses	Physical	11,90,000	1,19,000
5	Mrs Suvarna Vitthal Rane BKID1451SUVARNA Oras Branch	1 BHK flat No. S 6 (206) (SF), House No 983, Ekdant Apartment, Gat no 88/4, Plot No. 4, village audumbarnagar, Grampanchayat Talere, Tal Kankavali, Dist Sindhudurg, Built Up area 448 Sq Ft Owned by Mrs Suvarna Vitthal Rane (Borrower-Mortgagor)	Total Contractual Dues Rs. 1023717.14 + UCI from date of NPA i.e. 31/10/2019 + Other Incidental Expenses	Physical	4,96,000	49,600
6	Mr Rajendra Gunaji Rane BKID1408RAJENDRA Pinguli Branch	1 BHK flat No A302, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plot No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 573 Sq ft, owned by Mr Rajendra Gunaji Rane (Borrower-Mortgagor) *The said flat is internally connected to 1 BHK flat No A301, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 548.68 Sq Ft, owned by Mrs Revati Rajendra Rane (Borrower-Mortgagor)	Total Contractual Dues Rs. 1154374.38 + UCI from date of NPA i.e. 28/02/2023 + Other Incidental Expenses	Physical	14,95,000	1,49,500
7	Mrs Revati Rajendra Rane BKID1408REVA Pinguli Branch	1 BHK flat No A301, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 548.68 Sq Ft, owned by Mrs Revati Rajendra Rane (Borrower-Mortgagor) *The said flat is internally connected to 1 BHK flat No A302, 3RD Floor, Sai Pratik (Durga sai prateek apartment) S. No. 171A1, Hissa No 3/7, Plt No 5, Pratiksha Nagar, Near Railway Station, Nagarpanchayat Kudal, Tal Kudal, Dist Sindhudurg, Built up area 573 Sq ft, owned by Mr Rajendra Gunaji Rane (Borrower-Mortgagor)	Total Contractual Dues Rs. 1187203.79 + UCI from date of NPA i.e. 28/02/2023 + Other Incidental Expenses	Physical	14,35,000	1,43,500
8	Mr Raviraj Mahendra Ghag, Mrs Bhagyashri Raviraj Ghag & Mr Mahendra Raghunath Ghag BKID1400GHAG Ratnagiri Branch	2 BHK Residential Flat located at flat situated at Flat No 17, (Stilt upper) 2nd floor, Red Stone City (Old name AI Naseem Complex), Golap, Land S No 265, Hissa No 2A/1/32 Golap, Tal & Dist Ratnagiri, admeasuring 800 Sq Ft (Built up), Owned by Mr Raviraj Mahendra Ghag (Borrower-Mortgagor), Mrs Bhagyashri Raviraj Ghag (Co-Borrower - Mortgagor) Mr Mahendra Raghunath Ghag (Guarantor-Mortgagor)	Total Contractual Dues Rs. 1389661.85 + UCI from date of NPA i.e. 29/04/2024 + Other Incidental Expenses	Symbolic	12,93,000	1,29,300
9	Mrs Sayali Rajan Rane BKID1410SAYALI Sawantwadi Branch	Commercial Shop No.4, (Municipal Property No. E 17/5) in the "Dattakrupa Complex" building on Ground Floor admeasuring 128.69 Sq. Ft. (11.96 Sq. Mtrs.) of Super Built-up area, (As per assessment area 10.12 Sq. Mtrs.) On plot bearing Survey No. 48 A, Hissa No. 10, City Survey No. 5961 to 5967 within Sawantwadi Nagar Panchayat limits, Taluka- Sawantwadi, District- Sindhudurg, Maharashtra-416510 Owned by Miss Sayali Rajan Rane (Borrower- Mortgagor)	Total Contractual Dues Rs. 757613.74 + UCI from date of NPA i.e. 13/02/2023 + Other Incidental Expenses	Physical	6,63,000	66,300
10	M/s Sindhudurg Tractor Agro Agency through Prop Sitaram Chandrakant Jadhav BKID1406SINDHUDURG Shirgaon Branch	Land and building on Plot situated at S. No. 68 (382), Hissa No 02, House No. 1660, Devgad Nipani highway road, Shirgaon Dhopatewadi, Tal Devgad, Dist Sindhudurg, Area of plot: 8608 Sq ft, built up Area of garage: 6200 Sq Ft, built up area of two storied Building: 1250 Sq ft, owned by Prop. Mr Sitaram Chandrakant Jadhav (Borrower-Mortgagor)	Total Contractual Dues Rs. 2058537.18 + UCI from date of NPA i.e. 29/04/2024 + Other Incidental Expenses	Physical	30,70,000	3,07,000
11	Mr Pravin Kutaji Sawant BKID1423PRAVIN1 Talawade Branch	Commercial Shop no 4, Sawant plaza, S. No. 13, Hissa No. 18B, C.S. No. 5843, Behind Central Jail, At Sawantwadi, Behind Central Jail, Sawantwadi-Charatha Road, Tal. Sawantwadi. Dist. Sindhudurg, Built up area 176 Sq Ft, owned by Mr Pravin Kutaji Sawant (Borrower-Mortgagor)	Total Contractual Dues Rs. 2218269.67 + UCI from date of NPA i.e. 03/08/2018 + Other Incidental Expenses	Physical	7,44,000	74,400
12	M/S Shree Bhagwati Traders Prop Kishor Kantilal Parmar BKID1478BHAGWATI Talere Branch	1 BHK flat No 104, 1st floor, G. P. House No. 953, Om Ganesh Apartment, Gat No 88/5, Plot No. 5, Village Audumbarnagar, Grampanchayat Talere, Tal Kankavali, Dist Sindhudurg, Built up area 417 Sq Ft, Owned by Mr Kishor Kantilal Parmar (Borrower-Mortgagor)	Total Contractual Dues Rs. 2652206.06 + UCI from date of NPA i.e. 04/06/2021 + Other Incidental Expenses	Physical	4,67,000	46,700

**TERMS & CONDITIONS of E Auctions are as under:**

- E-Auction is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION"** and will be conducted online.
- For downloading further details, process compliance, terms & Conditions please visit a) <https://bankofindia.co.in> b) Website address of E Auction service provider is- <https://baanet.com/>. Bidder may visit <https://baanet.com/>, where guidelines for bidders are available. Bidders have to complete following formalities well in advance in order to participate in E Auction. **Step-1:** Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID. **Step-2:** KYC Verification-Bidder to upload requisite KYC Documents **ONLY THROUGH DIGILOCKER**. KYC documents shall be verified by the DIGILOCKER. **Step-3:** Transfer of EMD amount to bidder EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform. **Step-4:** Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1, 2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date. 3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale. 4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset, encumbrances, pending charges, taxes, specification, etc. before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provided. **Date of Inspection of Immovable Properties: 19.05.2025 & 20.05.2025 from 11.00 AM to 4.00 PM with prior appointment with above mentioned officials.** 5. Bids shall be submitted through online procedure only. (Subject to website availability) 6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. 7. The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only) 8. The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded. 9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession. 10. The Earnest Monet Deposit (EMD) or any other amount deposited towards bid shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder. 11. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed. 12. Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event. 13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc. 14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The participants of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s). 16. The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given. 17. Bid once maid shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only. 18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

**SALE NOTICE TO BORROWERS/GUARANTORS**

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,  
The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the