

SILVER HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.

The Municipal Commissioner
assigning any reason
Katke)
City Registrar,
e Societies,
Competent Authority,
MOFA, 1963.

Chief Engineer
GTPS Uran

B5, Road No. 2,
400 604. Ph. 022-69978500
adhuakar Bhavan,
ne (West) - 400 604.

NOTICE is hereby given
the Company to issue duplicate
Any person who has a claim
the Company at its Registered
proceed to issue duplicate

Name of the holder: Folio Ltd., pursuant to RBI sanction

Rajendra Prasad PIR000 Sahakari Bank Ltd. empowering its

Rajendra Prasad PIR000

Place: Mumbai
Date 25/09/2026

under the Securitization and
SAESI Act, 2002") and in exercise of
and Notice to repay the amount
amount, notice is hereby given to the
ic Possession of the property as
Security Interest (Enforcement)

and any dealings with the property

State Bank of India, in respect of time available, to
Shop No 1 -

REQUIREMENT Description of Property

State Bank of India
holders of commercial and parcel of Gala No. 101, First
branch in Kalyan West Building known as Kamaldeep Co-
tender document of Industrial premises Society Ltd.,
SBI website @ Kamaldeep Industrial Estate,
procurement-news Road no. 2, Goregaon (E),
for submission of office 063, admeasuring 38.18 sq.mtrs.
15/10/2026. Further bearing C.T.S. No. 500 (25 to 29)
posted only on the B bearing C.T.S. No. 500 (25 to 29)

No Brokers Please. Goregaon, Taluka - Borivali in the
district of Mumbai city and Mumbai

Sd/-
Manager & Authorized Officer,
under SARFAESI Act, 2002
on behalf of TJSB Sahakari Bank Ltd.

GOLDEN BEACH INFRACON PRIVATE LIMITED (IN LIQUIDATION)

CIN: U70109MH2009PTC191338

Registered Office: 4th Floor, HDIL Towers, Anant Kanekar Marg, Bandra (East), Mumbai 400051
Liquidator's Office: 173, Udyog Bhavan, Sonawala Road, Goregaon (East), Mumbai 400063

PUBLIC NOTICE - INVITATION FOR EXPRESSION OF INTEREST AND E-AUCTION FOR ASSIGNMENT / TRANSFER OF NOT READILY REALISABLE ASSETS UNDER IBC, 2016

Date and Time of E-Auction: 28-10-2026 11 AM to 1 PM (with unlimited extension of 5 minutes each)
Assignment / transfer of the Not Readily Realisable Assets ("NRRAs") of GOLDEN BEACH INFRACON PRIVATE LIMITED (in Liquidation) (the "Corporate Debtor") forming part of its liquidation estate, under Section 35(1)(f) of the Insolvency and Bankruptcy Code, 2016 ("Code") read with Regulation 37A and Regulation 8(5)(c) of the IBC (Liquidation Process) Regulations, 2016 ("Liquidation Regulations").
The e-Auction shall be conducted on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE" basis by the undersigned through the e-auction service provider BAANKNET Auction Platform at <https://ibbi.baanknet.com/eaction-ibbi/home>.
Details of the NRRAs proposed to be assigned or transferred, the lot structure, Reserve Price, EMD and Incremental Bid Amount shall be as set out below and in the Detailed Bid Document uploaded on the BAANKNET auction platform.

Lot	Qty.	Reserve Price Rs.	EMD Rs.	Incremental Bid Amount Rs.
Single Composite Lot	1	2,00,00,000	20,00,000	2,00,000

Particulars of the NRRAs proposed to be assigned / transferred

All right, title, interest, claims and entitlements, if any, of the Corporate Debtor in or arising from:

(i) Chembur Slum Rehabilitation Project:

The claimed contractual and / or partnership rights in relation to the slum rehabilitation project at Chembur, Mumbai in respect of land bearing C.T.S. No. 27/A (Pt.), Village Wadhvali, Taluka Kurla, Mumbai, admeasuring N11,591.80 sq. mtrs., arising from its arrangements with M/s Gurunank Construction, including the claimed 90% share in the profit and loss of that firm under the Agreement dated December 22, 2010 (the Deed of Admission contemplated thereunder is stated not to have been executed and I.A. No. 518 of 2022 in that regard is pending);

(ii) Motor Vehicles and Sale Proceeds:

Five (5) motor vehicles of the Corporate Debtor and / or the proceeds of their sale, subject to present custody, the provisional attachment by the Economic Offences Wing, I.A. No. 1307 of 2023 and the orders passed or to be passed therein; and

(iii) Claim against RKW Developers Private Limited:

The claims against RKW Developers Private Limited of Rs. 2,32,20,31,739/-, stated to have been acknowledged and approved by the erstwhile resolution professional of that company, together with the remaining entitlement, if any, to recoveries or distributions in respect of that claim.

Only the assets, rights and claims expressly identified in the Detailed Bid Document are offered. Any amount stated is a claimed or recorded figure and is not an admitted claim, an adjudicated amount, a valuation or an assurance of recovery.

(GST, stamp duty, registration and transfer charges and other taxes, duties and levies, if any, shall be payable by the Successful Bidder, over and above the bid amount.)

The NRRAs may be assigned or transferred only to a person eligible to submit a resolution plan for the Corporate Debtor. Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Code, through the electronic auction platform. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANKNET auction platform.

If a bidder is found ineligible, EMD shall be forfeited. Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under Section 29A of the Code to the extent applicable and that if found ineligible at any stage, the EMD shall be forfeited.

The eligibility conditions, the basis and scope of the assignment, the bid process, the payment terms, the disclaimers and the rights reserved by the Liquidator and the Committee of Creditors are as set out in the Detailed Bid Document, which shall govern this process and shall prevail. Bidders shall read it in full and satisfy themselves independently before participating.

Access to the Virtual Data Room and inspection is available only to Qualified Bidders on execution of the prescribed confidentiality undertaking.

Last date of Submission of EOI and eligibility / KYC documents : 26-10-2026 till 5 pm

Inspection and access to the Virtual Data Room : 26-10-2026 till 1 pm

Last date of EMD submission : 26-10-2026 till 5 pm

Date and time of E-Auction : 28-10-2026 from 11 am to 1 pm extendable as prescribed

Note: The Detailed Bid Document, together with the terms and conditions, annexures, declarations, undertakings and e-auction instructions forming part of it, is available on the BAANKNET auction platform <https://ibbi.baanknet.com/auction-listing>. With Asset ID 4960. Any addendum or clarification issued by the Liquidator will be posted on the auction listing and shall form part of the Detailed Bid Document.

In case of any clarifications, please contact the undersigned at gbipliquidation@gmail.com with a copy to maresh@mrsureka.com.

Date: 25-09-2026

Place: Mumbai

CA Mahesh Sureka
Liquidator of Golden Beach Infracon Private Limited (In Liquidation)
Mobile no. 9322581414 / 9867594067
IBBI/PA-001/IP-P00413/2017-2018/10736
AFA Validity: 31/12/2026

