THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | THURSDAY | JANUARY 25, 2024



Date: 25.01.2024 Place: Thane

Place : Mumbai

hareesh.gowda@c1india.com

Sd/-Authorised Officer, Canara Bank

Dated this 25th January 2024

C-1708. Indraprasth. New Golden New

Arun Singh Advocate

() The Mogaveera Co-operative Bank Ltd.

Phase 16. Bhavandar (East), Thane 401105 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY Auction sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ead with provise to Bule 8 (6) of the Security Interest (Enforcement) Bules, 2002



Read & Administative Office :

5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058 Contact for Details : 9833220680/ 9819132445/ 9821872846/ 8451980198/ 9702362456 (Email - recovery@mogaveerabank.com)

PUBLIC NOTICE FOR SALE

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/mortgagor(s) mentioned herein-under the public and all concerned including the concerned borrower(s)/mortgagor(s) their legal heirs/representatives as the case may be are hereby informed that the Sealed Offers/Tenders along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit are invited by the Bank for sale of the following Immovable Property on "as is where is basis" and on "as is what is basis", in terms of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.

Description of Immovable Asset/s/Properties	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Inspection of the Property	Date and time of opening the tenders :	Name of the Borrower/Mortgagor	Outstanding Loan Amount :	Name & Address of the Secured Creditors :	Date, time and place of Submission of Tenders/Offers :
1. Amalgamated Basement Premises Nos. 10, 11, 12 & 13 and Amalgamated Basement Premises no. 16, 17, 18, 19 & 20, Kedia Chambers, Junction of Kasturba Road & S V Road, Near Malad Railway Station, Malad (W), Mumbai-400064 admeasuring 1400 sq.ft. (Carpet)	Rs. 4,15,80,000/-	Rs. 10,00,000/-	21/02/2024 From 11 a.m. to 4 p.m.	23/02/2024 at 11 a.m. to 12.00 noon.	(10, 11, 12 & 13) and Mr. Nilesh Damodar	1. M/s. MY HOME HOTELS PVT. LTD (OD/2542 & HL/400) - Rs. 2,46,46,043.90 (Rupees Two Crores Forty Six Lakhs Forty Six Thousand Forty Three and Paise Ninety Only) as on 31/10/2019 plus further interest from 01/11/2019. 2. M/s. NEW AGE HOSPITALITY SERVICES (OD/2544 & HL/399) - Rs. 1,51,34,999.50 (Rupees One	The Mogaveera Co-operative Bank Ltd. 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai- 400058. Contact nos 9833220680/ 9819132445/ 9821872846/	Sealed Tenders/Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 22/02/2024 upto 4 p.m. at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.
2. Flat No. 501, 5th Floor, Krishna Villa, Plot No. 50 of Plot No. 68, Gazdar Scheme, 18th Road, Santacruz (W), Mumbai- 400054 admeasuring 832 sq.ft. (BUA)	Rs. 1,79,71,200/-	Rs. 5,00,000/-	17/02/2024 From 11 a.m. to 4 p.m.	21/02/2024 at 11 a.m. to 12.00 noon.	Mr. Damodar S. Mudaliar	Crores Fifty One Lakhs Thirty Four Thousand Nine Hundred Ninety Nine and Paise Fifty Only) as on 31/10/2019 plus further interest from 01/11/2019. 3. Mr. Damodar S. Mudaliar & Mrs. Jayalaxmi Damodar Mudaliar		
3. Flat No. 502, 5th Floor, Krishna Villa, Plot No. 50 of Plot No.68, Gazdar Scheme, 18th Road, Santacruz (W), M u m b a i - 4 0 0 0 5 4 admeasuring 557 sq.ft. (BUA)	Rs. 1,20,31,200/-	Rs. 5,00,000/-	17/02/2024 From 11 a.m. to 4 p.m.	21/02/2024 at 12 noon to 1 p.m.	Mr. Damodar S. Mudaliar	(Hsg/164) - Rs. 69,63,620/- (Rupees Sixty Nine Lakhs Sixty Three Thousand Six Hundred Twenty Only) as on 31/10/2019 plus further interest from 01/11/2019.		
4. Flat no. B/303, 3rd Floor, Akshay Vijay CHS Ltd., Road no. 1, Near Andhra Bank, Pendse Nagar, Dombivali (East), Tal. Kalyan, Dist. Thane-421201 admeasuring 400 sq.ft. (Built up).	Rs. 21,00,000/-	Rs. 50,000/-	07/02/2024 From 11 a.m. to 4 p.m.	14/02/2024 at 11 a.m. onwards	Mrs. Bharati Rajendra Gujar, Mr. Ashok Atmaram	Rs. 16,73,551/- (Rupees Sixteen Lakhs Seventy Three Thousand Five Hundred Fifty One Only) as on 31/05/2019 plus further interest from 01/06/2019 (ML/89)		Sealed Tenders/Offers shall be submitted to the Authorised Officer on or before 13/02/2024 upto 4 p.m. at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.
and rates both existing and f 2. The Authorised Officer Res 3. Mortgagor/borrower may b 4. Intending bidders should ir in arrears in respect of the sa 5. The successful bidders/ off 6. If the successful bidders fa 7. Tenders quoted below th	iuture relating t serves the right ring prospectiv hspect the prop aid properties b ferers should d iil to pay the ba e "Reserve Pr	to the propert t to accept on the bidder/offe before particip eposit 25% c alance 75% c tice" will not	y. The Sale Ce r reject any bid rer and may al dified date for in pating in the au of the bid amou f the bid amou be considered	ertificate will be i s and/or adjourn so remain presenspection before uction. unt immediately int within 15 day d.	ssued in the name of the suc /postpone/cancel the sale/n int while opening the tender(e submitting their bids. Bidder i.e on the same day or not la s from date of acceptance of	ccessful bidder only. nodify any terms and conditions of t s) on the dates mentioned herein-al rs are advised to get themselves sa ter than next working day and balar i bid, the deposited amount shall be	he sale without any pr pove. tisfied about the title c nce 75% within 15 day forfeited.	
contemplated in the Act & Ru	le 8(6) of the S o redeem the s	ecurity Intere	est (Enforceme per provision u	nt) Rules, 2002 nder section 13	about holding of Auction/ Sale 8) by paying the outstanding	e by inviting sealed tenders from the	public in general for s	the Borrowers/Guarantors/Mortgagors, as ale of secured asset/s on above mentioned sale is conducted, failing which the property
						ER, WHO IS THE ONLY PERSON A THORISED PERSONS/AGENTS.	AUTHORISED TO DE	AL FOR AUCTION/SALE OF THE SAME.

Notice is hereby given to the public in general and in particular to the Borrowers i.e. alwalkars Better Value Fitness Limited and Talwalkars Healthclubs Limited an he Mortgagor/Guarantor i.e. Popular Prakashan Private Limited that the below described immovable properties mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer o Axis Bank Limited, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS" on 8th February 2024, for recovery of Rs 2.37.07.97.854.22/- (Rupees Two Hundred Thirty Seven Crore Seven Lakhs Ninety Seven Thousand Eight Hundred Fifty Four and Paise Twenty Two Only) eing the amount due as on 13.08.2020 plus further interest from 14.08.2020 at the contractual rate and net of credits due to the Axis Bank Limited from Talwalkars Bette ited and Talwalkars Healthclubs Limited being the Borrowers. The

Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. Tel: +919619446108, +919711986720

www.axishank.com

AII THAT PIECE AND PARCEL OF PROPERTY SITUATED AT OFFICE PREMISES AT 301, 302 AND 302A MAHALAXMI CHAMBERS, BHULABHAI DESAI ROAD, MUMBAI - 400 026, STANDING IN THE NAME OF M/S POPULAR PRAKSHAN PVT. LTD., AND	Rs. 15,50,00,00 0/- (Rupees Fifteen Crore Fifty Lakh Only)	Rs. 1,55,00,000/- (Rupees One Crore Fifty Five	290757
BOUNDED AS: ON OR TOWARDS THE EAST: SWAMI NARAYAN TEMPLE; ON OR TOWARDS THE WEST: AGARWAL BHAVAN; ON OR TOWARDS THE SOUTH: BHULABHAI DESAI ROAD AND: ON OR TOWARDS THE NORTH: MAHALAXMITEMPLE. TOGETHER WITH ALL THE BUILDINGS AND STRUCTURE THEREON, FIXTURES, FITTINGS AND ALL PLANT AND MACHINERY ATTACHED TO THE EARTH OR PARMANENTLY FASTENED TO ANYTHING ATTACHED TO THE EARTH, BOTH PRESENT AND FUTURE BELONGING TO MORTGAGOR		Lakh Only)	
AII THAT PIECE AND PARCEL OF PROPERTY SITUATED AT ENTIRE FIFTH FLOOR BEING UNIT NO 501 & 502 + 2 TERRACE ADMEASURING 5200 FT. AND CAR PARKING AT KONARK ASHRAM BEHIND EVEREST BUILDING, PT. M. M. MALVIYA MARG, TARDEO STANDING IN THE NAME OF M/S TRIBHOVANDAS BHIMJI ZAVERI & SONS PRIVATE LIMITED AND BOUNDED AS: ON OR TOWARDS THE EAST: SET BACK LAND AND PT. M. M. MALVIYA MARG; ON OR TOWARDS THE EAST: SET BACK LAND AND PT. M. M. MALVIYA MARG; ON OR TOWARDS THE WEST: PROPERTY OF POWAGER LADY DINSHAW PETIT & OTHER EXECUTOR OF LATE D. M. PETIT 2ND BARONET; ON OR TOWARDS THE SOUTH: PROPERTY OF PESTONJI FRAMJI GAGRAT & OTHER TRUSTEES OF CHANDANBAI BEHRAMJI BATLIWALA AND PARTLY BY PROPERTY OF DOWAGER LADY DINSHAW PETIT & OTHER EXECUTOR OF LATE D. M. PETIT 2ND BARONET AND ON OR TOWARDS THE NORTH: PROPERTY OF MOHAMEDBHAI YUSUFBHAI. TOGETHER WITH ALL THE BUILDINGS AND STRUCTURE THEREON, FIXTURES, FITTINGS AND ALL PLANT AND MACHINERY ATTACHED TO THE EASTH OR PARMANENTLY FASTENED TO ANYTHING ATTACHED TO THE EARTH, BOTH PRESENT AND FUTURE BELONGING TO MORTGAGOR	Rs. 13,70,00,00 0/- (Rupees Thirteen Crore Seventy Lakh Only)	Rs. 1,37,00,000/- (Rupees One Crore Thirty Seven Lakh Only)	290758
For detailed terms and conditions of the sa https://www.axisbank.com/auction-notice https://axisbank.auctiontiger.net (Auction Date: 25th January, 2024	s and/or		

Authorised Officer