## MUNICIPAL COUNCIL ERANDOL, DIST.-JALGAON

**Add**: Main Road, Erandol, Dist.-Jalgaon (Maharashtra) 425109
**Contact No**. 02588-245022 (Chief Officer/President) 02588-244401 (Office)
**Fax:** 02588-243067 **E-Mail:** mnc_erl.001@rediffmail.com | mcerandol@gmail.com

O/w No./PWD/108/2024-25 Dated : 11/09/2024

**(OPEN TENDER NOTICE)**

1. Refer to open tenders Id 2024_DMA_1083842_1 published on 12th September, 2024.
2. Please visit the website at https://mahatenders.gov.in for further details.
3. Due date for submission of quotation and opening of tenders is amended as follows :

| | | |
|---|---|---|
| Due date of submission of Quotations | 19/09/2024 | Time : 12.00 PM (IST) |
| Pre-Bid Meeting | 17/09/2024 | Time : 11.00 AM (IST) |
| Opening of Tenders | 20/09/2024 | Time : 12.00 PM (IST)Onwards |

4. Attendance of bidders should be compulsory at the time of Pre-bid meeting.
5. There are no other changes in the terms and conditions of the open tender notice.

SEAL

(Kiran Shamrao Deshmukh)
Chief Officer And Administrator
Municipal Council Erandol
Dist.-Jalgaon

## Motilal Oswal Home Finance Limited

**Corporate Office :** Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite ST Depot, Prabhadevi, Mumbai-400025.
**Email :** hfquery@motilaloaswal.com.
CIN :- U65923MH2013PLC248741

**CORRIGENDUM**

Please refer to our **"Public Notice For E-auction Cum Sale" on 26.09.2024** published In this newspaper on **22.08.2024** In this notice the respect of Borrower **YOGESH MOHAN JADHAV** (Loan Account No LXHAD00316-170035738) Reserve Price was wrongly published. Please read correct **Reserve Price Rs. 1600000/- Instead of Rs.2020682/- EMD Price Rs. 160000/- Instead of Rs.202068/-** Other details will remain the same.

Sd/-
**Authorised Officer**

## MUNICIPAL COUNCIL SHAHADA
## Dist. NANDURBAR
### e-TENDER NOTICE for 2024-2025

Shahada Municipal Council invites e-Tender for the work of Augmentation to Shahada Water Supply Scheme, Tal. Shahada, Dist. Nandurbar in the State of Maharashtra of Estimated Cost Rs. 55,95,49,056.00. The e-Tender details are available on www.mahatenders.gov.in. All relevant dates will be as per the tender published in web portal-www.mahatenders.gov.in

Date 12/09/2024

(Sd/-) **Chief Officer,**
**Shahada Municipal Council**

## MAHATRANSCO
Maharashtra State Electricity Transmission Co. Ltd.

## NOTICE INVITING TENDER CPD/65 -2024-25

The due Date and Time of submission and opening of following SRM e-tender is extended as follows:

| Tender No. & Description of Material | Estimated Amount (In Rs. Lakhs) / Tender Fee (in Rs.) | Due Date & Time (Hrs.) for Submission & Opening of Tender |
|---|---|---|
| SP/T-0638/0924[ 3rd Call] [RFX No.5000001289] (Two Bid System) Procurement of Battery Sets against replacement of existing battery Sets at various EHV sub stations under Nagpur Zone & Karad in MSETCL. | 599.41 Lakhs / 5000.00 | 19.09.2024 Up to 17:00 Hrs. 19.09.2024 at 17:15 Hrs. |

Contact Person: Office of the Executive Engineer (P&C)
No.022-69852711/ Cell No.8329909813
Email: eegrp6@mahatransco.in, eepc@mahatransco.in
For further details visit our website http://www.srmetender.mahatransco.in
Any further amendments will be published on the MSETCL website www.mahatransco.in. So bidders are requested to check the website.

**Sd/-**
**Executive Engineer (P&C)**

## OMKARA ASSETS RECONSTRUCTION PVT. LTD.

OMKARA ASSETS RECONSTRUCTION PVT LTD.
CIN: U67100TZ2014PTC020363
**Corporate Office:**Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028
**Authorized Officer, Mr. Piyush Jain, Mobile: +91 8879093790, Mail: piyush.jain@omkaraarc.com**

**[Appendix - IV-A]**
**[See proviso to rule 8 (6)r/w 9(1)]**
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower **M/s. Hotel Silver Pride and Guarantors Mr. Anshuman Dilip Jadhav, Mr. Dilip Dattatray Jadhav and Mr. Vijay Dattatray Jadhav** that the below described immovable properties mortgaged/charged to the Secured Creditor (Bank of Baroda) the physical possession of which has been taken by the Authorized Officer of the Bank of Baroda(now assigned to Omkara Assets Reconstruction Pvt Ltd), will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without Recourse" basis on **September 30, 2024, at 11.00 a.m**. for recovery of dues of **Rs. 4,69,93,112/-** (Rupees Four Crore Sixty-Nine Lakhs Ninety-Three Thousand One Hundred and Twelve Only)as on August 31, 2024,plus interest and expenses w.e.f. September 01, 2024, due to Omkara Assets Reconstruction Private Limited from above mentioned Borrower /Guarantors/mortgagors. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act.

Omkara Assets Reconstruction Private Limited (OARPL) (Acting in its capacity as Trustee of Omkara PS 29/2021-22 Trust), has acquired entire outstanding debt lying against above said Borrower /Guarantors vide Assignment Agreement dated September 29, 2021, from Bank of Baroda along with underlying security.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

| Sr. No. | DESCRIPTION OF THE PROPERTY | Reserve Price | EMD | Status of Possession |
|---|---|---|---|---|
| 1. | Hotel property being part admeasuring 0 H 5.60 Ares out of total 0 H 84 Ares and plot kharab admeasuring 0 H 13 Ares in Gat No. 2873 A/1, of village Kasegaon, Taluka Walwa, District Sangli and bounded as follows:North: Property of Shahshikala Patil, South:Property of Anshuman Dilip Jadhav, East:Road,West: Road | Rs. 3,00,00,000 (Rupees Three Crore Only) | Rs. 30,00,000 (Rupees Thirty Lakhs Only) | Physical Possession |
| 2. | Hotel property being part admeasuring 0 H 32.70 Ares out of total 0 H 84 Ares and plot kharab admeasuring 0 H 13 Ares in Gat No. 2873 A/1, of village Kasegaon, Taluka Walwa, District Sangli and bounded as follows:North: Property of Mr. Anshuman Dilip Jadhav South: Property of Mr. Sutar,East: Road,West: Road. | | | |

| | | |
|---|---|---|
| | Date of E- Auction | September 30, 2024,Monday at 11.00 am to 12:00 Noon |
| | Inspection Date | September 25, 2024.Wednesday, Time 12:00 Noon to 4:00 p.m. |
| | Minimum Bid Increment Amount | Rs. 5,00,000/- (Rupees Five Lakh only) |
| | Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: | September 27,2024, by 6:00 pm |

**TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in http://omkaraarc.com/auction.php.**

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 27.09.2024 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com , and for any property related query contact the **Authorized Officer, Mr. Piyush Jain, Mobile: +91 8879093790, Mail: piyush.jain@omkaraarc.com** in official hours and working days. Intending bidders shall comply and shall have to submit declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016 and subject to independent evaluation of the same. In case of failure in the same bid shall be rejected.

**STATUTORY NOTICE FOR SALE UNDER Rule 8(6)r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002**

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/ Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: September 12, 2024
Place: Mumbai

Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 29/2021-22 Trust)

## Phoenix ARC Private Limited

**Regd. Office:**3rd Floor, Wallace Tower 139-140/B/1, 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.**

### PUBLIC NOTICE FOR E-AUCTION CUM SALE

**E-Auction Sale Notice of 30 Days 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 what is", and "Whatever there is", 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 All below E-Auction:- Date: 14-10-2024 11:30 Am to 05:00 Pm (with unlimited extensions of 5 minute each)**

| Borrower(s) / Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD & Last Date of Submission of EMD |
|---|---|---|---|
| **LAN: LXPUN00315-160004019 Branch: PUNE Borrower: RAHUL SADASHIV NAVADE Co-Borrower: AMOL SADASHIV NAWADE** | 09-06-2018 For Rs:969422/- (Rupees Nine Lac Sixty Nine Thousand Four Hundred Twenty Two Only) | S R No 1 Hissa No 3b/1/4 Flat No. 06, 2nd Floor,Pruthviraj Bulding,S. No.1 Yewalewadi, 411048 Pune Maharashtra India | **Reserve Price: Rs.1725360/-** (Seventeen Lakh Twenty Five Thousand Three Hundred & Sixty Only) **EMD: Rs. 172536/-**(One Lakh Seventy Two Thousand Five Hundred & Thirty Six Only) **Last date of EMD Deposit:13-10-2024** |
| **LAN: LXPUN00515-160010102 Branch: PUNE2 Borrower: SANJAY SOMNATH NIMBALKAR Co-Borrower: VIJAY SOMNATH NIMBALKAR** | 13-12-2017 For Rs: 2335907/- (Rupees Twenty Three Lac Thirty Five Thousand Nine Hundred Seven Only) | Flat No-501,5th Floor,Om Sai Lake Viewsr.No-60,Hissa No-1,Village-Ambegaon Khurd Pune 413101 Haveli Pune Maharashtra India | **Reserve Price: Rs.862680/-**(Eight Lakh Sixty Two Thousand Six Hundred & Eighty Only) **EMD: Rs. 86268/-**(Eighty Six Thousand Two Hundred & Sixty Eight Only) **Last date of EMD Deposit:13-10-2024** |
| **LAN: LXPUN00116-170047316 Branch: PUNE2 Borrower: SUNIL BHIVA SONAWANE Co-Borrower: JYOTI SUNIL SONAWANE** | 02-04-2020 For Rs: 2295413/- (Rupees Twenty Two Lac Ninety Five Thousand Four Hundred Thirteen Only) | Plot No - 02, Rutu Vista, Pathare Wasti, Lohegaon, Pune, Maharashtra - 411047 | **Reserve Price: Rs.2500000/-**(Twenty Five Lakh Only) **EMD: Rs. 250000/-**(Two Lakh Fifty Thousand Only) **Last date of EMD Deposit:13-10-2024** |
| **LAN: LXKAT00316-170026023 Branch: KATRAJ Borrower: YASHWANT RAMCHANDRA HARIYAN Co-Borrower: YAMINI YASHWANT HARIYAN** | 05-02-2018 For Rs: 1127335/- (Rupees Eleven Lac Twenty Seven Thousand Three Hundred Thirty Five Only) | Flat No 402 ,4th Floor,Wing B, Ninad Enclave S No 45, H No 13/3,13/4,13/6 Narhe Road,Dhayaari Pune Nr Analogic Automation Company 411041 Pune Pune Maharashtra | **Reserve Price: Rs.810000/-**(Eight Lakh Ten Thousand Only) **EMD: Rs. 81000/-** (Eighty One Thousand Only) **Last date of EMD Deposit:13-10-2024** |
| **LAN: LXPUN00115-160005762 Branch: PUNE2 Borrower: RAJENDRA SARJERAO PAYAGUDE Co-Borrower: NILIMA RAJENDRA PAYAGUDE** | 26-08-2019 For Rs:1052632/- (Rupees Ten Lac Fifty Two Thousand Six Hundred Thirty Two Only) | Flat No.202, 2nd Floor, C-Wing, Shri Sai Vihar, Sr.No-11,Hissa No-5, Mangdewadi, Pune, Maharashtra - 411046 | **Reserve Price: Rs.1452000/-**(Fourteen Lakh Fifty Two Thousand Only) **EMD: Rs. 145200/-**(One Lakh Forty Five Thousand Two Hundred Only) **Last date of EMD Deposit:13-10-2024** |

**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 **VIKAS BALASO KOLAWALE-8655691746/Ajit Dattatray Gaikwad-9321972466/MAYUR DEEPAK GAIKWAD-9372714297/Raju Mahadev Kamble-8928951411/Ashish Dhapte-8976791951** , details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com

**Place: Maharashtra**
**Date:12.09.2024**

**Sd/-**
**Authorized Officer**
**Phoenix ARC Private Limited**

## TATA CAPITAL HOUSING FINANCE LIMITED

**Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013**
**Branch Add.: Tata Capital Housing Finance Limited, 82, 2nd Floor, Kanale Plaza Building, Railway Line, Dafferin Chouk, Solapur-413001**

### NOTICE FOR SALE OF IMMOVABLE PROPERTY

**(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

**E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/ representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **28-09-2024 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at **2.00 P.M.** on the said **28-09-2024.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **27-09-2024 till 5.00 PM** at Branch address **'Tata Capital Housing Finance Limited, 82, 2nd Floor, Kanale Plaza Building, Railway line, Dafferin Chouk, Solapur - 413001.**

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

| Sr. No. | Loan A/c. No. | Name of Borrower(s) / Co-borrower(s) Legal Heir(s) /Legal Representative/ Guarantor(s) | Amount as per Demand Notice | Reserve Price | Earnest Money | Type of Possession |
|---|---|---|---|---|---|---|
| 1 | 10324728 & 10325620 | Mr. Rupesh Kamalkishor Upadhye Mrs. Preethi Rupesh Upadhye | **Rs. 13,94,982/-** (Rupees Thirteen Lakh Ninety Four Thousand Nine Hundred Eighty Two Only) is due and payable by you under Agreement no. **10324728** and an amount of **Rs.28,57,151/-** (Rupees Twenty Eight Lakh Fifty Seven Thousand One Hundred Fifty One Only) is due and payable by you under Agreement no. **10325620** Totaling to **Rs.42,52,133/-** (Rupees Forty Two Lakh Fifty Two Thousand One Hundred Thirty Three Only) & **14-02-2019** | **Rs. 35,00,000/-** (Rupees Thirty Five Lakh Only) | **Rs. 3,50,000/-** (Rupees Three Lakh Fifty Thousand Only) | **Physical** |

**Description of the Immovable Property: Schedule – A :** All that piece and parcel of the property situated at Seth L.J. Chandak path, Budhwar Peth within the registration district of Solapur and within the limits of Solapur Municipal Corporation, bearing S. No. 28/1B/1/1/(1+3+4+6) admeasuring 5139.62 Sq. Mts. **Which is bounded as under :** On or towards the East: By Internal Road / F. P. No. 28/1B/1/7, On or towards the West : By F. P. No. 26, On or towards the North : By F. P. No. 28/1B/1/1A/5, On or towards the South : By Solapur Municipal Corporation Road, **The Kamalshree Apartment is bounded as under :** On or towards the East: By Internal Road, On or towards the West: By Shree & Suyash Apartment of Chandak Garden, On or towards the North: By Internal Road, On or towards the South: By Old T.P. II, F. P. No. 28/1B/1/4,
**Schedule – B : The Unit / Flat No. 203 of Kamalshree Apartment is bounded as under :** On or towards the East: Internal Road, On or towards the West: Flat No. 204 & 205, On or towards the North: Flat No. 202, On or towards the South: Internal Road, **Carpet area statement of the said Unit / Flat : Flat No. 203,** it is rectangular shaped Apartment built up area measuring 930.00 Sq. Fts. 86.40 Sq. Mtr. As specifically shown in Exhibit A of this deed. Its main door has access to the corridor of the respective floor. The total area of the Flat No. 203 is 66.03 Sq. Mtr. i.e. 711.00 Sq. Ft.

| | | | | | | |
|---|---|---|---|---|---|---|
| 2 | TCHHL0682000100078100 & TCHIN06820001000 82222 | Mr. Shakilahamad Mahamad Daulatabad Mrs. Shahin Shakilahamad Daulatabad | **Rs. 6,00,053/-** (Rupees Six Lakh Fifty Three Only) is due and payable by you under Agreement no. **TCHHL0682000100078100** and an amount of **Rs.50,400/-** (Rupees Fifty Thousand Four Hundred Only) is due and payable by you under Agreement no. **TCHIN0682000100082222** Totaling to **Rs.6,50,453/-** (Rupees Six Lakh Fifty Thousand Four Hundred Fifty Three Only) & **13-02-2023** | **Rs. 5,40,000/-** (Rupees Five Lakh Forty Thousand Only) | **Rs. 54,000/-** (Rupees Fifty Four Thousand Only) | **Physical** |

**Description of the Immovable Property:** All that piece and parcel of the Plot No. 80 admeasuring 50.32 Sq. Mtrs. in Narsinh Vidi Kamgar Sahakari Gruh Nirman Sanstha Maryadit, Solapur out of New Survey No. 172/1 (Old Survey No. 181/1), Situated at Kasabe Solapur, Taluka North Solapur, Dist. Solapur. **Bounded :-** East :- Plot No. 95, West :- Road, North :- Plot No. 79, South : -Plot No. 81,

| | | | | | | |
|---|---|---|---|---|---|---|
| 3 | TCHHL0682000100092620 & TCHIN06820001000 94646 | Mr. Shubham Santosh Haware Mr. Saurabh Santosh Havare | **Rs.17,30,967/-** (Rupees Seventeen Lakh Thirty Thousand Nine Hundred Sixty Seven Only) is due and payable by you under Agreement no. **TCHHL0682000100092620** and an amount of **Rs.47,489/-** (Rupees Forty Seven Thousand Four Hundred Eighty Nine Only) is due and payable by you under Agreement no. **TCHIN0682000100094646** Totaling to **Rs.17,78,456/-** (Rupees Seventeen Lakh Seventy Eight Thousand Four Hundred Fifty Six Only) & **28-01-2023** | **Rs. 14,00,000/-** (Rupees Fourteen Lakh Only) | **Rs. 1,40,000/-** (Rupees One Lakh Forty Thousand Only) | **Physical** |

**Description of the Immovable Property:** Flat No. 404 having Carpet Area 47.23 Sq. Mtrs. Built up area 64.12 Sq. Mtrs. on Fourth Floor in "Arman Residency" in "Arman Residency" on Plot No. 1 and 2 out of New Survey No. 168/1B/1A/1 (Old Survey No. 177/1B/1A/2), situated at Kasabe Solapur, Situated at Kasabe Solapur, Taluka North Solapur, Dist. Solapur
**Bounded:-** East :- Flat No. 403, West :- 12 Mtrs. Wide Road, North :- Staircase and Flat No. 401, South : Flat Boundary,

| | | | | | | |
|---|---|---|---|---|---|---|
| 4 | 10470258 | Mr. Gopal Abhiman Harne Mrs. Ashvini Gopal Harane | **Rs.14,30,264/-** (Rupees Fourteen Lakh Thirty Thousand Two Hundred Sixty Four Only) & **12-08-2019** | **Rs.13,80,000/-** (Rupees Thirteen Lakh Eighty Thousand Only) | **Rs.1,38,000/-** (Rupees One Lakh Thirty Eight Thousand Only) | **Physical** |

**Description of the Immovable Property: Schedule - A:** All that piece and parcel of the land situated within the District Solapur, Sub District Solapur, Tal. North Solapur within the limits of Solapur Municipal Corporation bearing Gat No. 13/1 Pratap Nagar admeasuring 8155.11 Sq. Mtr. out of that this deed pertains to (B Building) Smriti Building of IMP Greens Phase I admeasuring 2038.18 Sq. Mtr. **Schedule - B : Flat No. : 807, Floor : Eight,** In "Smriti (B) Building" of IMP Greens, Phase I, Carpet Area about 33.46 Sq. Mtrs. i.e. 360 Sq. Ft. which is corresponding to built-up area about 37.17 Sq. Mtrs. i.e. 400 Sq. Ft. alongwith 3.71 Sq. Mtrs. as area of the balconies. **Bounded By:** Towards East: Staircase / Common Passage, Towards South: Building Rear Margin, Towards West : Flat No. 808, Towards North: Common Duct / Lift.

| | | | | | | |
|---|---|---|---|---|---|---|
| 5 | 10426527 | Mr. Rafique Nabisab Nallamandu Mrs.Saidabi Nabisab Nallamandu Mrs. Jahanara Mohammedishaque Shaikh | **Rs. 19,32,512/-** (Rupees Nineteen Lakh Thirty Two Thousand Five Hundred Twelve Only) & **22-10-2019** | **Rs.15,30,000/-** (Rupees Fifteen Lakh Thirty Thousand Only) | **Rs.1,53,000/-** (Rupees One Lakh Fifty Three Thousand Only) | **Physical** |

**Description of the Immovable Property:** Flat No. 05 admeasuring 47.36 Sq. Mtrs. on Third Floor, in "Shri Kashi Ram Apartment" out of T. P. Scheme No. 1, City Survey No./ Final Plot No. 9/203, Situated at Raviwar Peth, Taluka North Solapur, Dist. Solapur. **Bounded:-** East :- Passage and Flat No. 6, West :- Road, North :- Road, South : Final Plot No. 9/203,

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within **15 days** from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped If, amount due as aforesaid, with Interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

**NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 28-09-2024 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.**

**Terms and Condition:- 1.** The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: **Rs.10,000/-** (Rupees Ten Thousand Only). **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL HOUSING FINANCE LTD."** Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly Inadequate as to make It Inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **18-09-2024 between 11 AM to 5.00 PM** with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. **12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad 500038 through Its coordinators Karnataka & Goa, Mob. No.8142000809, srinivas@bankauctions.in & Telangana & AP Mob No. 8142000064, prakash@bankauctions.in & Odisha, West Bengal, Chhattisgarh, NE states Mob No. 814200030, pradhan@bankauctions.In & Tamil Nadu & Kerala Mob No. 8142000735, dinesh@bankauctions.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states Mob No. 9515160064, prakash@bankauctions.ind & Maharashtra, Gujarat & Madhya Pradesh Mob No. 8142000725, Arijit@bankauctions.In and Email : Info@bankauctions.In or Manish Bansal, Email Id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number 9999078669. 13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website **http://surl.li/kjfyeo** for the above details. **15.** Kindly also visit the **link: https://www.tatacapital.com/property-disposal.html**

**Please Note:** TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

**Place : Solapur**
**Date : 12-09-2024**

**Sd/-**
**Authorised Officer**
**Tata Capital Housing Finance Ltd.**

**EXH-33**

**REGD.A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/ NOTICE BOARD OF DRT PROCLAMATION OF SALE**
**OFFICE OF THE RECOVERY OFFICER-I**
**MUMBAI DEBTS RECOVERY TRIBUNAL - I**
**2ND FLOOR, TELEPHONE BHAVAN, STRAND ROAD, COLABA MARKET, COLABA, MUMBAI - 400 005**

**R.P. No. 121 of 2022** **DATED:- 09/09/2024**

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

**Bank of Baroda** .....Applicant / Certificate Holders
**V/s**
**M/s.Mangum Steel & Ors,** .....Defendants / Certificate Debtors
**CD-1:M/s. Magum Steel**
office at 602, Simran Plaza, Khar Road, Corner of 3rd and 4th Road, Next to Hotel Regal Enclave, Khar (West), Mumbai- 400 052.
**CD-2.Mr. Kishor Gandhi,**
Office at 503, 5th Floor, Palm Grove CHSL, 15-A East Avenue Road, Santacruz (West). Mumbai- 400 054.
**CD-3. Mr. Kunal Gandhi,**
Office at 503, 5th Floor, Palm Grove CHSL, 15-A East Avenue Road, Santacruz (West). Mumbai- 400 054.
**CD-4. Mrs. Rupa K. Gandhi,**
Office at 503, 5th Floor, Palm Grove CHSL. 15-A East Avenue Road, Santacruz (West). Mumbai- 400 054.
**CD-5. Mr. Bhumit K. Gandhi,**
Office at 503, 5th Floor, Palm Grove CHSL, 15-A East Avenue Road, Santacruz (West). Mumbai- 400 054.
..... **Certificate Debtors**

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. I Mumbai has drawn up the Recovery Certificate in **Original Application No. 265 of 2017** for recovery of **Rs.102,46,48,618.75ps. (Rupees One Hundred Two Crores Forty Six Lacs Forty Eight Thousand Six Hundred Eighteen and Paise Seventy Five only)** with Interest and costs which is recoverable together with further Interest, cost and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of the attached properties of the certificate Debtor as mentioned in the Schedule towards satisfaction of the Application.

And whereas a sum of **Rs.279,74,94,659.27/- (Rupees Two Hundred Seventy Nine crores Seventy Four Lacs Ninety Four Thousand Six Hundred Fifty Nine and Paise Twenty Seven Only)** being due to certificate Holder including cost and interest thereon as on **06/08/2024 .**

1. Notice is hereby given that in the absence of any order of postponement, the said property shall be sold on **22/10/2024** between **02.00 PM to 04.00PM** (with auto extension clause in case of bid in last 5 minutes before closing. if required) by **e-auction and bidding shall take place through M/s. E-procurement Technologies Ltd/Auction Tiger**, having address at Auction Tiger, B - 704, Wall Street, Opp. Orient Club, Near Gujarat College. Ellis Bridge, Ahmedabad, Gujarat 380006 contact person **Mr. Pravin Tevar. Mobile No. 9722778828/ 7935022166/ 07935022145/149/182 Email:- https://drt,auctiontiger,net, Maharashtra@Auctiontiger,net tilak@auctiontiger,net.** for further contact details: **Mr. Yayati Gangawane.** Manager. Bank of Baroda, ZOSARB, Mumbai. **Mobile No. 9767150781.** Email Id- armbom@bankofbaroda.com
2. The sale will be of the property of the Certificate Debtors above named as mentioned in the schedule below and the liabilities and claims attaching to the said properties. so far as they have been ascertained, are those specified in the schedule against each lot.
3. 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.
4. 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
5. 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.
6. The assets shall be auctioned as per the following details: :

| Sr. No. | Description of the property to be sold | Date of Inspection | Reserve price (Amt In Rupees) | EMD (Amt in Rupees) | Incremental amount in Rupee/ Bid |
|---|---|---|---|---|---|
| 1 | All that piece and parcel of land admeasuring about H0- 80 are out of land admeasuring H3-38 Are, out of Gut NO. 319 lying & situated at Village Ambavane, In the Registration District Pune, Sub District Mulshi. District | 15/10/2024 | 1,05,00,000/- | 10,50,000/- | 5,00,000/- |
| 2 | All that piece and parcel of land bearing Survey No. 92 Village Ambavane, Taluka Mulsi. District Pune | 15/10/2024 | 1,43,00,000/- | 14,30,000/- | 5,00,000/- |
| 3 | All that piece and parcel of land bearing Survey No. 136 Village Ambavane, Taluka Mulshi, District Pune. | 15/10/2024 | 25,00,000/- | 2,50,000/- | 2,00,000/- |
| 4 | All that piece and parcel of land admeasuring about H0- 80 are out of land admeasuring H3-38 Are, out of Gut NO. 319 lying & situated Ambavane, at Village in the Registration District Pune, Sub District Mulshi, District Pune & All that piece and parcel of land bearing Survey No. 92 Village Ambavane, Taluka Mulsi. District Pune & All that piece and parcel of land bearing Survey No. 136 Village Ambavane, Taluka Mulshi, District Pune. | 15/10/2024 | 2,73,00,000/- | 27,30,000/- | 5,00,000/- |

7. The amount by which the bid is to be increased shall be INR 5,00,000/- (Rupees Five Lakhs Only) for Lot 1 and Lot 2 & Lot No. 4 and INR 2,00,000/- (Rupees Two Lakhs Only) for Lot No. 3. However, 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 decision of the undersigned shall be final.
8. Preference shall be given to the bidders who bid for the Lot No. 4 and in that case bids for Lot No. 1, Lot No. 2 and Lot No. 3 separately will not be accepted considered. However, decision in this regard of the undersigned shall be final and binding on the parties concerned.
9. The highest