



MINI RACPC BRANCH
1st Floor, Shop No. 1 & 2, Kohinoor Paradise,
Arogya Mandir, Ratnagiri, 415639.
E-mail: sbi.64163@sbi.co.in

DEMAND NOTICE

The Authorised Officer of the Bank has issued Demand Notice on 28.10.2024 in compliance of Section 13(2) of SARFAESI Act, 2002 to the below mentioned Borrower, demanding outstanding amount within 60 days from the issue of said notice, mentioned as per details. However, notice is issued to the borrower is returned unrespondent. Hence this publication of the notice is made for notice to the following Borrower.

Sr. No.	Name of the Borrowers and address	Nature of Facility	Outstanding Dues	Details of Secured Asset
1	Mr. Anzar Nurullah Sakharkar (Borrower) & Mrs. Farina Anzar Sakharkar (Co-Borrower) Address-1 : 285, Nava Nagar, Bhatye, Tal. & Dist. Ratnagiri, 415612. Address-2 : Flat No. A-402, A-Wing, 4th Floor, "Aadinath Aangan" Apartment, Mazgaon Road, Zadgaon, Tal. & Dist. Ratnagiri.	Housing Loan + Suraksha Rs. 18,64,000/-	Rs. 19,00,296.85/- + UCI from 28.10.2024	All piece and parcel of Flat No. A-402, A-Wing, 4th Floor, Aadinath Aangan Apartment, Mazgaon Road, Zadgaon, Tal. & Dist. Ratnagiri.

Borrower/Co-Borrower is hereby informed that Authorised Officer of the Bank shall under provision of SARFAESI Act take possession and subsequently auction the Secured Assets as mentioned above if the Borrower/Co-Borrower do not pay the amount as mentioned above within 60 days from the date of publication of the notice. The Borrower/Co-Borrower is also prohibited under Section 13(13) of SARFAESI Act to transfer by sale, lease or otherwise the said secured assets under above without obtaining written consent of the Bank. This Public is to be treated as notice u/s 13(2) of the SARFAESI Act, 2002. Borrower/Co-Borrower is advised to collect the original notice issued under Section 13(2) from the undersigned on any working day by discharging valid receipt.

Place: Ratnagiri
Date: 18/12/2024

Sd/-
Authorised Officer State Bank of India

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op. Bank building, 2nd floor, P.L. kale Gurnji Marg, Dadar (West), Mumbai-400028.
No. DDR-4/Mum./Deemed Conveyance/Notice/3236/2024 Date: 13/12/2024
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE
Application No. 247 of 2024

Bhushan Park View Co-op. Housing Society Ltd., Plot No. 4, and New F.P. No. 502, TPS III, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **Applicant, Versus, I. M/S. Bhushan Enterprises, The Promoter / Developer A Sole Proprietary concern of Smt. Padmabai Ramchandra Keni**, Having address at 113, Dattani Trade Centre, Chandavarkar Road, Borivali (W), Mumbai 400092 **2. Hill View Co-op Housing Society Ltd.**, Plot No. 1, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **3. Aishwarya Co-op Housing Society Ltd.**, Plot No. 2, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **4. Trilok Co-op. Housing Society Ltd.**, Plot No. 3, New F.P. No. 483, TPS III, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **5. Pawan Co-op Housing Society Ltd.**, Plot No. 6, F.P. No. 502, TPS III, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **6. Shreyas Co-op Housing Society Ltd.**, Plot No. 7, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **7. Chaitanya Co-op Housing Society Ltd.**, Plot No. 5, New F.P. No. 502, TPS III, CTS No. 389, Padmanagar, Chikoo-wadi, Borivali (W), Mumbai 400092 **Opponents** and those, whose interests have been vested in the said property may submit their, say at the time of hearing at the venue mentioned above. 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 :-

Claimed Area
Unilateral conveyance the undivided share right, title and interest and Area may be considered for Conveyance in favor of "Bhushan Park View Co-operative Housing Society Ltd.," is 1608.90 square meters being Plot No. 4, Plus undivided share of Layout R.G. Area admeasuring 299.90 square meters plus undivided share of Layout Internal Road Area admeasuring 76.89 square meters aggregating to 1985.69 square meters from land bearing CTS No. FP/502 of Village Borivali-TP03 (old CTS No. 389/12 of Village Eksar), Taluka Borivali, City Survey office Borivali on new Final Plot No. 502 (old Plot No. 483) of T.P.S. Borivali No. III in Mumbai Suburban District, and building standing thereon known as "Bhushan Park View", in favour of the Applicant Society.

The hearing in the above case has been fixed on **02/01/2025 at 2.00 p.m.**

Sd/-
District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963.

(Seal)

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Competent Authority,
U/s 5A of the Maharashtra Ownership Flats Act, 1963.
Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400051.

No. DDR-3/Mum./ Deemed Conveyance/Notice/3871/2024 Date: - 16/12/2024
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE
Application No. 197 of 2024

Sterling Apartment Co-op. Hsg. Society Ltd. Having its address at, Plot No. 192 AA, Church Lane, Kalina, Mumbai - 400098. ... **Applicant. Versus I) Aloysius Lawrence John Kini 2) Paul Peter Lawrence John Kini 3) Jonna Itor D'Souza 4) Itor Thomas D'Souza 5) Mary Sunny Bothello 6) Mary Francis Altar Jacinto 7) Gracy Kinny 8) Edna Pavlu Manokar 9) Cecil Kinny, (IBD No. 1 to 9 having address at, Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village - Kolekalyan, Taluka Andheri, MSD, Mumbai - 400098. 10) Shri. Aarchi Paul Quinny 11) Shri. Gregory Paul Quinny 12) Smt. Roma Augustin D'Souza 13) Smt. Verjin Falcon 14) Smt. Filomina Disilva 15) Shri. Jofaf Paul Quinny 16) Smt. Mariya Sutari 17) Smt. Rufina Jasinto 18) Shri. Don Bosco Quinny (IBD No. 10 to 18 are Legal Heirs of Paul Peter Lawrence John Kini Having address at, Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village Kolekalyan, Taluka Andheri, MSD, Mumbai - 400098. 19) Viji Construction Having its address at Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village Kolekalyan, Taluka Andheri, MSD, Mumbai 400098. 20) Messrs. Daruwalla & Tanwar Builders A Partnership Firm through their Partner D.N. Daruwalla and N.M. Daruwalla (Deceased) a F. K. Papiwalla b) A. S. Tanwar C) R. A. S. Tanwar d) S. F. Qureshi e) S. H. A. Sattar Having its address at, Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village Kolekalyan, Taluka- Andheri, MSD, Mumbai 400098. 21) Messers. P. Mathur Enterprises Proprietor Mr. Ajit Mathur Having its address at, Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village Kolekalyan, Taluka- Andheri, MSD, Mumbai - 400098. 22) Messers. Poo Jay Enterprises Proprietor of H. P. Gupta Having address at Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village Kolekalyan, Taluka -Andheri, MSD, Mumbai - 400098. 23) Mr. Vijay Bhalu of Messers Diamond Builders Having its address at, Plot No. 192AA, C.T.S. No. 6519 to 6523 of Village Kolekalyan, Taluka -Andheri, MSD, Mumbai - 400098. 24) Messers. National Developers. A Partnership Firm and its partner Mrs. Seema Agarwal Having its Office at, Diamond Jubilee Compound, 283, Thakurdwar Road, Opp. Charni Road Station, Mumbai - 400002. ... **Opponents** and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection to this regard and further action will be taken accordingly.**

Description of the Property. :-

Claimed Area
Unilateral deemed Conveyance of land bearing C.T.S. No.6519 admeasuring area 11.40 Sq.mtrs. out of total admeasuring area 53.00 Sq.Mtrs., C.T.S. No.6520 admeasuring area 15.60 Sq.Mtrs., C.T.S. No. 6521 admeasuring area 15.60 Sq.Mtrs., C.T.S. No.6522 admeasuring area 11.00 Sq.Mtrs., C.T.S. No. 6523 admeasuring area 2613.20 Sq.Mtrs., the total admeasuring area 2666.80 Sq.Mtrs., of Village Kolekalyan, City Survey- Bandra, Taluka - Andheri, Mumbai Suburban District along with building situated in favour of the Applicant.

The hearing is fixed on **30/12/2024 at 3.00 p.m.**

Sd/-
(Rajendra Veer)
District Deputy Registrar,
Co-operative Societies,
Mumbai City (3) Competent Authority,
U/s 5A of the MOFA, 1963.

(Seal)

RECOVERY OFFICER
The Sarvodaya Co-op. Bank Ltd., Mumbai
Shop No. 1 & 2, Crosswind CHS Ltd., B-Wing, J. M. Road, Bhandup (W), Mumbai 400078. Tel. No. 9930137578

E-AUCTION SALE NOTICE UNDER MCS ACT, 1960 & RULE 107 OF MCS RULES 1961 FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for sale of immovable property under Maharashtra Co-operative Societies Act, 1960, Rule 107 of MCS Rules 1961. Notice is given to the public in general and in particular to the Borrower(s), Mortgagee(s), Guarantor(s), and security providers named below ("Obligors") that the below described immovable property mortgaged/charged to the Bank which is taken in physical possession by Recovery Officer, will be sold "as is where, as is what is and whatever there is basis & without recourse" for recovery of below mention amount due to the secure creditor from the obligors against the below given up price and the EMD. The sale of below mentioned immovable property shall be conducted by way of E-Auction through Website i.e. <https://sarfaesi.auctiontng.net>

Name of the Account, Borrower & Guarantors	Description of the property
Borrower - Mrs. Pandey Mamta Shashibhushan Guarantor: 1. Mr. Murchule Murlidhar D 2. Mr. Pawar Raju Ashok	Flat No. 306, Third Floor, Building No. 3. Sai Tirth Co-op. Housing Society, Behind Centre Point Hotel, Purna Village, Bhiwandi Road, Tal. Bhiwandi, Dist. Thane (Area: 355 sq. ft.)

Amount O/s as on 30.11.2024 : Rs. 4,72,200/-
Upset Price: Rs. 10,39,185/-

Terms & Conditions:
1. The Bid forms containing terms and conditions of auction are available at Head Office of the Bank on payment of Rs. 500/- each plus GST.
2. Above mentioned property will be made available for inspection on **07.01.2025 in between at 10.00 P.M to 4.00 P.M.**
3. The intending bidders should send their bids in sealed envelopes along with the interest free Earnest Money Deposit of Rs. 10,000/- for above offer by way of DD/PO in favour of The Sarvodaya Co-op. Bank Ltd. Mumbai payable at Mumbai on or before **18.01.2025 at 4.00 P.M.**
4. Before submitting the Bids, Bidders should satisfy themselves from the Recovery Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
5. Intending bidders may avail training for online bidding from M/s M/s e-Procurement Technologies Limited-Auction Tiger, B-704, Wall Street -II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India), Mr. Praveenkumar Thevar M:9722778828, D:079-68136891, M:-9265562818/9265562821 D:079-68136842/6837/6875, Praveen.thevar@auctiontiger.net OR Support@auctiontiger.net.
6. This publication is also Statutory Notice of 30 days to the borrowers/owners/guarantors of the above property.
7. The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction shall not carry any interest.
8. It shall be the responsibility of the successful bidder to pay 1% TDS of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof thereof to Recovery Officer.
9. The Recovery Officer reserves his right to accept or reject any or all offers, and also postpone / cancel the auction without assigning any reason and also to modify the terms and conditions of the Auction Sale without prior notice.
10. E-Auction will be held on **22.01.2025 at 1.00 P.M. to 2.00 P.M.**

SPECIAL INSTRUCTION & CAUTION
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Sarvodaya Co-op. Bank Ltd. Mumbai nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as bank-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 18/12/2024
Place: Mumbai

Sd/-
(Mr. Shelar Rajendra) Recovery Officer
U/S-156, MCS Act, 1960 & Rule 107 of MCS Rule, 1961
Attached to The Sarvodaya Co-op. Bank Ltd., Mumbai

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
CIN: U67100T22014PTCO20363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028.
Email: rajesh.jumani@omkara.com/zuber.khan@omkara.com/pratik.rasal@omkara.com
Tel.: 022 - 6923 1111 Authorised Officer M no. : +91 86579 69231/+91 86556 68565.

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

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank Ltd) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL look handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 16.12.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (Rs. In Lacs)	Bid Increment Amount	EMD	Date & Time of Inspection
1.	M/s. Indian Belt Co. (Borrower), Mr. Sanjiv Ved Malik (Co-Borrower/ Mortgagor), Mr. Ranjeev Ved Malik (Co-Borrower), Mr. Ashok Kumar Agarwal (Co-Borrower), Mrs. Gesu Sanjiv Malik (Co-Borrower/Mortgagor) (LAN: MW000749N)	All that piece and parcel of property bearing Shop No.6, Ground Floor, admeasuring 295 Sq. Ft. SBUA, Building Type B, Tropical Prima, M/G Road, C.S. Road, Near Nauppada Police Station, Thane West, Thane-400602. On the East: Panchali CHS Building, On the West: MG Road, On the North: Building, On the South: Internal Road	Mrs. Gesu Sanjiv Malik and Mr. Sanjiv Ved Malik	Rs. 1,07,15,849/- (Rupees One Crore Seven Lakhs Fifteen Thousand Eight Hundred Forty Nine Only)	01.03.2022	31.10.2023	Rs. 1,00,00,000/- (Rupees One Crore Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 10,00,000/- (Rupees Ten Lakhs Only)	25.12.2024 (From 3.00 P.M. to 4.00 P.M.) (As per prior appointment)

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Date of E-Auction & Time: 09.01.2025 12:00 pm to 2:00 pm Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 07.01.2025 till 6:00 pm


TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkara.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.

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. In case of default in payment, the property shall be 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: 18.12.2024
Place: Thane

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)


JYOTI CNC AUTOMATION LIMITED
Reg. Office: G - 506, Lodhika GIDC, Vill.: Metoda,
Dist.: Rajkot - 360 021, Gujarat, E-mail: investors@jyoti.co.in | Web.: www.jyoti.co.in
CIN: L29221GJ1991PLC014914

POSTAL BALLOT NOTICE AND REMOTE E-VOTING INFORMATION

Members are hereby informed that pursuant to the provisions of Section 110 of the Companies Act, 2013 ("the Act"), read together with the Companies (Management and Administration) Rules, 2014 ("the Rules") and other applicable provisions of the Act and the Rules, General Circular No. 19/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs ("MCA Circular"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), the Company has completed dispatch of the Postal Ballot Notice along with the Explanatory Statement ("Notice") on 17.12.2024 through electronic mode only, to those members whose e-mail addresses are registered with the Company/Depositories as on December 13, 2024 ("Cut Off Date"), for seeking approval of members of the company by way of remote e-voting ("e-voting") process for the following matter:

Type of Resolution	Resolution
Special	Appointment of Mr. P N Prasad (DIN: 07430506) as an Independent Director of Company.

The Company has engaged the services of National Securities Depository Limited ("NSDL"), an agency authorised by the MCA, to provide remote e-voting facility. The detailed procedure for remote e-voting is listed as a part of the Notice. The e-voting facility will be available during the following period.

Remote e-voting schedule	
EVEN	132424
Cut-off date for eligibility to vote	December 13, 2024.
Commencement of e-voting period	9.00 A.M. IST on December 18, 2024.
Conclusion of e-voting period	5.00 P.M. IST on January 17, 2025.

Please note that communication of assent or dissent of the members would only take place through the remote e-voting system. The voting rights of the members shall be in proportion to the shares held by them in paid-up equity share capital of the Company as on the cut-off date.

A person who is not a member as on the cut-off date should treat this Notice for information purpose only. Once the vote on a resolution is cast, members shall not be allowed to change it subsequently.

The remote e-voting shall not be allowed beyond 5.00 p.m. IST on January 17, 2025. and the remote e-voting module shall be disabled by NSDL thereafter.

The Board of Directors has appointed M/s. N. S. Dave & Associates, Practicing Company Secretaries, to act as Scrutinizer to scrutinize the voting and remote e-voting process for Postal Ballot in a fair and transparent manner.

The Notice is available on the Company's website <https://jyoti.co.in/>, website of stock exchanges, i.e. BSE India Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com) and on the website of National Securities Depository Limited ("NSDL") at <https://www.evoting.nsdl.com>.

In case of any queries relating to e-voting, members/ beneficial owners may refer the Frequently Asked Questions (FAQs) and e-voting user manual available for them at the download section of www.evoting.nsdl.com or call at the above mentioned Phone number or send request to Ms. Pallavi Mhatre, Senior Manager, NSDL at evoting@nsdl.co.in or the undersigned on the above mentioned contact details who is responsible to address the grievances connected with facility for voting by electronic means.


Individual Shareholders holding securities in Demat mode with CDSL Shareholders facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 225 53 33. Individual Shareholders holding securities in Demat mode with NSDL Shareholders facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 022-4886 7000 and 022-2499 7000.

The Scrutinizer will submit his report to the Chairman of the Company, or any other person authorized by the Chairman after completion of the scrutiny of the e-voting, and the result of the postal ballot will be declared within two working days from the conclusion of remote e-voting process.

The members who have not registered their e-mail address with the Company or Depository are requested to register it by following the procedure as mentioned in the Notice of Postal Ballot. The manner of remote e-voting for the members are provided in the Notice of Postal Ballot.

For JYOTI CNC AUTOMATION LIMITED
Sd/-
Maulik B. Gandhi
Company Secretary & Compliance Officer

Place: Metoda (Dist. Rajkot)
Date : 17-12-2024


HDFC BANK
Head Office : HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office : HDFC Bank Ltd. Dept For Special Operations, Peninsula Business Park, B-Wing, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai : 400 013.

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: AS MENTIONED IN THE TABLE BELOW

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagors/Guarantors that the Authorized Officer of HDFC BANK LTD. HAD TAKEN PHYSICAL POSSESSION OF THE FOLLOWING PROPERTY/IES pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "as is where is, as is what is, whatever there is and without recourse basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of mortgaged property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price	Date / Time of E-Auction	Last Date for Receipt of Bids	Name of Authorised Officer / Phone No. / Email Id
HDFC Bank Ltd, Mumbai. A/c Joister Infomedia Pvt. Ltd.	Borrower M/s. Joister Infomedia Pvt. Ltd. Mortgagor and Guarantors: Mr. Nikunj P. Kampani and Mrs. Manisha Kampani	Property situated at Gala No. 136, 1 st Floor, Shiv Shakti Industrial Premises Co-Operative Society Ltd. constructed on a piece of land bearing CTS No. 703, S. No. 79, H. No. 15, S. No. 80 No. 1 situated at Andheri-Kurla Road, Andheri (E), Mumbai-400059 admeasuring 705 sq. ft. built up area owned by Mr. Nikunj Kampani; Bungalow No. 2A, Ground Floor, 1 st and Second Floor, Sureshwari Villas Complex, New Link Road, Near Eskay Resort, Borivali (West), Mumbai - 400103 admeasuring 2830 sq. ft. area owned by Mr. Nikunj Kampani and Mrs. Manisha Kampani;	₹ 10,28,14,333.50 (Rs. Ten Crores Twenty Eight Lakhs Fourteen Thousand Three Hundred Thirty Three and Fifty Paise Only) as on 25 th April, 2022 with further interest along with the costs and expenses till the date of full and final payment under the cash credit facility.	04.01.2025 11.00 a.m. To 02.00 p.m.	Rs. 1,30,00,000/- Rs. 13,00,000/- Rs. 5,00,000/-	09.01.2025 11.00 a. m. to 12.00 Noon With Unlimited extension of 5 Minutes each.	08.01.2025 up to 4.00 p. m.	Mr. Rupesh Waghe Mobile : 8767257037/ 9270894499 rupesh.waghe@hdfcbank.com
			25.04.2022	Rs. 11,00,00,000/- Rs. 1,10,00,000/- Rs. 5,00,000/-				

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: 57500000904261, Name of the Account :DFS0 TRANSITORY ACCOUNT : DOC SERV, Name of the Beneficiary : HDFC BANK LTD., IFSC Code : HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Banks' record on the property except the one mentioned in detailed terms and conditions. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting 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 the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/litigations. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/litigations, if any. Properties can be inspected strictly on the above mentioned dates and time.
- 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 M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos :0124-4302000/21/22/23/24, Mr. Bhavik R Pandya Mobile : 08866682937. Help Line e-mail ID: support@bankauctions.com and for any property related query may contact the concerned Authorised Officer Rupesh Waghe (Mobile-08767257037), E Mail- rupesh.waghe@hdfcbank.com & Mr. Sunil Bhanushali (Mobile 9323176985) email id sunil.bhanushali@hdfcbank.com at address as mentioned above in office hours during the working days. (10 AM to 5 PM)
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankauctions.com

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers, Mortgagors and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date.

Date : 18.12.2024
Place : Mumbai

Rupesh Waghe
Authorised Officer,
HDFC BANK LIMITED