

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 Email: jigar.patel@omkaraarc.com | Mob.: +91 9987400988

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 ("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 (OARPL) (acting in its capacity as Trustee of Omkara PS 04/2020-21 Trust). Further, OARPI has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 15.06.2020 from ECL Finance Limited (Assignor) along with underlying security from assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took handover of Possession on 31.05.2023. 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 power under the provisions of sections 13 (2) and (4) of SAPEASIA for a "As is what is," "As is what is," which is a security from the provisions of sections 13 (2) and (4) of SAPEASIA for a "As is what is," a what is, and (4) of SARFAESI Act; on "As is where is", "As is what is", "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, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.		Details of the Secured Asset	Owner of the property	Demand Notice Date and Amount	Reserve Price	Bid Increment Amount	EMD	Date & Time of Inspection
1.	(Borrower). 2. Reena Jasbirsingh	Residential Flat of 1BHK No. 703, 7th floor, situated at Building No. 5B, Oshiwara Centre View Co-operative Housing Society Limited, Patliputra Nagar, New Link Road, Oshiwara, Jogeshwari West, Mumbai-400102 Admeasuring 470 sq.ft carpet area. Building Boundaries are: East: 5C Building, West: Internal Road, North: Residential Building, South: Internal Road Landmark: Near Gulmohar Valley CHS Longitude & Latitude: 19.150292, 72.837322		Date: 15.09.2020 ₹63,63,400/- (Rupees Sixty- Three Lakhs Sixty- Three Thousand Four Hundred only)	₹66,10,000/-	₹10,000/-	₹6,61,000/-	Date: 06.01.2024 Time: 03.00 PM to 04.00 PM
Acc	ount No. 50518197791, Nar	me of the Beneficiary: Omkara PS04/2020-21 Trust, Bank Nam	e: Indian Bank,	Branch: BKC Mumb	ai, IFSC Code	: IDIB000B8	45	
I ac	ast data and time for submission of hid letter of participation/KYC Document/Proof of EMD: 16th January 2024 up to 6:00 pm							

Date of E- Auction & Time 18th January 2024 at 11:00 am to 12:00 pm (noon) 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 16.01.2024 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. Mr. Bhavik Pandya, Mobile 8866682937 E mail – maharashtra@c1india.com. and for any property related query contact the Authorized Officer, Mr. Jigar Patel, Mobile: +91-9987400988 Mail: jigar.patel@omkaraarc.com Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions. 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 an 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

Date: 27.12.2023 Place: Mumbai

prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 04/2020-21 Trust)

बैंक ऑफ़ बड़ौदा Bank of Baroda D --

Zonal Stressed Asset Recovery Branch: Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683807, 43683808, Email: armboi Sale Notice For Sale Of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 8 (6)]

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) ne Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secure Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recover of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned.

DOI	· · ·						
Sr. No		Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of E-auction - Start Time to End Time 3.Last date and time of submission of Bid.		1. EMD deposit Account No. 2 IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Constructive / Physical) 2. Property Inspection date 3. Time
1	Ms Bharat Carbon and Oil Industries. C-603, 6th Floor Crystal Plaza Premises Co-Op Society Ltd. Link Road. Opp. Infinity Mall, Andheri (W), Mumbai – 400053 A-20, 7th Floor, Juhu Blue Sea CHS Ltd. Apartment, Juhu Tara Road, Santacruz West, Mumbai – 400049. Door No. 14-3-186, R S No. 63, T. Sy No. 104, Balmatta Ward, Attawar Village, Hampanakatta Mangalore, Taluq, Mangalore-575002 Unit No. BMI-1, Ground Floor, Tulsiram Gupta Mills Estate, Devidayal Compound, Near Britania Company, Darukhana, Reay Road (E), Mumbai – 400010 Factory: Plot no. C-9 of Village Bhagad,MIDC Industrial Area, Near POSCO Electrical Steel India Company, Taluka – Mangaon & District – Raigad, Maharashtra – 402308. 1.Mr. Sudesh H Kotian 2.Mrs. Sunila Sudesh Kotian C-603, 6th Floor Crystal Plaza Premises Co-Op Society Ltd. Link Road. Opp. Infinity Mall, Andheri (W), Mumbai – 400053 A-20, 7th Floor, Juhu Blue Sea CHS Ltd. Apartment, Juhu Tara Road, Santacruz West, Mumbai – 400049, Door No. 14-3-186, R S No. 63, T. Sy No. 104, Balmatta Ward, Attawar Village, Hampanakatta Mangalore, Taluq Unit No. BMI-1, Ground Floor, Tulsiram Gupta Mills Estate, Devidayal Compound, Near Britania Company,	Attavara village of Mangaluru Taluk within the Mangalore City Corporation Limit and with 14th Balmatta ward of Mangalore City and within the registration Subdistrict of Mangaluru City and comprised in R.S. No. 63 T.Sy No. 104 admeasuring 0.19 acres together with residential building bearing D.No. 14-3-186 and with all easementary rights thereto. Encumbrance known to bank: Nil	Total dues- Rs.11.82 cr as on 23.11.2023 Plus further interest and cost thereon	1) 30.01.2024 2) 1300 Hrs to 1500 Hrs 3) 29.01.2024 and 17.00 Hrs	1) Rs 443.00 lakh 2) Rs 44.30 lakh 3) Rs 1.00 lakh	1. 03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Physical 2. 20.01.2024 3. 01.00 Pm to 03.00 Pm

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and https://bob.auctiontiger.net/EPROC/prospective bidder nay contact the Authorised officer on Tel No.022-43683803-13 Mobile No. 9425031428/ 98187 31657

Date: 27/12/2023 Place: Mumbai



Sd/ Authorised Office

E-AUCTION SALE NOTICE

Karnataka Bank Ltd.

Head Office, Mangaluru–575 002 CIN: L85110KA1924PLC001128 sset Recovery Management Branch, 2nd Floor, 'E' Block, The Metropo Plot No.C-26 & C-27, Bandra Kurla Complex,Bandra (East), Mumbai - 40



SALE NOTICE OF IMMOVABLE PROPERTIES ON 05.02.2024

E-Auction Sale Notice for Sale of Immovable Property/lies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 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 properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer (details of physical/symbolic is mentioned below), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 05.02.2024 at the below mentioned timings for recovery of dues with further interest and cost thereon due to the Karnataka Bank Ltd.

The details are as under: Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before 02.02.2024 at 4.00 pm through online payment to the Account (details of which are mentioned below).

١	sı	Branch	Name & Address	Palanas O/S	Balance O/S Description of Reserve Price		Auction Time	Details for Remitting	
	No.		of the Borrowers/ Guarantors	in Rs.	the Property	Earnest Money Deposit (EMD) Rs.	Incremental Value of the Bid	EMD Account d No. / IFSC Code	
	1	der Branch	(1) Mr. Awadhesh Dharmpal Vishwakarma S/O Mr. Dharmpal Vishwakarma; (2) Mrs. Pinky Awadhesh Vishwakarma W/o Mr. Awadhesh Vishwakarma, Both are addressed at: Flat No.101, 'A' Wing, Rustomji's Virar Avenue D1, Global City, Chikhal Dongari Road, Next to Agrawal Paramount, Village Dongare, Virar West -404303; Both are also addressed at: G-603, Poonam Orchid Building, Near Yashwant Nagar, Bolinj, Virar -401303	Thirty Five Lakhs Fifty One Thousand Three Hundred Forty Two and Paise Eighty Only] under TL Aic No.1067001600144701 along with future interest from 20.11.2023, plus costs due	All that part and parcel of Residential Flat No.101, admeasuring 330.88 sq. ft Carpet Area, on the 1st Floor, in 'A' Wing of the building known as "RUSTOMJEE'S VIRAR AVENUE", D1 Wing A & B and Commercial (under construction), being constructed on land bearing Survey No.5/B, 5/D, 5/F, 5/G, lying and situated at Village Dongare, Taluka Vasai, District Palghar, belonging to Mr. Awadhesh Dharmpal Vishwakarma and Mrs. Pinky Awadhesh Vishwakarma. Boundaries of Property: East by:Duct, West by: Flat No.102, North by: Passage South by: Open	Rs. 3,47,100/-	to 12.00 PM Rs. 10,000/- ate/ Type of Symbolic	account number - 1063500200004101 , Karnataka Bank Ltd, Bhayander (E) Branch, IFSC Code - KARB0000106	
	2	der Branch	(1) Mr. Bageesh Pandey S/o Mr. Sarvesh Kumar; (2) Mrs. Shweta Arun Dixit W/o Mr. Bageesh Pandey, Both are addressed at: B/105, Crystal Home Residence CHS Ltd, Lotus Colony, Behind Achole Talav, Nallasopara East, Palghar	Twenty Nine Lakhs Ninety Five Thousand Six Hundred Twenty Three and Paise Fifty Two Only] under PSTL A/c No. 1067001800096801 along with future interest from 10.12.2023, plus costs due	All that part and parcel of Residential Flat No.C/102, admeasuring 29.66 sqmtr. Carpet Area, on the 1st Floor, in C'Wingi in the Building known as "Crystal Residency", situated at Nallasopara (East), on the N.A. Land bearing Survey No.229, Hissa Nos. 2(P) 8.3, of Revenue Village: Achole, Taluka Vasai, District Palghar within the limits of Vasai Virar City Municipal Corporation, belonging to Mr Bageesh Pandey and Mrs. Shweta Arun Dixit. Boundaries of Property: East by: Passage, West by: Flat Door, North by: Wall, South by: Flat No.011	Rs.2,60,000/-	to 11.40 AM Rs. 10,000/- ate/ Type of Symbolic	account number - 1063500200004101 , Karnataka Bank Ltd, Bhayander (E) Branch, IFSC Code - KARB0000106	

The borrower's/mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset). For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e. https://karnatakabank.com under the head "Mortgaged Assets for Sale" -auction" which will be conducted through portal https://bankauctions.in/ on 05.02.2024 with unlimited extension of 5 minutes. The intending bidders should register the names at portal https://bankauctions.in/ and get their user Id and password. Prospective bidders may avail online training on E-auction (tentatively on 03.02.2024) from the ervice provider M.s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Contact No.040-23736405, Mobile: 8142000725, E-mail: arijit@bankauctions.in.

Place: Mumbai Date: 29.12.2023

Chief Manager & Authorised Officer, Karnataka Bank Ltd

Date of NPA

JANA SMALL FINANCE BANK (A scheduled commercial bank)

Name of Borrower/ Loan Account

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayan Cinema Hall, Pune-411037

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging you mmovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank imited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand notice** calling upon the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Co-Borrower/ Guarantor/ Mortgagor	No. & Loan Amount	Details of the Security to be enforced	& Demand Notice date	Amount Due in Rs. / as on
1	1) Sandip Rajendra Marathe, 2) Indu Rajendra Marathe, 3) Pankaj Rajendra Marathe	Loan Account No. 45639420001396 Loan Amount: Rs.7,93,653/-	Mortgaged Immovable Property - Schedule Property: All that piece and parcel of the said Property at Plot No.5, Gat No.559, South Side Block No.4, Prashant Park Kanalda, Corporation & Dist. Jalgaon-425002. The Total area of the Said Property Admeasuring to 50 Sq.mtrs. i.e. 538 Sq.ft. in which built up area Admeasuring to 42.45 Sq.mtrs. i.e. 456.93 Sq.ft. and the Said Property is Bounded as under: On or towards: Towards East by: 12 mtrs wide Road and Usage, Towards West by: Gat No.560, Towards South by: Plot No.6 and Block No.1, Towards North by: Block No.3.	Date of NPA: 03-11-2023 Demand Notice Date: 27-12-2023	Rs.5,15,008.40 (Rupees Five Lacs Fifteen Thousand Eight and Forty Paisa Only) as of 25.12.2023
2	Navnath Sopan Shelke, Vaishali Navnath Shelke	Loan Account No. 45789420002120 Loan Amount: Rs.11,75,129/-	Mortgaged Immovable Property - Schedule Property: All that piece and parcel of the said Property at Gram Panchayat Property No.50, Shevadi Bajirao, Tal. Loha, Dist. Nanded-431708. The total area of the Property Admeasuring to 215.61 Sq.mts. i.e. 2320 Sq.ft. and the Said Property is Bounded as under: On or towards: Towards East by: Common Road, Towards West by: Common Road, Towards West by: Common Road, Towards North by: Jawala Road.	Date of NPA: 03-11-2023 Demand Notice Date: 27-12-2023	Rs.11,99,015.80 (Rupees Eleven Lacs Ninety Nine Thousand Fifteen and Eighty Paisa Only) as of 25.12.2023
3	1) Sanjay Ramdas Jayankar, 2) Vandana Ramdas Jayankar	Loan Account No. 45639420003070 Loan Amount: Rs.17,00,465/-	Mortgaged Immovable Property - Schedule Property: All that piece and parcel of the Immovable Property being Land Admeasuring Build Area 695/ Open Area 681 Sq.ft. being and situate at East Side Block No.1, Plot No.33, S.No.60/1 to 9A, (as per 7/12 extract S.No.60/1/to/9/A/Plot/33), Jalgaon Shiwar, Dist. Jalgaon-425001. On or towards: Towards East by: Plot No.32, Towards West by: Block No.2, Towards South by: Block No.1A, Towards North by: 9 mtr wide Road.	Date of NPA: 03-11-2023 Demand Notice Date: 27-12-2023	Rs.15,93,393.09 (Rupees Fifteen Lakhs Ninety Three Thousand Three Hundred Ninety Three and Nine Paisa Only) as of 25.12.2023
4	1) Vijaysing Suresh Rajput, 2) Sapana Vijay Rajput	Loan Account No. 45639420001114 Loan Amount: Rs.14,01,963/- Top Up Loan Account No. 45639410000851 Loan Amount: Rs.3,84,000/-	Mortgaged Immovable Property - Schedule Property: All that piece and parcel of the Immovable Property being Land Admeasuring 613.39 Sq.ft./ 56.98 Sq.mtr. being and situate at S.No.55/2A, Plot No.13+14, Block No.4, Mauje Khedi Shivar, Tal. & Dist. Jalgaon-425002. On or towards: Towards East by: Plot No.21, Towards West by: Road & Usage, Towards South by: Block No.5, Towards North by: Block No.3.	Date of NPA: 02-12-2023 Demand Notice Date: 27-12-2023	Rs.14,52,371.64 (Rupees Fourteen Lakhs Fifty Two Thousand Three Hundred Seventy One and Sixty Four Paisa Only) as of 25.12.2023
4	Shelke 1) Sanjay Ramdas Jayankar, 2) Vandana Ramdas Jayankar 1) Vijaysing Suresh Rajput, 2) Sapana Vijay Rajput	Rs.11,75,129/- Loan Account No. 45639420003070 Loan Amount: Rs.17,00,465/- Loan Account No. 45639420001114 Loan Amount: Rs.14,01,963/- Top Up Loan Account No. 45639410000851 Loan Amount: Rs.3,84,000/-	Common Road, Towards West by: Common Road, Towards South by: Property of Dilip Jondhale, Towards North by: Jawala Road. Mortgaged Immovable Property - Schedule Property: All that piece and parcel of the Immovable Property being Land Admeasuring Build Area 695/ Open Area 681 Sq.ft. being and situate at East Side Block No.1, Plot No.33, S.No.60/1 to 9A, (as per 7/12 extract S.No.60/1/to/9/A/Plot/33), Jalgaon Shiwar, Dist. Jalgaon-425001. On or towards: Towards East by: Plot No.32, Towards West by: Block No.2, Towards South by: Block No.1A, Towards North by: 9 mtr wide Road. Mortgaged Immovable Property - Schedule Property: All that piece and parcel of the Immovable Property being Land Admeasuring 613.39 Sq.ft./ 56.98 Sq.mtr. being and situate at S.No.55/2A, Plot No.13+14, Block No.4, Mauje Khedi Shivar, Tal. & Dist. Jalgaon-425002. On or towards: Towards East by: Plot No.21, Towards West by:	27-12-2023 Date of NPA: 03-11-2023 Demand Notice Date: 27-12-2023 Date of NPA: 02-12-2023 Demand Notice Date: 27-12-2023	Paisa Only) as of 25.12.2023 Rs.15,93,393.09 (Rupees Fifteen Lakhs Ninety Three Thousand Three Hundred Ninety Paisa Only as of 25.12.2023 Rs.14,52,371.64 (Rupees Fourteen Lakhs Fifty Two Thousand Three Hundred Seventy On and Sixty Four Paisa Only) as of 25.12.2023

in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No. 4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower's Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Sd/- Authorised Officer, For Jana Small Finance Bank Limited Date: 29.12.2023, Place: Jalgaon/ Nanded/ Maharashtra

RBLBANK Ltd.

Darukhana, Reay Road (E), Mumbai -400010

RBL BANK LIMITED

(UNDER SARFAESI ACT, 2002) Registered Office: 1st Lane, Shahupuri, Kolhapur-416001

Branch Office at: National Operating Center, 9th floor, Techniplex - I, Off Veer Savarkar Flyover, Goregaon (West), Mumbai 400062

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the Physical Possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on 09/02/2024, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1) Mr. Subhashchandra Raghuram Punja (Applicant and Mortgagor), 2) Mrs. Swaroopa Subhashchandra Punja (Co-Applicant and Mortgagor) 3) M/s. Robonik (India) Pvt. Ltd. (Co-Applicant) Addresses of Correspondence 1) Flat No.3 and 4, MIDC Industrial Area, Near Ladhi Naka, Ambernath (W)-421501. 2) Flat No.1501, 15th floor, Ambrosia C.H.S.L., Hiranandani Gardens, Village-Kopri, Taluka-Kurla, Near Hiranandani School, Powai, Mumbai-400076.	Property No.01 Owned by Mr. Subhashchandra Raghuram Punja & Mrs. Swaroopa Subhashchandra Punja Residential property bearing Flat No.1501 on 15th floor, admeasuring built up area of 2465 sq. fts., in the society known as "Ambrosia Co- operative Housing Society Limited", in the building known as Hiranandani Gardens, situated at C.T.S.No. 7/10, of village Kopari, Taluka Kurla, Near Hiranandani School, Powai, Mumbai 400076, bounded and surrounded byOn or towards East: Ambrosia Garden, On or towards South: Anjaneya CHSL., On or towards West: Internal Road, On or towards North: MCGM Garden Property No.02 Owned by Mr. Subhashchandra Raghuram Punja & Mrs. Swaroopa Subhashchandra Punja Residential property bearing Flat No.402 on 4th floor, admeasuring carpet area 1596 sq. fts., in the building known as "GOLFLINKS PRADO Co-operative Housing Society Limited", in the project known as "LODHA GOLFLINKS", along with 2 car parking space, constructed at Survey No. 184/1 (part), 201/2 (part), 201/ 1C, 201/1B, 201/2 (part), situated at Palave City, Village Nilje, Kalyan Shill Pata Road, Dombivali (East), Dombivali 421204, bounded and surrounded by On or towards East Casa Bella Road, On or towards South Prado "A" Wing, On or towards West Palava City, On or towards North Terenna building	Lacs Thirty-Six Thousand Two Hundred Seventy- Nine and Twenty- Four Paises Only) as on 09/08/2023 against Demand notice Dated 09/08/2023 Date of Symbolic Possession - 23/10/2023	25/01/2024 between 11:00 AM to 12:00 PM	Reserve price for property No.01 Rs.9,21,60,000/- Reserve price for property No.02 Rs.1,69,41,240/- EMD: 10% of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	09/02/2024 Between 02:00 PM to 03:00 PM	On or before 08/02/2024 upto 5:00 PM	Samir Bhagat / 9833628887/ samir.bhagat@rblbank.com

Terms and Conditions:

Place: Mumbai

The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of

 $\textbf{https://www.bankeauctions.com \& https://www.rblbank.com/pdf-pages/news} \ before \ submitting \ their bids \ and \ taking \ part in \ e-auction.$ It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. National Operating Center, 9th floor Techniplex - I, Off Veer Savarkar Flyover, Goregaon (West), Mumbai 400062 before 5:00 PM on or before 08/02/2024. Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda Mob No: 09594597555, e

mail-Id: hareesh.gowda@c1india.com and for any query in relation to Property, they may contact Mr. Rahul Kulkarni, Authorised Officer (Mob. No. 9823495081 email Rahul.Kulkarni@rblbank.com) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, & / or to postpone/cancel the auction at any time without assigning any reason whatsoever and his

decision in this regard shall be final and binding. The asset shall not be sold below reserve price

The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.

Time and manner of payment: (b) Balance within 15 days of the confirmation of sale by the Bank

(a) Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.

(c) In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be

The above sale shall be subject to the final approval of Bank. (10) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank

does not undertake any responsibility of payment of above dues. (11) The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.

(12) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.

(13) The bidders/tenderers/offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).

(14) The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law. (15) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/sold to recover the outstanding dues Date: 28/12/2023

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Authorised Officer RBL Bank Ltd.

Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and

M.V. Road, Andheri (East), Mumbai - 400069

Virar East Branch: 405 to 408,4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station Virar - East, Palghar - 401305 (MH)

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The undersigned is the Authorised Officer of Aadhar Housing Finance Ltd.(AHFL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to AHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (immovable property)
	(Loan Code No. 20100002528/ Virar East Branch), Raju Pramod Gaikwad (Borrower) Trupti Raju Gaikwad (Co-Borrower)		All that part & parcel of property bearing, Flat No 302 3rd Floor Palash Building No 9 Parwati Angan S No 20 H No 5 P, Thane , Maharashtra , 421306

If the said Borrowers shall fo AHFL as aforesaid, AHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of AHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- Authorised Officer Place: Maharashtra For : Aadhar Housing Finance Limited Date: 29.12.2023

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED 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 ("RULES" That Dewan Housing Finance Corporation Limited (hereinafter referred as Original Lender/DHFL) has assigned the financial assets to Edelweiss Asseconstruction Company Limited on its own /acting in its capacity as trustee of EARC TRUST SC 371 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 04-10-2019 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the DHFL and all the rights, title and interes of DHFL with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistan availed by the Borrower(s) and EARC exercises all its rights as the secured creditor. Earlier auction notices issued in June 2023 were failed for want of bidders. Notice of 30 days is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable secure assets mortgaged in favor of the Secured Creditor, the possession of which has been taken by the Authorised Officer (AO) will be sold on "As is where is"
"As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and othe
expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposi are mentioned below for the property

1	DETAILS OF SECURED ASSET PUT FOR E-AUCTION:								
SI.	Loan Account		Trust	Name Of Bank &	Total Outstanding		Earnest Money		Type of
No	No/Selling / Co-Borrower /	Name	Branch, Account	Dues INR as on	Price (In	Deposit (Emd)	Time Of	Possess	
110	Institution	Institution Guarantor		Number & IFSC Code	27.12.2023	Rs)	In Rs	Auction	ion
Г	7005041400	1. Mr. Vaibhav Barikrao	EARC-	ICICI Bank Ltd					
1	2. Mrs. Asha Barikrao	Khairnar (Borrower)	TRUST-		₹	Rs.	Rs.	06.02.2024	Dhysical
14		SC-371	000405118304:	54,53,618.21	1,10,000,00/-	11,00,000/-	11.30 A.M	riiysicai	
Ι'	DHFL	Khairnar (Co-Borrower)	30-371	ICIC0000004					
PR	PROPERTY DESCRIPTION: All That Property Bearing Flat No.001. Ground Floor, Admeasuring 133,78sg, Mtrs In The Building Known As Chandra								

Darshan, New Plot No.H-2,(Old Plot No.109 To 113), Sector-14, , Diwale Village City :Cbd Belapur State :Maharashtra Pincode:400614 And

Boundaries For Entire Plot: North: Road, South: Plot No. 114, To 119, East: Plot No. 108, West: Road.							
	Important Information regarding Auction Process:						
1 All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.							
2	Last Date of Submission of EMD	Received 1 day prior to the date of auction					
3	Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098					
4	Place of Auction (Web Site for Auction)	E-Auction (https://auction.edelweissarc.in)					
5 Contact details		Toll free Number: 1800 266 6540					
6	Date & Time of Inspection of the Property	As per prior appointment					

Date & Time of Inspection of the Property As per prior appointment For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in Place: Mumbai

Edelweiss

For Edelweiss Asset Reconstruction Company Limited (Trustee of EARC TRUST SC 371

Sd/- Authorized Office

Date: 28.12.2023

Sd/